



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

February 23, 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

1. CASE NO: **CESD20210011051**
OWNER: **POLLY AVE LLC**
OFFICER: Delicia Pulse
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: 00418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL

MOTION FOR EXTENSION OF TIME

2. CASE NO: **CESD20220001740**
OWNER: **Vanessa Alvarado**
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). Two (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 55th St SW, Naples, FL
3. CASE NO: **CESD20210001490**
OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
OFFICER: Joseph Marino
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 carport and other accessory structures.

FOLIO NO: 41040200007
PROPERTY ADDRESS: 3371 14th Ave SE, Naples, FL

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CELU20220004568**
OWNER: **SHIRLEY TAYLOR LLC**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.03.04(a)(36). Unpermitted outside storage, including but not limited to, unlicensed/inoperable vehicles, car parts...

FOLIO NO: 242400002
PROPERTY ADDRESS: 5565 and 5585 Shirley St, Naples, FL
2. CASE NO: **CELU20210009717**
OWNER: **AZTECA SUPER MARKET 2000 INC**
OFFICER: Maria Rodriguez
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, Section 1.04.01(A). Running a Bar/Nightclub without all Collier County approvals and authorization as well as no current business tax receipt.

FOLIO NO: 81681120001
PROPERTY ADDRESS: 208 W Main St, Immokalee, FL
3. CASE NO: **CENA20220004559**
OWNER: **UNITED PROPS 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. Construction debris on the property including, but not limited to siding, plastic sheeting/scrap, wood pallets and wood scraps.

FOLIO NO: 38339760009
PROPERTY ADDRESS: 5780 Dogwood Way, Naples, FL
4. CASE NO: **CELU20220010924**
OWNER: **FASH PROPERTIES LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A) and Collier County Land Development Code 04-41, Chapter 10, Sections 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(E)(i). Operating a Tree Service/Landscaping

FOLIO NO: Company without the required Site Development Plan.
213920003
PROPERTY NO SITE ADDRESS
ADDRESS:

5. CASE NO: **CELU20210003385**
OWNER: **FASH PROPERTIES 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 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.

FOLIO NO: 213760001
PROPERTY 2020 Rock Rd, Naples, FL
ADDRESS:

6. CASE NO: **CESD20220006149**
OWNER: **FIRST CZ REAL ESTATE LLC**
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). Paint spray booth installed without a permit.

FOLIO NO: 277440008
PROPERTY 3776 Arnold Ave, Naples, FL
ADDRESS:

7. CASE NO: **CESD20220007414**
OWNER: **ACRES LEASING #1 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). Commencing work without an issued permit (interior renovations inside the Cuban Café), Plumbing, electrical, new door, painting. Reference case CECV20220007360

FOLIO NO: 243400001
PROPERTY 1911 Seward Ave Unit #1, Naples, FL
ADDRESS:

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210011051**
OWNER: **POLLY AVE LLC**
OFFICER: Delicia Pulse
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: 00418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL

2. CASE NO: **CESD20220001740**
OWNER: **Vanessa Alvarado**
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). Two (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 55th St SW, Naples, FL

3. CASE NO: **CESD20210011506**
OWNER: **SAINT JEAN SERVICES LLC**
OFFICER: Delicia Pulse
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

4. CASE NO: **CESD20200006363**
OWNER: **Miguel Arroyo**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Enclosed the porch/entryway and built a 16ft x 12ft detached garage without first obtaining a valid Collier County permit.
- FOLIO NO: 62091600004
PROPERTY ADDRESS: 5217 Martin St, Naples, FL

5. CASE NO: **CES20210012676**
OWNER: **KENDALL PERRINE LLC**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.06(A)(1), (A)(6), (A)(7) and (A)(8), 5.04.06(A)(2), 5.06.04(C)(4) and 5.06.11(A)(1). Unpermitted and prohibited 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

ADDRESS:

6. CASE NO: **CESD20200012476**
OWNER: **FEATHERSTON FAMILY TRUST**
OFFICER: Jason Packard
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 second story addition.

FOLIO NO: 436000001
PROPERTY ADDRESS: 258 Rose Apple Ln, Naples, FL
7. 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
8. CASE NO: **CESD20200012115**
OWNER: **BLOODMONEY R/E HOLDINS LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Witnessed boat lifts that had been installed that the County Building Manager subsequently determined to require permits and inspections including a Certificate of Completion.

FOLIO NO: 61835200001
PROPERTY ADDRESS: 2775 Bayview Dr, Naples, FL
9. 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
10. CASE NO: **CESD20200003738**
OWNER: **Yolanda Machado and David R Cruz**

OFFICER: John Negra
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Canopy/Lanai built without permit
and shed being built without a permit.
FOLIO NO: 36302680008
PROPERTY ADDRESS: 2048 55th Terr SW, Naples, FL

11. CASE NO: **CESD20190014019**
OWNER: **Yunior Lopez Morell**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Observed alterations made with no
permits to rear of main residence and detached structure garage
in rear yard.
FOLIO NO: 37168800005
PROPERTY ADDRESS: 275 1st St SW, Naples, FL

12. 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 a mechanic/4-wheeler shop from guest
houses on an Agricultural (AG) zoned property.
FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave., Naples, FL

13. CASE NO: **CESD20190012596**
OWNER: **Dezilia Vital**
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).
Renovations/alterations including, but not limited to, a new wall
dividing the bathroom into two, new shower, and toilet.
FOLIO NO: 77390000866
PROPERTY ADDRESS: 13356 Covenant Rd, Naples, FL

14. CASE NO: **CESD20210001490**
OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
OFFICER: Joseph Marino
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 carport and other accessory
structures.
FOLIO NO: 41040200007

PROPERTY ADDRESS: 3371 14th Ave SE, Naples, FL

15. CASE NO: **CELU20220004457**
OWNER: **Lowe's Home Centers Inc.**
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, 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 Trail E, 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 - MARCH 23, 2023 AT 9:00 AM

XIV. ADJOURN