



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

April 27, 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: **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: **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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20220010706**
OWNER: **Christa Benoit**
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). Conversion of garage to living space without Collier County Building Permits.

FOLIO NO: 63100240008
PROPERTY ADDRESS: 4848 Catalina Dr, Naples, FL

- 2. CASE NO:** **CEOCC20220010833**
OWNER: **Maykoll Manso Perez and Anelys Navarro Silveira**
OFFICER: John Delia
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.02.03(J) and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). An in-active business license addressed to 3515 48TH AVE NE with also no Business Tax Receipt applied for at this time.

FOLIO NO: 38671440003
PROPERTY ADDRESS: 3515 48th Ave NE, Naples, FL
- 3. CASE NO:** **CELU20220009724**
OWNER: **Maykoll Manso Perez and Anelys Navarro Silveira**
OFFICER: John Delia
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Sand-blasting activity which is prohibited in this residential estate zoned property.

FOLIO NO: 38671440003
PROPERTY ADDRESS: 3515 48th Ave NE, Naples, FL
- 4. CASE NO:** **CEVR20210008200**
OWNER: **JONJAMES LLC AND STEVEN PRUCHANSKY**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(K)(2) and 4.06.05(H)(6). Failure to maintain/replace required Landscaping as per the approved building and site plans.

FOLIO NO: 206360007
PROPERTY ADDRESS: 14370 Collier Blvd, Naples, FL
- 5. CASE NO:** **CESD20220008207**
OWNER: **Walter A Navarro, Krissia I Palacios, Graciela E Hughes, and John Hughes**
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). Interior conversion of garage to livable space, complete with bathroom, kitchen, and AC unit.

FOLIO NO: 54901960004

- PROPERTY ADDRESS: 103 Warwick Hills Dr, Naples, FL
6. CASE NO: **CELU20230001416**
OWNER: **Daniel Vecino**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/prohibited outside storage including, but not limited to, pallets of roof tiles.
FOLIO NO: 36660480005
PROPERTY ADDRESS: 6810 Vanderbilt Beach Rd, Naples, FL
7. CASE NO: **CESD20210004863**
OWNER: **Adriano Cordero, Soraya Cordero, Adriano Cordero Jr and Aldo Cordero**
OFFICER: Charles 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). Remodel of master bedroom and bathroom including but not limited to demolition of walls, electrical, and plumbing modifications/alterations.
FOLIO NO: 41827080000
PROPERTY ADDRESS: 5171 Hickory Wood Dr, Naples, FL
8. CASE NO: **CESD20220010899**
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 10.02.03(G). Clothing donation bins in parking spaces not shown on the approved site plan.
FOLIO NO: 60204200044
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL
9. CASE NO: **CESD20220008942**
OWNER: **Salvatore A Iannotta**
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). Steel building and concrete pad completed prior to issuance of Collier County building permit.
FOLIO NO: 00438040001
PROPERTY ADDRESS: 335 Hancos Way, Naples, FL

10. CASE NO: **CESD20220000870**
OWNER: **David H Levine**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Removal of protected/native vegetation with heavy machinery without a permit.
FOLIO NO: 38169440007
PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL
11. CASE NO: **CESD20220003348**
OWNER: **Harry A Romano and Liza Jeanne Romano**
OFFICER: Charles 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 plug-in light mounted to a light post anchored into the ground prior to issuance of appropriate Collier County permit.
FOLIO NO: 36451840003
PROPERTY ADDRESS: 5072 28th Pl SW, Naples, FL
12. CASE NO: **CELU20220010742**
OWNER: **Amy Marie Lowell**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal outdoor storage of including but not limited to a shipping container, an inoperable RV, at least one inoperable vehicle and misc. trash and refuse.
FOLIO NO: 00221240005
PROPERTY ADDRESS: NO SITE ADDRESS-FOLIO 00221240005
13. CASE NO: **CESD20220008130**
OWNER: **Marina Nikolic**
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 interior renovations/improvements.
FOLIO NO: 41828240001
PROPERTY ADDRESS: 5125 Teak Wood Dr, Naples, FL

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

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) and 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: **CENA20220006172**
OWNER: **Robert M Arnold**
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 54-179. Trash/debris in front, rear, and sides of the property.

FOLIO NO: 36431720004
PROPERTY ADDRESS: 5442 29th Pl SW, Naples, FL
3. 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
4. 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
5. CASE NO: **CESD20210000673**
OWNER: **Rodolfo Trevino Jr**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 3.05.01(B). Remove protected vegetation without a permit and mechanic removed vegetation without first obtaining approval from Florida DEP on this unimproved lot.

FOLIO NO: 766920000
PROPERTY ADDRESS: 1100 Auto Ranch Rd, Naples, FL

6. CASE NO: **CESD20210001545**
OWNER: **FIRST PROPERTY YANZA 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). 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 10th St SE, Naples, FL

7. CASE NO: **CESD20170011238**
OWNER: **DOUBLE M INVESTMENTS LLC**
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)(i). A mobile home that was removed between 2006 and 2007 without a valid demolition permit, and a dock lift, shed, and power pole installed without first obtaining a valid Collier County Permit.
- FOLIO NO: 46420360009
PROPERTY ADDRESS: 659 Palm Ave, Naples, FL

8. CASE NO: **CESD20210004812**
OWNER: **Michael Anthony Guerra and Mariam Leon**
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 conversion of an attached garage into living space.
- FOLIO NO: 36123640007
PROPERTY ADDRESS: 2013 49th Terr SW, Naples, FL

9. CASE NO: **CESD20210004950**
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)(i). Unpermitted additions and alterations consisting of but not limited to; covered storage area with a bathroom, outdoor sink, water softener equipment, commercial refrigerator, and propane tanks.
- FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL

ADDRESS:

10. 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
11. CASE NO: **CESD20180015567**
OWNER: **CHRISTINE C SULLIVAN REV/TRUST**
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). Dock that was expanded without first obtaining a Collier County building permit. Due to the unpermitted expansion, the dock no longer meets the side setback requirement of 7.5 feet.
FOLIO NO: 52400760008
PROPERTY ADDRESS: 149 Pago Pago Dr E, Naples, FL
12. CASE NO: **CES20210008383**
OWNER: **ANDREW'S VENTURE'S LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.06.11(A)(1). An unpermitted business sign affixed to roof.
FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Ave SW, 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 - MAY 25, 2023 AT 9:00AM

XIV. ADJOURN