



## 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

November 18, 2022

9:00 AM

Robert Kaufman, Chair  
Kathleen Elrod, Member  
Danny Blanco, 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: **CESD20210012154**  
OWNER: **4630 GOLF STREAM DRIVE LLC**  
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). Interior demolition before receiving required permits. Contractor licensing case CECV20210008608.  
  
FOLIO NO: 63103400007  
PROPERTY ADDRESS: 4630 Gulfstream Dr, Naples, FL
2. 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

**MOTION FOR RE-HEARING**

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

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CELU20220004718**  
OWNER: **LOWES HOME CENTERS INC**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Sections 1.04.01(A), 2.02.03 and 4.02.12(A) and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 through 54-181. Outdoor storage and/or litter in areas not designated or designed for such use. Outdoor storage that does not meet the standards of the C-4 zoning regulations. Accumulation of litter.

FOLIO NO: 66760001752  
PROPERTY ADDRESS: 6415 Naples Blvd, Naples, FL

2. CASE NO: **CESD20220005096**  
OWNER: **Karl Heinz and Ingrid Winkler**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Screen enclosure removed without a demolition permit.

FOLIO NO: 33400000185  
PROPERTY ADDRESS: 409 La Peninsula Blvd, Naples, FL
3. CASE NO: **CESD20220003245**  
OWNER: **NAPLES-DAVIS BLVD LLC % BENDERSON DEVELOPMENT CO LLC**  
OFFICER: Rickey Migal  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 5.06.06((A)(8). Unpermitted sign alterations.

FOLIO NO: 34690080008  
PROPERTY ADDRESS: 8760 Davis Blvd, Naples, FL
4. CASE NO: **CESD20220007281**  
OWNER: **Ian Scott**  
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). Commencing demolition and construction before obtaining required Collier County Building Permits. Violation observed on 8/16/22.

FOLIO NO: 63451760004  
PROPERTY ADDRESS: 1104 S Alhambra Cir, Naples, FL
5. CASE NO: **CEPM20220005689**  
OWNER: **SUSO 4 MISSION HILLS LP AND SLATE ASSET MANAGEMENT LP**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Fountain in the approved retention pond that is not functional.

FOLIO NO: 60204200044  
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL

6. CASE NO: **CEVR20220003493**  
OWNER: **SUSO 4 MISSION HILLS LP AND SLATE ASSET MANAGEMENT LP**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.06.05(k)(2) and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-281(1). Failure of required landscaping. Unmaintained irrigation system within required landscaping areas.  
  
FOLIO NO: 60204200044  
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL
7. CASE NO: **CESD20220005413**  
OWNER: **CAPRI REAL ESTATE PROP LLC**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Screen enclosure removed without a demolition permit.  
  
FOLIO NO: 33400000282  
PROPERTY ADDRESS: 421 La Peninsula Blvd, Naples, FL
8. CASE NO: **CEAU20220009028**  
OWNER: **Becky Mato and Nathalia Mato**  
OFFICER: Maria Rodriguez  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.01(A). Three canopies/tents in the rear of residential estate zone property.  
  
FOLIO NO: 40860680002  
PROPERTY ADDRESS: 3380 2<sup>nd</sup> Ave SE, Naples, FL
9. CASE NO: **CEAU20220007483**  
OWNER: **Becky Mato and Nathalia Mato**  
OFFICER: Maria Rodriguez  
VIOLATIONS: Florida Building Code 7<sup>th</sup> Edition (2020), Chapter 1, Section 105.1. A wood/farm fence, chain link dog and bird pens, horse pens and a donkey pen on Estate zone property.  
  
FOLIO NO: 40860680002  
PROPERTY ADDRESS: 3380 2<sup>nd</sup> Ave SE, Naples, FL
10. CASE NO: **CEA20220008386**  
OWNER: **Becky Mato and Nathalia Mato**

OFFICER: Maria Rodriguez  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Section 4.02.07. Poultry/fowl consisting of chickens, turkey,  
ducks in total of 40 in the rear of Estates zone property.  
FOLIO NO: 40860680002  
PROPERTY ADDRESS: 3380 2<sup>nd</sup> 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: **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
2. CASE NO: **CESD20210005211**  
OWNER: **Charles S Miller and Kathleen A Miller**  
OFFICER: Luis Macedo  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Sections 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
3. CASE NO: **CES20210012676**  
OWNER: **KENDALL PERRINE LLC**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code, Ord 04-41, as  
amended, Sections 5.06.06(A)(1), 5.06.06(A)(6), 5.06.06(A)(7),  
5.06.06(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

4. CASE NO: **CES20210008383**  
OWNER: **ANDREWS VENTURES LLC**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code, Ord 04-41, as amended, Section 5.06.11(A)(1). An unpermitted business sign affixed to roof.  
  
FOLIO NO: 35930160001  
PROPERTY ADDRESS: 4055 23<sup>rd</sup> Ave SW. Naples, FL
5. CASE NO: **CESD20210002415**  
OWNER: **Melva Padilla and Nazaria Angelica Nunez**  
OFFICER: John Negra  
VIOLATIONS: Collier County Land Development Code, Ord 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: **CESD20210001545**  
OWNER: **FIRST PROPERTY YANZA LLC**  
OFFICER: Joseph Marino  
VIOLATIONS: Collier County Land Development Code, Ord 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 buildings/structures including, but not limited to chicken coops, carports, horse barn, fences, above ground pool, and gate built without permits. Detached garage permit 1998110262 in void status.  
  
FOLIO NO: 39200640008  
PROPERTY ADDRESS: 221 10<sup>th</sup> St. SE, Naples, FL
7. CASE NO: **CESD20180011460**  
OWNER: **Carlos Valdes and Dulce Valdes**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code, Ord 04-41, as amended, Sections 10.02.06(B)(1)(a), 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
8. CASE NO: **CELU20220005097**  
OWNER: **Michael Ray Marolla**  
OFFICER: Joseph Marino  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a) and Collier County Land

Development Code, Ord 04-41, as amended, Sections 1.04.01(A) and 2.02.03. 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 28<sup>th</sup> Ave SE, Naples, FL

9. CASE NO: **CENA20220005404**  
OWNER: **Michael Ray Marolla**  
OFFICER: Joseph Marino  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181 and Collier County Land Development Code, Ord 04-41, 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 28<sup>th</sup> Ave SE, Naples, FL

10. CASE NO: **CESD20220001044**  
OWNER: **BLACK RIVER ROCK LLC**  
OFFICER: Tony Asaro  
VIOLATIONS: Collier County Land Development Code, Ord 04-41, as amended, Sections 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 permits.

FOLIO NO: 35778480008  
PROPERTY ADDRESS: 12285 Collier Blvd., Naples, 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**

**IX. REPORTS**

**X. COMMENTS**

**XI. ADJOURN**

**XII. NUISANCE ABATEMENT BOARD**

**A. HEARINGS**

**XIII. NEXT MEETING DATE - JANUARY, 2023 AT 9:00AM**

**XIV.ADJOURN**