



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 24, 2022

9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Danny Blanco, Member
Chloe Bowman, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, 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: CESD20190003400**
OWNER: Carlos Arreaga and Veronica Arreaga
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). Added guest house, lean-to storage building, and plumbing for washing machine located under covered porch without obtaining required Collier County permits and permit 960016270 is in void status and needs to be closed.
FOLIO NO: 73280360005
PROPERTY ADDRESS: 2515 Bayside St, Naples, FL
- 2. CASE NO: CESD20190014019**
OWNER: Yunion Lopez Morell
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed alterations made with no permits to rear of main residence and detached structure garage in rear yard.
FOLIO NO: 37168800005
PROPERTY ADDRESS: 275 1st St SW, Naples, FL
- 3. CASE NO: CEVR20200013095**
OWNER: KSWFL HOMESITES LLC
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). Removal of native vegetation from an unimproved property without issued building permit(s) or an approved vegetation removal permit.
FOLIO NO: 36610040000
PROPERTY ADDRESS: 4710 7th Ave SW, Naples, FL

ADDRESS:

4. CASE NO: **CESD20210000507**
OWNER: **Rainer Rizo**
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). Interior alteration of garage to living space and addition to rear of main residence on Estates zoned improved parcel with no Collier County permits obtained for alteration.

FOLIO NO: 37167640004
PROPERTY ADDRESS: 510 3rd St SW, Naples, FL

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CELU20210013110**
OWNER: **Victor Estrada and Alejandra Lara**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Property being utilized for special events and gatherings on unimproved agricultural zoned property.

FOLIO NO: 52920206
PROPERTY ADDRESS: 6024 Pepper Rd, Immokalee, FL
2. CASE NO: **CESD20210002916**
OWNER: **CARLISLE WILSON PLAZA LLC**
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). Made changes to the original store site plan: Interior alterations including, but not limited to; installed three bay sink, modified plumbing, added a grease trap, installed coolers along the front wall blocking and exit door, added coolers along the left side of the store blocking the windows, and multiple areas of products stacked up and stored throughout the store. On the exterior added two ice machines, tow propane cages, and two filtered water dispensers.

FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E Units 1 and 2, Naples, FL
3. CASE NO: **CESD20210007671**
OWNER: **CARLISLE WILSON PLAZA LLC**
OFFICER: Michele McGonagle

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(K)(2), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Removed required landscape islands and canopy trees from parking lot without obtaining Collier County permits or an approved insubstantial change to site development plan.

FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E, Naples, FL

4. CASE NO: **CENA20210009796**
OWNER: **Albert Lee and Margaret M Lee**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/outside storage consisting of but not limited to concrete block, plywood, refrigerator, 2x4's, drywall, water heater, doors, tile, plastic, in the rear of improved property.
- FOLIO NO: 65072640006
PROPERTY ADDRESS: 611 Maple Dr, Immokalee, FL

5. CASE NO: **CESD20210001545**
OWNER: **FIRST PROPERTY YANZA LLC**
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). 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

6. 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 Ter SW, Naples, FL

7. CASE NO: **CESD20210012760**
OWNER: **Milaine Pierre**
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). Interior remodeling without obtaining the required permits.

FOLIO NO: 77390003546
PROPERTY ADDRESS: 13624 Legacy Ln, Naples, FL

8. CASE NO: **CELU20210010367**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Michele McGonagle
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Storing vehicles, mobile homes, and storage containers is not allowable use for this undeveloped Ag zoned property. Office trailers on property without permits or county approval.

FOLIO NO: 304280005
PROPERTY ADDRESS: 1340 Dove Tree St, Naples, FL

9. CASE NO: **CEVR20210009902**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Michele McGonagle
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or state approval.

FOLIO NO: 304320004
PROPERTY ADDRESS: 1370 Dove Tree St, Naples, FL

10. CASE NO: **CEVR20210010368**
OWNER: **IRON RANCH CONTAINERS INC**
OFFICER: Michele McGonagle
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Removal of native and/or Prohibited Exotic vegetation from unimproved property using heavy machinery without first obtaining required vegetation removal permit from Collier County and local and/or state approval.

