



## 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

June 22, 2023

9:00 AM

Robert Kaufman, Chair  
Kathleen Elrod, Member  
Sue Curley, Member  
John Fuentes, Member  
Lee Rubenstein, Member  
Tarik N. Ayasun, Member  
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: **CEVR20220003493**  
OWNER: **Suso 4 Mission Hills LP CO Slate Asset Management LP**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code, Ord. No 04-41, as amended, Section 4.06.05(k)(2) and Collier County Code of Laws and ordinances, Chapter 22, Article VI, Section 22-228(1). Failure of required landscaping. Unmaintained irrigation system within required landscaping areas.  
  
FOLIO NO: 60204200044  
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL 34119
2. CASE NO: **CELU20220004568**  
OWNER: **Shirley Taylor LLC**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code, Ord 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 part.  
  
FOLIO NO: 242400002  
PROPERTY ADDRESS: 5565 and 5585 Shirley St, Naples, FL 34109

**MOTION FOR RE-HEARING**

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

**C. EMERGENCY CASES**

**D. HEARINGS**

1. CASE NO: **CESD20220005165**  
OWNER: **Gene and Maylin Nailon**  
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). Prefab metal building was improved, including utilities without permit.

FOLIO NO: 72620000104  
PROPERTY ADDRESS: 830 7<sup>th</sup> St SW, Naples, FL 34117

2. CASE NO: **CESD20220010928**  
OWNER: **Gene and Maylin Nailon**  
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). Unpermitted interior buildout of large metal (permitted) building, including kitchen, mezzanine/office. Installation of CNC machine, and spray booth.

FOLIO NO: 72620000104  
PROPERTY ADDRESS: 830 7<sup>th</sup> St SW, Naples, FL 34117

3. CASE NO: **CEPM20220003654**  
OWNER: **Roland W and Darlene S Sanders**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. The primary structure on this parcel has been declared a dangerous structure.

FOLIO NO: 82640200000  
PROPERTY ADDRESS: 2448 Andrew Dr, Naples, FL 34112

4. CASE NO: **CESD20220008565**  
OWNER: **Craig A and Heather L Ream**  
OFFICER: William Shanahan  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 10, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted interior renovations.

FOLIO NO: 62782560000  
PROPERTY ADDRESS: 845 100<sup>th</sup> Ave N, Naples, FL 34108

5. CASE NO: **CESD20220010367**  
OWNER: **Waterways Of Naples Homeowner's Association Inc**  
OFFICER: John Delia  
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). Electrical work performed prior to obtaining a Collier County Building Permit.

FOLIO NO: 81216000020  
PROPERTY ADDRESS: 3318 Mystic River DR, Naples, FL 34120

6. CASE NO: **CESD20220008132**  
OWNER: **Domenica G. Valdez Soto**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted renovation of a mobile home.  
  
FOLIO NO: 50891080001  
PROPERTY ADDRESS: 2620 Holly Ave, Naples, FL 34112
7. CASE NO: **CESD20230003117**  
OWNER: **AHMAD DAHISH AHMAD**  
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). Improvements to property prior to issuance of Collier County Building Permit including but not limited to: tub shower conversions in two bathrooms, removal of tub and extension of shower in one bathroom, change in position of kitchen island and location of stove top.  
  
FOLIO NO: 27690008181  
PROPERTY ADDRESS: 3642 Treasure Cove Ct, Naples, FL 34114
8. CASE NO: **CELU20210005983**  
OWNER: **GREGORY DAVENPORT and TARA F. DAVENPORT**  
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 landscaping maintenance company on an Agriculture-zoned property without the required Site Development Plan.  
  
FOLIO NO: 212440005  
PROPERTY ADDRESS: 1161 Deer Run LN, Naples, FL 34120
9. CASE NO: **CESD20220009720**  
OWNER: **SG PROPCO 2022 LLC**  
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). Installed new built-in gas grills in an existing outdoor area in a multifamily zoned parcel without permits.  
  
FOLIO NO: 73620100087  
PROPERTY ADDRESS: 7070 Sierra Club Circle, Naples, FL, 34113

10. CASE NO: **CESD20230003212**  
OWNER: **Robert P and Louise L Yardley**  
OFFICER: Doug Williams  
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). Carport converted into living space, and lanai addition without valid Collier County building permit.  
  
