



## 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

August 25, 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**

1. CASE NO: **CESD20210002415**  
OWNER: **Melva Padilla and Nazaria Angelica Nunez**  
OFFICER: John Negra  
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
  
2. CASE NO: **CESD20210008625**  
OWNER: **A & T INVESTMENT TEAM LLC**  
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). Cleared land prior to obtaining building permit.  
  
FOLIO NO: 36868040001  
PROPERTY ADDRESS: 120 25<sup>th</sup> St NW, Naples, FL

**MOTION FOR RE-HEARING**

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

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CEPM20220003654**  
OWNER: **Roland W Sanders and Darlene S Sanders**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. The primary structure on this parcel has been declared a Dangerous Structure.

FOLIO NO: 82640200000  
PROPERTY ADDRESS: 2448 Andrew Dr, Naples, FL

2. CASE NO: **CESD20220003133**  
OWNER: **Richard Poulin and Linda Chabot**  
OFFICER: Joseph Mucha  
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 renovation to a mobile home done without a Collier County Permit and an unpermitted shed on property.  
  
FOLIO NO: 50865005766  
PROPERTY ADDRESS: 5 Natchez TRL, Naples, FL
3. CASE NO: **CESD20220001740**  
OWNER: **Vanessa Alvarado**  
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). 2 sheds in the rear of the property built without permits and a lanai enclosed into an interior structure without valid permitting.  
  
FOLIO NO: 36379880006  
PROPERTY ADDRESS: 2296 55<sup>th</sup> St SW, Naples, FL
4. CASE NO: **CESD20220003600**  
OWNER: **Sanyay Leyva**  
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 renovations/modifications including conversion of the attached garage into living space and enclosure/conversion of the lanai into living space.  
  
FOLIO NO: 67965015607  
PROPERTY ADDRESS: 109 Plantation Cir, Naples, FL
5. CASE NO: **CELU20220004146**  
OWNER: **VIAGE MARINAS LLC**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Designated Accessory Parking Zones (APZ) on this parcel are being used for the storage of boats, trailers and boat transport dollies which is a prohibited use per the LDC definition of APZ.  
  
FOLIO NO: 48173280007  
PROPERTY ADDRESS: 3470 Bayshore Dr, Naples, FL

ADDRESS:

6. CASE NO: **CESD20210005400**  
OWNER: **Ronnie Haar**  
OFFICER: Jordann Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired building permit PRBD20200518310. Expired 05/03/2022.  
  
FOLIO NO: 36308160001  
PROPERTY ADDRESS: 5255 Coronado Pkwy, Naples, FL
7. CASE NO: **CENA20220005667**  
OWNER: **SUSO 4 MISSION HILLS LP C/O SLATE ASSET MANAGEMENT LP**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.07(H)(g)(ii). Presence of Collier County Prohibited Exotic Vegetation within preserve areas on the property including, but not limited to: Ear Leaf Acacia and Brazilian Pepper.  
  
FOLIO NO: 60204200044  
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL

## VI. OLD BUSINESS

### A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

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

1. 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 than what is allocated to the church per the approved Administrative Parking Reduction approval letter.  
  
FOLIO NO: 35931080009  
PROPERTY ADDRESS: 11853 Collier Blvd, Naples, FL
2. 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. Observed 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:

3. CASE NO: **CESD20210008625**  
OWNER: **A & T INVESTMENT TEAM LLC**  
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). Cleared land prior to obtaining building permit.  
  
FOLIO NO: 36868040001  
PROPERTY 120 25<sup>th</sup> St NW, Naples, FL  
ADDRESS:
4. CASE NO: **CESD20210002415**  
OWNER: **Melva Padilla and Nazaria Angelica Nunez**  
OFFICER: John Negra  
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 8322 Valiant Dr, Naples, FL  
ADDRESS:
5. 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 a complete state of disrepair and is falling.  
  
FOLIO NO: 53353080009  
PROPERTY 2965 Lunar St, Naples, FL  
ADDRESS:
6. 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 11752 Longshore Way W, Naples, FL  
ADDRESS:
7. 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 20<sup>th</sup> Ave NW, Naples, FL

8. CASE NO: **CESD20190008994**  
OWNER: **Nelson Hernandez Castellanos, Lissette Veloso and Greta Restano**  
OFFICER: John Negra  
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). Permit obtained for unpermitted garage conversion has expired.  
FOLIO NO: 36375000000  
PROPERTY ADDRESS: 2483 54<sup>th</sup> Terr SW, Naples, FL

9. CASE NO: **CESD20200007975**  
OWNER: **Jessica Doyle and Marc C Berry**  
OFFICER: John Connetta  
VIOLATIONS: Florida Building Code 6<sup>th</sup> 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). A pool being built without a permit and a barrier around it.  
FOLIO NO: 38160200000  
PROPERTY ADDRESS: 3180 63<sup>rd</sup> St SW, Naples, FL

10. CASE NO: **CENA20210010881**  
OWNER: **Nelson Martinez and Ada M Diaz**  
OFFICER: Jordann Marinos  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Property has garbage and trash all over the yard.  
FOLIO NO: 37162680001  
PROPERTY ADDRESS: 871 5<sup>th</sup> St SW, Naples, FL

11. CASE NO: **CESD20210011230**  
OWNER: **2190 KIRKWOOD LLC**  
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). Structure(s) on the property without first obtaining Collier County Building Permits.  
FOLIO NO: 61580880006

- PROPERTY ADDRESS: 2180 Kirkwood Ave, 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). 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: 526 107<sup>th</sup> Avenue N, Naples, FL
13. CASE NO: **CESD20200002094**  
OWNER: **Jose Valdes and Olga L Benitez**  
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). Multiple unpermitted structures on the property.  
  
FOLIO NO: 41342440002  
PROPERTY ADDRESS: 2730 32<sup>nd</sup> Ave SE, Naples, FL
14. CASE NO: **CESD20210007663**  
OWNER: **Kevin J McCloskey and Carolyn McCloskey**  
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). Metal entrance gate and electrical access box for gate installed prior to obtaining a permit.  
  
FOLIO NO: 56340000060  
PROPERTY ADDRESS: 5361 Mahogany Ridge Dr, 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: **CESD20210007329**  
OWNER: **Esteban Vargas Ayala and Esperanza Ramirez Reyes**  
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). A 21ft by 23ft two-bedroom one bathroom residence and an exterior outlet built between 2019 and 2020 without a valid Collier County Permit and Permit # PRBD20180213303 for the demolition of the damaged manufactured home, currently in expired status.  
  
FOLIO NO: 764680009  
PROPERTY ADDRESS: 17037 Blue Heron Drive, Naples, FL
17. 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 ADDRESS: 431 La Peninsula Blvd, Naples, FL
18. 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

**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**

**IX. REPORTS**

**X. COMMENTS**

**XI. ADJOURN**



**XII. NUISANCE ABATEMENT BOARD**

**A. HEARINGS**

**XIII. NESXT MEETING DATE - SEPTEMBER 22, 2022 AT 9:00AM**

**XIV. ADJOURN**