FOLIO NO: 304280005
PROPERTY ADDRESS: 1340 Dove Tree St, Naples, FL

11. CASE NO: **CESD20210010942**
OWNER: **Thomas S Green and Signe L Green**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Construction work to build a dock/deck on the rear of this parcel without the required

permit(s).
FOLIO NO: 392440006
PROPERTY ADDRESS: 3353 Captains Cove, Naples, FL

12. CASE NO: **CESD20200012476**
OWNER: **FRENCH FAMILY TRUST**
OFFICER: Luis Macedo
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 second floor addition.
FOLIO NO: 00436000001
PROPERTY ADDRESS: 258 Rose Apple Ln, Naples, FL
13. CASE NO: **CESD20210007663**
OWNER: **Kevin J McCloskey and Carolyn McCloskey**
OFFICER: Jordann 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). Metal entrance gate and electrical access box for gate installed prior to obtaining a permit.
FOLIO NO: 56340000060
PROPERTY ADDRESS: 5361 Mahogany Ridge Dr, Naples, FL
14. CASE NO: **CESD20200013730**
OWNER: **Peggy L Mills**
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). Master bath remodeled without the required permits.
FOLIO NO: 33400000363
PROPERTY ADDRESS: 431 La Peninsula Blvd, Naples, FL
15. CASE NO: **CESD20200011027**
OWNER: **34102 INVESTMENTS 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). Garage converted into living space without a permit.
FOLIO NO: 29782040000
PROPERTY ADDRESS: 1290 Highlands Dr, Naples, FL
16. CASE NO: **CEAU20210011467**
OWNER: **Nelson Martinez and Ada M Diaz**

OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 5.03.03(B). Guest house is being rented out, owner
does not live on the property.
FOLIO NO: 37162680001
PROPERTY ADDRESS: 871 5th St SW, Naples, FL

17. CASE NO: **CENA20210010881**
OWNER: **Nelson Martinez and Ada M Diaz**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54,
Article VI, Section 54-179. Property has garbage and trash all
over the yard.
FOLIO NO: 37162680001
PROPERTY ADDRESS: 871 5th St SW, Naples, FL

18. CASE NO: **CESD20200011642**
OWNER: **Branislava Cirakovic**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Witnessed multiple alterations to the
primary structure which were done without the required
permitting, inspections, and certificate of
Completion/Occupancy.
FOLIO NO: 23120120009
PROPERTY ADDRESS: 2248 Curtis St, Naples, FL

19. CASE NO: **CESD20200011643**
OWNER: **Branislava Cirakovic**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Witnessed multiple alterations to the
primary structure which were done without the required
permitting, inspections, and certificate of
Completion/Occupancy
FOLIO NO: 23120140005
PROPERTY ADDRESS: 2264 Curtis St, Naples, FL

20. CASE NO: **CEPM20210011514**
OWNER: **Robert A Young Est**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,
Article VI, Section 22-242. Unoccupied house. Front double
door is wide open and rear sliding glass door has been removed
from its track.
FOLIO NO: 37594920009

- PROPERTY ADDRESS: 377 20th Ave NW, Naples, FL
21. CASE NO: **CESD20210011881**
OWNER: **Donald N Garrison and Cheryl K Garrison**
OFFICER: Adam Collier
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). 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
22. CASE NO: **CESD20210004109**
OWNER: **VIAGE MARINAS LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Boat storage racks have been constructed without the required permitting.
FOLIO NO: 48173280007
PROPERTY ADDRESS: 3470 Bayshore Dr, Naples, FL
23. CASE NO: **CESD20190008994**
OWNER: **Nelson Hernandez Castellanos, Lissette Veloso and Greta Restano**
OFFICER: William Shanahan
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). Permit obtained for unpermitted garage conversion has expired.
FOLIO NO: 36375000000
PROPERTY ADDRESS: 2483 54th Ter SW, Naples, FL
24. CASE NO: **CESD20210011051**
OWNER: **POLLY AVE LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unfinished construction with expired building permits. PRBD20190519229 Expired 06.02.21 No Certificate of Occupancy obtained. PRBD20190519219 Expired 08.15.21 No Certificate of Occupancy obtained.
FOLIO NO: 418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL
25. CASE NO: **CENA20210011082**

OWNER: **POLLY AVE LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass and weeds above 18 inches throughout the property.

