



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

May 23, 2024

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

1. 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 34113

MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

2. CASE NO: **CESD20230007234**
OWNER: **Livia Liste**
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). Unpermitted addition(s) to the rear portion of the residential structure.

FOLIO NO: 36432200002
PROPERTY ADDRESS: 5431 30th Ave SW, Naples, FL 34116
3. CASE NO: **CELU20240000034**
OWNER: **Mauricio Martinez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Food trailer parked on unimproved property.

FOLIO NO: 60183800109
PROPERTY ADDRESS: 324 W Main St, Immokalee, FL 34142

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

- 1. CASE NO: CEAU20220004105**
OWNER: Timothy L Richardson and Tracey M Richardson
OFFICER: Rickey Migal
VIOLATIONS: Florida Building Code 7th Edition (2020) Building, Chapter 1, Section 105.1. Unpermitted fence on a residential property.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
- 2. CASE NO: CELU20220004113**
OWNER: Timothy L Richardson and Tracey M Richardson
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unpermitted storage containers.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
- 3. CASE NO: CEVR20220004114**
OWNER: Timothy L Richardson and Tracey M Richardson
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 3.05.01(B). Vegetation removed without first obtaining Collier County permit(s)/approval(s).
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
- 4. CASE NO: CESD20230006053**
OWNER: PLN PROPERTIES LLC
OFFICER: Bradley Holmes
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 renovation/alteration of Unit 6 including, but not limited to: plumbing, mechanical (ducting) and gas line replacements.
FOLIO NO: 35778760003
PROPERTY ADDRESS: 12215 Collier Blvd, Unit 6, Naples, FL 34116

5. CASE NO: **CELU20240002042**
OWNER: **MENDEZ COMPANY LLC**
OFFICER: Latoya Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 1.04.01(B) and 2.03.03(D). Unapproved “food truck” operating on the property without the required permit(s)
FOLIO NO: 35930680002
PROPERTY ADDRESS: 4017 23rd Ave SW, Naples, FL 34116
6. CASE NO: **CESD20230009809**
OWNER: **Dina Maribel Vasquez Guillen**
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). Storage container has been added to a mobile home and is being used as living space without the required permitting.
FOLIO NO: 50891120000
PROPERTY ADDRESS: 2626 Holly Ave, Naples, FL 34112
7. CASE NO: **CELU20240001445**
OWNER: **WESTWARD LLC**
OFFICER: Latoya Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 1.04.01(B) and 2.03.03(D). Unapproved “food truck” operating on the property without the required permit(s).
FOLIO NO: 35779440005
PROPERTY ADDRESS: 11825 Collier Blvd, Naples, FL 34116
8. CASE NO: **CESD20200002602**
OWNER: **Antonio Rao**
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). An Estates zoned property with a structure being erected without proper Collier County building permits.
FOLIO NO: 37060440000
PROPERTY ADDRESS: 289 15th St NW, Naples, FL 34120

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: Dee 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: 418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL 34112
2. CASE NO: **CEPM20230001023**
OWNER: **Vincent Lennon and Ruth A Lennon**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinance, Chapter 22, Article VI, Sections 22-240(2)(m) and 22-228(1). Section of the storefront window broken and covered with wood.

FOLIO NO: 35640720003
PROPERTY ADDRESS: 11655 Collier Blvd, Naples, FL 34116
3. CASE NO: **CESD20220004820**
OWNER: **Tirso Careaga De La Cruz and Martha Alicia Careaga**
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 shed and chicken coop.

FOLIO NO: 45842000003
PROPERTY ADDRESS: 920 15th St SW, Naples, FL 34117
4. CASE NO: **CESD20230004946**
OWNER: **Abdallah Masoud Mustafa**
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). An improved Estates zoned property multiple structures built prior to issuance of proper permitting or changed after official permit issuance including but not limited to the following: a red shed in the rear, two separate shade structures in the rear, and an animal enclosure in the rear.

FOLIO NO: 45846280007
PROPERTY ADDRESS: 1270 13th St SW, Naples, FL 34117
5. 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 34113

6. CASE NO: **CESD20220008382**
OWNER: **Anthony Mattei, Karol Lucila Teresita Mattei and Lilia Mercedes Machado**
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). Improvements to property prior to issuance of Collier County Building Permits.
FOLIO NO: 51590080000
PROPERTY ADDRESS: 164 Panther Pass Cir, Naples, FL 34114
7. CASE NO: **CESD20230000280**
OWNER: **Gloria May**
OFFICER: Bradley Holmes
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 Estate zoned property with multiple occupied structures without permits, some with electrical and improperly connected running water, some with no electricity or water, all disposing of solid waste in an undeterminable manner and location. Occupied and unpermitted structures including but not limited to the following: scrap woodsheds and overhangs, wooden fences, pre-constructed big box store type shed with siding, detached concrete block open air garage enclosed as a living space and a screened lanai (aluminum and wood) added to the rear of the concrete block structure.
FOLIO NO: 36813320006
PROPERTY ADDRESS: 220 29th St SW, Naples, FL 34117
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

9. CASE NO: **CESD20230001769**
OWNER: **12275 COLLIER BLVD LAND TRUST**
OFFICER: Bradley Holmes
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 alteration of a former light fixture location to install a multi-outlet without a permit, installation of a multi-outlet in the soffit in the front of the unit without permit, awnings installed in the front and rear of the unit exterior without permit(s), and an unpermitted addition to the rear of the unit (exterior) for storage.

FOLIO NO: 35778600008
PROPERTY ADDRESS: 12275 Collier BLVD, Unit 6, Naples, FL 34116

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 - JUNE 27, 2024 AT 9:00AM

XIV. ADJOURN