FOLIO NO: 60780600003  
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113
11. 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 34113
12. 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), 4.02.12(A) and 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181. Outdoor storage and/or litter in areas not designated for such use. Outdoor storage does not meet the standards of the C-4 zoning regulations. Accumulation of litter.  
  
FOLIO NO: 66760001752  
PROPERTY ADDRESS: 6415 Naples Blvd, Naples, FL 34109
13. CASE NO: **CESD20230001825**  
OWNER: **Marta Alonzo, Salvador Huex Alonzo and Edna E. Castano**  
OFFICER: John Johnson  
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). Modifications have been made to this mobile home, including but not limited to enclosing the MH in a framed shell – 4 walls and a roof over roof – and the add-on storage area that were done without the required county permits.  
  
FOLIO NO: 61842240009  
PROPERTY ADDRESS: 3131 Tamiami Trail E, Lot 52, Naples, FL 34112

## **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, Ord. No. 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 34112
2. CASE NO: **CEVR20220003493**  
OWNER: **Suso 4 Mission Hills LP CO Slate Asset Management LP**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code, Ord No. 04-41, as amended, Section 04.06.05(k)(2) and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Failure of required landscaping. Unmaintained irrigation system within required landscaping areas.  
  
FOLIO NO: 60204200044  
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL 34119
3. CASE NO: **CESD20220001443**  
OWNER: **Michael Z and Svetlana V Peck**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code, Ordinance 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Pool construction without a valid Collier County Permit – Also see Contractor Licensing case.  
  
FOLIO NO: 52951200004  
PROPERTY ADDRESS: 2716 Santa Cruz Blvd, Naples, FL 34112
4. CASE NO: **CESD20200013730**  
OWNER: **Peggy L Mills**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code, Ordinance 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Master bath remodeled without the required permits.  
  
FOLIO NO: 33400000363  
PROPERTY ADDRESS: 431 La Peninsula Blvd, Naples, FL 34113

5. CASE NO: **CENA20220005940**  
OWNER: **Steven M Thomas**  
OFFICER: Charles Marinos  
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 34117
6. CASE NO: **CESD20210005400**  
OWNER: **Ronnie Haar**  
OFFICER: Brian Owen  
VIOLATIONS: Collier County Land Development Code, Ordinance 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 34116
7. CASE NO: **CESD20210011881**  
OWNER: **Donald N Garrison and Cheryl K Garrison**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code, Ordinance 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). A balcony and sliding glass door access in place without a valid Collier County Building Permit.  
  
FOLIO NO: 63302080008  
PROPERTY ADDRESS: 154 Palm Dr, Unit #2, Naples, FL 34112
8. CASE NO: **CESD20200007975**  
OWNER: **Jessica Doyle and Marc C Berry**  
OFFICER: Valder StSurin  
VIOLATIONS: Collier County Land Development Code, Ordinance 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i) and Florida Building Code 6<sup>th</sup> Edition (2017), Chapter 4, Section 454.2.17. A pool being built without a permit and a barrier around it.  
  
FOLIO NO: 38160200000  
PROPERTY ADDRESS: 3180 63<sup>rd</sup> St. SW, Naples, FL 34105
9. CASE NO: **CESD20200009039**  
OWNER: **Kurt Clapper and Tricia Clapper**  
OFFICER: Brian Owen  
VIOLATIONS: Collier County Land Development Code, Ordinance 04-41, as amended, Section 10.02.06(B)(1)(a). Constructed shed without permit.

FOLIO NO: 38228440003  
PROPERTY ADDRESS: 5720 Sea Grass Ln, Naples, FL 34116

10. CASE NO: **CESD20180011460**  
OWNER: **Carlos Valdes and Dulce Valdes**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code, Ordinance 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, Chokoloskee, FL 34138

11. CASE NO: **CESD20210012586**  
OWNER: **William N. Kogok, Jr**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Land Development Code, Ordinance 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 structures, pump house, and garage on Estates property.

FOLIO NO: 37987840000  
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117

12. CASE NO: **CEROW20220005091**  
OWNER: **SUNWARD, LLC**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II Division II, Section 110-46. Broken/damaged culvert.

FOLIO NO: 62650880003  
PROPERTY ADDRESS: 718 103rd Ave N, Naples, FL 34108

**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 THURSDAY - JULY 27, 2023 AT 9:00AM**

**XIV. ADJOURN**