



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

February 25, 2021

9:00 AM

Robert Kaufman, Chair
Gerald Lefebvre, Vice-Chair
Kathleen Elrod, Member
Danny Blanco, Member
Chloe Bowman, Member
Sue Curley, Member
Herminio Ortega, Member
Barbara Ann Davis, 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: **CESD20190009564**
OWNER: **Syed M Madni**
OFFICER: Paula Guy
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

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20200000596**
OWNER: **MAROON INVESTMENTS LLC**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Alterations and renovations to garage structure with no permits.

FOLIO NO: 37068440002
PROPERTY ADDRESS: 260 9th Street NW, Naples, FL
2. CASE NO: **CESD20190012078**
OWNER: **Scott E Stewart and Mary E Stewart**
OFFICER: Arthur Ford
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(e)(i). Lanai enclosed without required permits, inspections, and certificate of completion/occupancy.

FOLIO NO: 72400000285

- PROPERTY ADDRESS: 6855 San Marino Dr, Unit 204C, Naples, FL
3. CASE NO: **CESD20190002541**
OWNER: **Orlando Galindo and Maria Galindo**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A large shed structure on the property under construction without an active permit.
FOLIO NO: 37340800001
PROPERTY ADDRESS: 1035 31st St SW, Naples, FL
4. CASE NO: **CESD20190010323**
OWNER: **Fred P Grunst and Joanne R Grunst**
OFFICER: Sherry Patterson
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). Dock installed without required permits, inspections, and certificate of completion.
FOLIO NO: 65471080005
PROPERTY ADDRESS: 308 Sharwood Dr, Naples, FL
5. CASE NO: **CEPM20200009545**
OWNER: **NOVAD MGMT CONSULTING LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). Observed lanai screen mesh in need of repairs.
FOLIO NO: 67940520007
PROPERTY ADDRESS: 2323 Pinewoods Cir, Naples, FL
6. CASE NO: **CELU20200011975**
OWNER: **David N Ahmad**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Observed unauthorized storage of containers placed on improved Estates zoned parcel.
FOLIO NO: 36962200006
PROPERTY ADDRESS: 769 21st St SW, Naples, FL
7. CASE NO: **CEPM20200011328**
OWNER: **Sylvie E Nutten**
OFFICER: Arthur Ford
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). A damaged dock in the rear

of the property, on the canal.
FOLIO NO: 27586280000
PROPERTY ADDRESS: 496 Willet Ave N, Naples, FL

8. CASE NO: **CESD20200005241**
OWNER: **FEDERAL HOME LOAN MRTG CORP**
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 unpermitted barn-type structure, an unpermitted guest house structure and an unpermitted re-roof of the main house.

FOLIO NO: 38336880005
PROPERTY ADDRESS: 5975 Green Blvd, Naples, FL
9. CASE NO: **CEVR20200000062**
OWNER: **William E Christ and Roseanne R Christ**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Site work, improvement of property, grading, and/or removal of protected/native vegetation without a valid building permit.

FOLIO NO: 00741080402
PROPERTY ADDRESS: 10827 Greenway Rd, Naples, FL
10. CASE NO: **CESD20200010274**
OWNER: **JOHN BLUM LIVING TRUST**
OFFICER: William Marchand
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A sliding glass door was removed from the living room to the porch without a Collier County building permit.

FOLIO NO: 25132160000
PROPERTY ADDRESS: 3088 Kings Lake Blvd #7576, Naples, FL
11. CASE NO: **CENA20200013489**
OWNER: **Wilson Touchet and Dawn Hebert**
OFFICER: Paula Guy
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, Section 2.02.03. Observed accumulation of litter on estates zoned unimproved parcel to include but not limited large piles of vegetation debris, landscape materials and commercial vehicles and trailers.

FOLIO NO: 37165120005
PROPERTY ADDRESS: NO SITE ADDRESS

12. CASE NO: **CELU20200013135**
OWNER: **Wilson Touchet and Dawn Hebert**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Operations of Landscape Maintenance company on an Estates unimproved zoned property.

FOLIO NO: 37165120005
PROPERTY ADDRESS: NO SITE ADDRESS
13. CASE NO: **CESD20200005267**
OWNER: **Monica Zamorano Trujillo, Victor A Valdes Miranda and Camila Borja**
OFFICER: William Shanahan
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Converted garage without a permit.

FOLIO NO: 36447880006
PROPERTY ADDRESS: 2833 49th Ln SW, Naples, FL

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR RE-HEARING

C. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CEPM20190008606**
OWNER: **Arthur S Nichols and Stella M Nichols**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15) and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unmaintained pool.

FOLIO NO: 26830520006
PROPERTY ADDRESS: 3112 Gordon St, Naples, FL
2. CASE NO: **CESD20190008083**
OWNER: **Jantina Jo Hanna**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A mobile home that has had extensive interior modifications, a separate garage building structure, and an accessory structure on the rear of this property do not have the required permitting, inspections, and approval from the County.

FOLIO NO: 53352760003
PROPERTY ADDRESS: 3061 Lunar St, Naples, FL

3. CASE NO: **CESD20190008029**
OWNER: **Claudel Victor and Altagrace Talleybrand**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Rear exterior door sealed without a valid Collier County permit.

