



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

January 26, 2023

9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Danny Blanco, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Member
Zully Ruiz, Alternate
James York, 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: 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 Circle, 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

- 3. CASE NO: CESD20220001044**
OWNER: BLACK RIVER ROCK LLC
OFFICER: Tony Asaro
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). 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

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20210001356**
OWNER: **Scott C Fawcett**
OFFICER: Delicia Pulse
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
2. CASE NO: **CESD20220005465**
OWNER: **UNITED PROPS LLC**
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 removal of vinyl siding and kitchen renovation.

FOLIO NO: 38339760009
PROPERTY ADDRESS: 5780 Dogwood Way, Naples, FL
3. CASE NO: **CESD20220003174**
OWNER: **OLYMPIA PARK A LAND CONDOMINIUM**
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). An unpermitted sign. Permit 2008120332 for the sign has expired without inspections and/or a certificate of Completion.

FOLIO NO: 238440209
PROPERTY ADDRESS: 7979 Airport Rd N, Naples, FL
4. CASE NO: **CESD20220005786**
OWNER: **Raquel Guevara Alfaro**
OFFICER: Jordann Marinos
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).

Residential property with a freestanding shed built without proper permitting.
FOLIO NO: 36300040006
PROPERTY ADDRESS: 5230 19th Ct SW, Naples, FL

5. CASE NO: **CELU20220007487**
OWNER: **Shannon Wilkinson and Kathalina Wilkinson**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal outside storage, including but not limited to building materials, landscaping supplies, a fiberglass swimming pool and vegetative refuse on an improved estates zoned property.
FOLIO NO: 37346720004
PROPERTY ADDRESS: 1585 25th St SW, Naples, FL

6. CASE NO: **CEV20220007485**
OWNER: **Shannon Wilkinson and Kathalina Wilkinson**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed and/or inoperable vehicles and trailers stored on improved estates zoned property.
FOLIO NO: 37346720004
PROPERTY ADDRESS: 1585 25th St SW, Naples, FL

7. CASE NO: **CESD20220005897**
OWNER: **Camilo E Castillo Pacheco and Yunet C Ferro Valdes**
OFFICER: Jordann Marinos
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 residentially zoned property with a rear fixed patio overhang attached to the primary structure and erected prior to receiving proper permitting.
FOLIO NO: 36120200000
PROPERTY ADDRESS: 2081 50th St SW, Naples, FL

8. CASE NO: **CESD20220008538**
OWNER: **RIDGEPORT LIMITED PARTNERSHIP**
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). Shed/Storage areas constructed in the rear of the building prior to obtaining the proper permits.
FOLIO NO: 240440006
PROPERTY ADDRESS: 5323 Airport Rd N, Naples, FL

9. CASE NO: **CESD20220000648**
OWNER: **Livan Martin**
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 structures built without a permit including but not limited to fencing, gates, and a rear storage unit.

FOLIO NO: 37921680006
PROPERTY ADDRESS: 4671 15th Ave SW, Naples, FL
10. CASE NO: **CEPM20220009815**
OWNER: **Robert M Arnold**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(i). Property damage including, but not limited to, broken window.

FOLIO NO: 36431720004
PROPERTY ADDRESS: 5442 29th Pl SW, Naples, FL
11. CASE NO: **CENA20220006172**
OWNER: **Robert M Arnold**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and Collier County land Development Code 04-41, as amended, Section 2.02.03. Trash/debris in front, rear, and sides of the property.

FOLIO NO: 36431720004
PROPERTY ADDRESS: 5442 29th Pl SW, Naples, FL
12. CASE NO: **CENA20220009753**
OWNER: **Robert M Arnold**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Overgrown weeds/grass in rear yard.

FOLIO NO: 36431720004
PROPERTY ADDRESS: 5442 29th Pl SW, Naples, FL
13. CASE NO: **CELU20210005402**
OWNER: **ANCHOR TREE INVESTMENTS LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and

- 10.02.00(B)(1)(e)(i). Operation of a Tree Service/Landscaping Company without the Required Site Development Plan.
- FOLIO NO: 212800001
PROPERTY ADDRESS: 2021 Rock Rd, Naples, FL
14. CASE NO: **CESD20220005177**
OWNER: **Yanelis Hernandez and Eliecer Ramirez**
OFFICER: Jordann Marinos
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). Rear addition to the home without proper permitting.
FOLIO NO: 36116640001
PROPERTY ADDRESS: 2096 50th Ter SW, Naples, FL
15. CASE NO: **CESD20220005892**
OWNER: **Yanelis Hernandez and Eliecer Ramirez**
OFFICER: Jordann Marinos
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). Shed type structure erected without proper permitting.
FOLIO NO: 36116640001
PROPERTY ADDRESS: 2096 50th Ter SW, Naples, FL
16. CASE NO: **CEAU20220005893**
OWNER: **Yanelis Hernandez and Eliecer Ramirez**
OFFICER: Jordann Marinos
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Part 2, Section 105.1. A fence encircling the perimeter of the property without proper permitting.
FOLIO NO: 36116640001
PROPERTY ADDRESS: 2096 50th Ter SW, Naples, FL
17. CASE NO: **CESD20220005160**
OWNER: **Brent D Perrine and Mona R Perrine**
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 structure (front of property) and columns (near driveway).
FOLIO NO: 38108080004
PROPERTY ADDRESS: 2870 66th St SW, Naples, FL
18. 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 Drive Unit 592, Naples, FL

