



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

November 17, 2023

9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Member
Manmohan “Bart” N. Bhatla, Member
James York, Alternate
Kevin Johnson, 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 OF IMPOSITION OF FINES HEARING

MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

1. 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: 1480 Keri Island Rd, Naples, FL 34120

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20220007782**
OWNER: **TITUS ENTERPRISES LLC**
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). An agriculturally zoned property with multiple structures requiring permitting including but not limited to the following: multiple greenhouse structures over 100'ft in footprint, a mobile home, and a permanent set of stairs leading up to the mobile home's door.

FOLIO NO: 00335800001
PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117
2. CASE NO: **CESD20220000669**
OWNER: **Meirivan Rodrigues and Silvimar Dias**

OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Improving/altering interior without first obtaining required permits.
FOLIO NO: 25305001624
PROPERTY ADDRESS: 1476 Churchill Cir Unit #204, Naples, FL 34116

3. 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 permits.
FOLIO NO: 36451840003
PROPERTY ADDRESS: 5072 28th Pl SW, Naples, FL 34116

4. CASE NO: **CESD20220009351**
OWNER: **BRITTANY BAY APARTMENTS II LLC CO SPIRA BRITTANY BAY II LP**
OFFICER: Rickey Migal
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). Voided permit at 15005 Coastal Bay Cir, Expired permit at 14925 Lighthouse Rd, and voided permit at 14990 Coastal Bay Cir, all related to fire safety devices.
FOLIO NO: 25117900227
PROPERTY ADDRESS: 14925 Lighthouse Rd, Naples, FL 34119

5. CASE NO: **CELU20220009913**
OWNER: **Richard McElrath Jr**
OFFICER: Charles 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 130, Article III, Section 130-96(a). An agriculturally zoned property with multiple RV's being utilized as living space.
FOLIO NO: 212280003
PROPERTY ADDRESS: 820 Deer Run Ln, Naples, FL 34120

6. CASE NO: **CESD20230001084**
OWNER: **Erick Padilla**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Large storage building erected

without proper permits in rear of property.
FOLIO NO: 41825120001
PROPERTY ADDRESS: 5245 Hickory Wood Dr, Naples, FL 34119

7. CASE NO: **CESD20230000282**
OWNER: **Gilbert Lordeus and Facilite Liberal**
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). Converted garage into living space, including plumbing and electric, without permit.
FOLIO NO: 36005240004
PROPERTY ADDRESS: 4483 31st Ave SW, Naples, FL 34116
8. CASE NO: **CESD20230000823**
OWNER: **ISLAND WALK HOMEOWNERS ASSOCIATION INC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Egress gate installed without permits.
FOLIO NO: 52250014166
PROPERTY ADDRESS: 4753 Islandwalk Cir, Naples, FL 34119
9. CASE NO: **CESD20230003711**
OWNER: **Maria Isabel Reyes**
OFFICER: Cristina Perez
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 addition added to the rear of the home prior to obtaining a Collier County Building permit.
FOLIO NO: 39777040005
PROPERTY ADDRESS: 3451 41st Ave NE, Naples, FL 34120
10. CASE NO: **CEROW20230002007**
OWNER: **Santiago Zavala Jr and Santiago Zavala**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Asphalt driveway installed over county right of way without a permit.
FOLIO NO: 36439520002
PROPERTY ADDRESS: 3077 52nd St SW, Naples, FL 34116
11. CASE NO: **CESD20230004797**
OWNER: **James Dunnigan and Rebecca Dunnigan**

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). An improved estates zoned property with a mobile home added to the rear with full utilities prior to issuance of proper Collier County permitting.
FOLIO NO: 36965760006
PROPERTY ADDRESS: 130 19th St SW, Naples, FL 34117

12. CASE NO: **CEV20230009358**
OWNER: **Ernest J Valdastri**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Repeat violation of vehicles parking on the grass.
FOLIO NO: 49532360004
PROPERTY ADDRESS: 30 Creek Circle, Naples, FL 34114

13. CASE NO: **CENA20230009367**
OWNER: **Ernest J Valdastri**
OFFICER: Joseph Mucha
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 54-181. Repeat violation of litter and outside storage.
FOLIO NO: 49532360004
PROPERTY ADDRESS: 30 Creek Circle, Naples, FL 34114

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CEAU20220007161**
OWNER: **Jose L Alvarado Mata**
OFFICER: Brian Owen
VIOLATIONS: Florida Building Code 7th Edition (2020) Building, Chapter 1, Section 105.1. Residentially zoned property with a fence erected without a proper permitting.
FOLIO NO: 36118520006
PROPERTY ADDRESS: 5016 18th Ave SW, Naples, FL 34116

2. 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 34113

- 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 34108
- 4. CASE NO:** **CESD20190009564**
OWNER: **Syed M Madni**
OFFICER: Rickey Migal
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 34120
- 5. CASE NO:** **CESD20210010293**
OWNER: **Jose Garcia and Limbania Verdecia**
OFFICER: Ryan Cathey
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 modifications to a permitted screened lanai including, but not limited to: Enclosure of a portion of the lanai to create a living space, replacement of screened areas with solid walls and addition of water and electric utilities. Unpermitted conversion of the garage to a living space including, but not limited to installation of an air conditioning system, plumbing for a full bathroom and electrical modifications.
FOLIO NO: 35762600001
PROPERTY ADDRESS: 1781 45th St SW, Naples, FL 34116
- 6. CASE NO:** **CESD20210012586**
OWNER: **William N Kogok Jr**
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 structures, pump house, and

garage on Estates property.
FOLIO NO: 37987840000
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117

7. CASE NO: **CESD20220006947**
OWNER: **CARIDAD MOLINA EST**
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). 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 34116

8. CASE NO: **CELU20220011318**
OWNER: **Yohenis Martinez**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. An improved estates zoned property with multiple inoperable boats on blocks in the yard and no registration numbers.
FOLIO NO: 45847880008
PROPERTY ADDRESS: 1311 11th St SW, Naples, FL 34117

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 - JANUARY 25, 2024 AT 9:00AM

XIV. ADJOURN