FOLIO NO: 62103040002
PROPERTY ADDRESS: 5430 Hardee St, Naples, FL
4. CASE NO: **CESD20180014394**
OWNER: **Daniel R Blake and Sally Sue Blake**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Occupying the mobile home without first completing all inspections and receiving the certificate of completion/occupancy.

FOLIO NO: 81626360004
PROPERTY ADDRESS: 271 Sugar Loaf Ln, Naples, FL
5. CASE NO: **CEAU20170016724**
OWNER: **Tam Thanh Nguyen and Tammy Nguyen**
OFFICER: Delicia Pulse
VIOLATIONS: Florida Building Code 6th Edition (2017), Chapter 1 Section 105.1 and Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). Chain link and wood fence on property and no Collier County Building permit, fencing is dilapidated and not maintained.

FOLIO NO: 38396160008
PROPERTY ADDRESS: 5175 Green Blvd, Naples, FL
6. CASE NO: **CESD20190009564**
OWNER: **Syed M Madni**
OFFICER: Paula Guy
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
7. CASE NO: **CELU20180013990**
OWNER: **Vladimir Portal and Caridad Paz**

OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Unpermitted
improvements/structures: a converted garage, an aluminum
porch, an entry addition, a large warehouse, a swimming pool,
and ground level addition to the permitted pigeon coop.
FOLIO NO: 36914160000
PROPERTY ADDRESS: 2035 Golden Gate Blvd W, Naples, FL

8. CASE NO: **CESD20190010316**
OWNER: **Albert F Lepree and Lorraine M Fotiou**
OFFICER: Sherry Patterson
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). Dock
installed without required permits, inspections, and certificate of
completion.
FOLIO NO: 65470760009
PROPERTY ADDRESS: 244 Sharwood Dr, Naples, FL

9. CASE NO: **CESD20190004631**
OWNER: **Luis Rios Centeno**
OFFICER: Eric Short
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). Additions/alteration to mobile home and
added shed without obtaining required Collier County permits.
FOLIO NO: 293400006
PROPERTY ADDRESS: 301 Fillmore St, Naples, FL

10. CASE NO: **CESD20190009150**
OWNER: **Catherine Vidal**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Above ground pool and accessory
structure erected with no permits.
FOLIO NO: 40985560007
PROPERTY ADDRESS: 2880 10th Ave SE, Naples, FL

11. CASE NO: **CESD20190014518**
OWNER: **HENOCK CHERRELUS LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Lanai enclosed without first
obtaining a valid Collier County permit.
FOLIO NO: 62047080005
PROPERTY ADDRESS: 5306 McCarty St, Naples, FL

ADDRESS:

12. CASE NO: **CESD20190009049**
OWNER: **Jose S Olivares-Gonzalez and Ana J Trejo De Olivares**
OFFICER: Joseph Mucha
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). Addition/alteration/porch overhang and shed on the Property without permits.
FOLIO NO: 25967802724
PROPERTY ADDRESS: 14701 Apalachee St, Naples, FL
13. CASE NO: **CESD20190010279**
OWNER: **David M Turley and Kathryn A Turley**
OFFICER: Sherry Patterson
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). Boat dock and lift installed without required permits, inspections, and certificate of completion.
FOLIO NO: 65475720002
PROPERTY ADDRESS: 166 Oakwood Ct, Naples, FL
14. CASE NO: **CESD20190009030**
OWNER: **KATHERINE M JOHNSON TRUST EST**
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). Rear of porch/lanai enclosed with windows and or sliding window doors without the required Collier County permits and inspections.
FOLIO NO: 61131640006
PROPERTY ADDRESS: 1718 Bald Eagle Dr, Unit 513-C, Naples, FL
15. CASE NO: **CESD20200002795**
OWNER: **ROBERT J FIORILLO LIV TRUST**
OFFICER: Thomas Pitura
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). Exterior screen porch removed without demolition permit.
FOLIO NO: 725200004
PROPERTY ADDRESS: 1392 Henderson Creek Dr, Naples, FL
16. CASE NO: **CEROW20150023031**
OWNER: **Veronica Tressler, Barbara Dethloff and Elizabeth Lucky**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110,

Article II, Section 110-31(a). A culvert drainage pipe in need of repair or replacement.

FOLIO NO: 161080008
PROPERTY ADDRESS: 231 Willoughby Dr, Naples, FL

17. CASE NO: **CESD20170016916**
OWNER: **Neysis Rodriguez**
OFFICER: Michele McGonagle
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 on the property and expired pool permit number 930007170.

FOLIO NO: 37861480007
PROPERTY ADDRESS: 1680 Randall Blvd, Naples, FL

18. CASE NO: **CESD20190006958**
OWNER: **Tara Crete**
OFFICER: Eric Short
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). Altered lower level by adding cabinets and kitchen sink and converted laundry room to bathroom.

FOLIO NO: 69600080005
PROPERTY ADDRESS: 2531 Estey Ave, Unit #A2, Naples, FL

D. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

E. 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 HEARING DATE-THURSDAY MARCH 25, 2021 AT 9:00AM

XIV. ADJOURN