19. CASE NO: **CESD20220007421**
OWNER: **JOEL BUDD AND KATHLEEN BUDD TRUST**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Shower remodel without Collier
County Building Permits.
FOLIO NO: 64635400260
PROPERTY ADDRESS: 8949 Malibu St Unit #302, Naples, FL

20. CASE NO: **CEROW20220010180**
OWNER: **Jennifer Jackson Barnett**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110,
Article II, Section 110-32. Overgrown vegetation in the right of
way preventing proper drainage.
FOLIO NO: 38330320008
PROPERTY ADDRESS: 6260 Dogwood Way, Naples, FL

21. CASE NO: **CETU20220008804**
OWNER: **NAPLES MARINA HOLDINGS LLC**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 5.04.01€. Expired temporary use permit for the office
trailer.
FOLIO NO: 386280007
PROPERTY ADDRESS: 2017 Davis Blvd, Naples, FL

22. CASE NO: **CESD20220007429**
OWNER: **Gary E Groat and Cathleen A Groat**
OFFICER: Jason Packard
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).
Improvements to property prior to issuance of Collier County
Building Permit.
FOLIO NO: 29680520004
PROPERTY ADDRESS: 95 Saint Andrews Blvd Unit #112, Naples, FL

23. CASE NO: **CESD20220005381**
OWNER: **PSB LAND TRUST**
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). Multiple improvements to the dwelling to include converting the garage into living space, room addition and roof extension to the right rear of the dwelling, adding exterior windows, adding stucco to the entry way, replacing the garage door with an exterior wall, and replacing an exterior window with an exterior door on the left side of the dwelling.

FOLIO NO: 62205480007
PROPERTY ADDRESS: 5373 Holland St, Naples, FL
24. CASE NO: **CEAU20220006876**
OWNER: **PSB LAND TRUST**
OFFICER: Jonathan Musse
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Part 2, Section 105.1. Vinyl fence installed on the left side and right rear of the dwelling without first obtaining a valid Collier County permit.

FOLIO NO: 62205480007
PROPERTY ADDRESS: 5373 Holland St, Naples, FL
25. CASE NO: **CESD20200012753**
OWNER: **Juan C Delgado and Yelenys Delgado**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e). Site work, improvement of property, grading, and/or Removal of protected/native vegetation within wetlands without a county permit or DEP permit that would allow same and possible impact to wetlands.

FOLIO NO: 398520001
PROPERTY ADDRESS:

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

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: **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

3. 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

4. CASE NO: **CESD20200001059**
OWNER: **St Luc Charelus and Masina Charelus**
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). Rear addition/alteration built without permit.

FOLIO NO: 25967801628
PROPERTY ADDRESS: 14522 Abiaka Way, 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 Ordinance 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Running mechanic/4-wheeler shop from guest houses on an Agricultural (AG) zoned property.

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

6. CASE NO: **CESD20190008994**
OWNER: **Nelson Hernandez Castellanos, Lissette Veloso, 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 54th Ter SW, Naples, FL
7. CASE NO: **CESD20180011460**
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). Addition of a tiki hut without obtaining a Collier County building permit.
FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Naples, FL
8. CASE NO: **CESD20200002525**
OWNER: **James M Altenburg**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted, finished private swimming pool and spa with an unpermitted screen enclosure.
FOLIO NO: 41829200008
PROPERTY ADDRESS: 5090 Cherry Wood Dr, Naples, FL
9. CASE NO: **CEVR20210009573**
OWNER: **Peter Grant Pohlmann Jr and Vania Pohlmann**
OFFICER: John Negra
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
10. CASE NO: **CELU20220004457**
OWNER: **LOWE'S HOME CENTERS INC**

OFFICER: Joseph Mucha
VIOLATIONS: Collier Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d). 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 Trl E, Naples, FL

11. 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

12. CASE NO: **CENA20220008442**
OWNER: **Ernest J Valdastri**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, section 2.02.03. Overgrown weeds along the side and rear of the mobile home. Litter and outside storage consisting of but not limited to plastic jugs, pressure washer, propane tank, cooler, unknown item underneath a tarp in the driveway, tools, pile of tree branches, and other miscellaneous debris.
FOLIO NO: 49532360004
PROPERTY ADDRESS: 30 Creek Cir, Naples, FL

13. CASE NO: **CEV20220008499**
OWNER: **Ernest J Valdastri**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Vehicle with flat tires and no visible license plate parked in the driveway.
FOLIO NO: 49532360004
PROPERTY ADDRESS: 30 Creek Cir, Naples, FL

14. CASE NO: **CELU20210010367**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Sections 1.04.01(A) and 2.02.03. Storing vehicles, mobile homes, and storage containers is not allowable use for this undeveloped Ag zoned property. Office trailers on property without permits or county approval.

FOLIO NO:
PROPERTY
ADDRESS:

304280005
1340 Dove Tree St, Naples, FL

15. CASE NO: **CEVR20210010368**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or state approval.
- FOLIO NO: 304280005
PROPERTY ADDRESS: 1340 Dove Tree St, Naples, FL

16. CASE NO: **CEVR20210009902**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or state approval.
- FOLIO NO: 304320004
PROPERTY ADDRESS: 1370 Dove Tree St, 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

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 - FEBRUARY 23, 2023 AT 9:00AM

XIV. ADJOURN