



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

March 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

MOTION FOR EXTENSION OF TIME

- 1. CASE NO: CEROW20220005091**
OWNER: SUNWARD LLC
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 1140-46. Broken/damaged culvert.
FOLIO NO: 62650880003
PROPERTY ADDRESS: 718 103rd Ave N, Naples, FL
- 2. CASE NO: CESD20190009564**
OWNER: Syed M Madni
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed accessory barn structure with interior alterations made for residence living space.
FOLIO NO: 00215560005
PROPERTY ADDRESS: 1858 Richards St, Naples, FL
- 3. CASE NO: CESD20210003238**
OWNER: MARIELA EMBLIDGE LIVING TRUST
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). Removal and clearing of vegetation without Collier County permit.
FOLIO NO: 36913560009
PROPERTY ADDRESS: 340 21st 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: **CESD20220002395**
OWNER: **Joel Cruz Alpizar and Maitte Dominguez Farias**
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). Expired permits for interior and exterior renovations.

FOLIO NO: 36245000004
PROPERTY ADDRESS: 1801 51st Ter SW, Naples, FL
2. CASE NO: **CESD20230000061**
OWNER: **PARADISE ENTER OF GOODLAND LLC**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Plumbing worked performed without a Collier County Building Permit.

FOLIO NO: 46270280009
PROPERTY ADDRESS: 401 Papaya St, Goodland, FL
3. CASE NO: **CESD20210013392**
OWNER: **VJL PROPERTIES 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 windows and doors.

FOLIO NO: 67390860867
PROPERTY ADDRESS: 840 Meadowland Dr Unit C, Naples, FL
4. CASE NO: **CESD20220006947**
OWNER: **CARIDAD MOLINA EST**
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). Condominium with interior renovations done prior to issuance of proper permitting including the following: drywall, plumbing, electrical, counters and cabinets, A/C replacement and breaker panel replacement.

FOLIO NO: 31980480007
PROPERTY ADDRESS: 4339 27th Ct SW Unit 104, Naples, FL
5. CASE NO: **CELU20230000453**
OWNER: **NAPLES ALF INC**
OFFICER: Doug Williams
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. Witnessed a homeless camp on the property consisting of but not limited to, trash, plastic bags, clothing, and tents.

FOLIO NO: 394000004
PROPERTY ADDRESS: 4599 Tamiami Trl E, Naples, FL

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CELU20200002226**
OWNER: **John D Harlem and Meghan K Harlem**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 4.06.05(D)(7). Synthetic turf installed on the property exceeding the allowable area of 30 percent of rear yard pervious area.

FOLIO NO: 76360160009
PROPERTY ADDRESS: 6091 Waxmyrtle Way, Naples, FL
2. CASE NO: **CESD20190009564**
OWNER: **Syed M Madni**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed accessory barn structure with interior alterations made for residence living space.

FOLIO NO: 00215560005
PROPERTY ADDRESS: 1858 Richards St, Naples, FL
3. CASE NO: **CESD20210002916**
OWNER: **CARLISLE WILSON PLAZA LLC**
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). Made changes to the original store site plan: Interior alterations including, but not limited to; installed three bay sink, modified plumbing, added a grease trap, installed coolers along the front wall blocking an exit door, added coolers along the left side of the store blocking the windows, and multiple areas of products stacked up and stored throughout the store. On the exterior added two ice machines, tow propane cages, and two filtered water dispensers.

FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E, Naples, FL

ADDRESS:

4. CASE NO: **CESD20200002525**
OWNER: **James M Altenburg**
OFFICER: John Negra
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
5. CASE NO: **CESD20200002094**
OWNER: **Jose Valdes and Olga L Benitez**
OFFICER: Christopher Ambach
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 32nd Ave SE, 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 - APRIL 27, 2023 AT 9:00AM

XIV.ADJOURN