FOLIO NO: 418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL

26. CASE NO: **CELU20210006630**
OWNER: **Charles F Aimaro and Peggy F Aimaro**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Observed unauthorized storage of metal storage container on improved Estates zoned property.

FOLIO NO: 36713280000
PROPERTY ADDRESS: 3665 Golde Gate Blvd W, 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: **CENA20210004949**
OWNER: **Michael Sorrell**
OFFICER: Michele McGonagle
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, Sections 54-179 and 54-181. Litter, including but not limited to; appliances, vehicle parts, metal cages, windows and household items stored outside.

FOLIO NO: 37498120109
PROPERTY ADDRESS: 1671 85th St NE, Naples, FL
2. CASE NO: **CEROW20150023031**
OWNER: **Veronica Tressler, Barbara Dethloff and Elizabeth Lucky**
OFFICER: Christopher Harmon
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

3. CASE NO: **CELU20200011248**
OWNER: **Veronica Tressler, Barbara Dethloff and Elizabeth Lucky**
OFFICER: Christopher Harmon
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-181 and 54-179 and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and debris on the property. Also, prohibited outside storage of items on the property.

FOLIO NO: 161080008
PROPERTY ADDRESS: 231 Willoughby Dr, Naples, FL
4. CASE NO: **CESD20190013107**
OWNER: **James Wuschke**
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). Interior renovations to the unit without the required Collier County permits and inspections.

FOLIO NO: 31530400000
PROPERTY ADDRESS: 3826 Exchange Ave, Naples, FL
5. CASE NO: **CEV20200000211**
OWNER: **Miguel Cruz**
OFFICER: Michele McGonagle
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Numerous unlicensed/inoperable vehicles on the property.

FOLIO NO: 39387120001
PROPERTY ADDRESS: 181 20th St SE, Naples, FL
6. CASE NO: **CEPM20210006609**
OWNER: **Martha Lucy Roca Senzano**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). A dilapidated wooden porch and a screen lanai missing the screens.

FOLIO NO: 32485880004
PROPERTY ADDRESS: 4484 Rosea Ct, Naples, FL
7. CASE NO: **CESD20200010077**
OWNER: **Gisella C Burgos**
OFFICER: William Shanahan
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Garage finished without a permit.

FOLIO NO: 36370720000
PROPERTY ADDRESS: 5425 26th Ave SW, Naples, FL

ADDRESS:

8. CASE NO: **CESD20190009077**
OWNER: **Dean G Chionis and Sherri L Chionis**
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 the porch/lanai enclosed with windows and or sliding window doors without the required Collier County permits and inspections.

FOLIO NO: 61131080006
PROPERTY ADDRESS: 1742 Bald Eagle Dr, Naples, FL
9. CASE NO: **CESD20180006675**
OWNER: **MED-LIFE ENTERPRISE INC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.20.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Interior demolition without a valid Collier County building permit.

FOLIO NO: 55151480003
PROPERTY ADDRESS: 5101 Tamiami Trail E, Naples, FL
10. CASE NO: **CEROW20210008921**
OWNER: **Dominick Lento and Alycia Lento**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-32. Vegetation blocking the Right of Way.

FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL
11. CASE NO: **CENA20200013489**
OWNER: **Wilson Touchet and Dawn Hebert**
OFFICER: Rickey Migal
VIOLATIONS: 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: **CESD20200007975**
OWNER: **Jessica Doyle and Marc C Berry**
OFFICER: Ryan Cathey
VIOLATIONS: Florida Building Code 6th Edition (2017), Chapter 4, Section

454.2.17, and 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 pool being built without a permit and a
barrier around it.
FOLIO NO: 38160200000
PROPERTY 3180 63rd St SW, Naples, FL
ADDRESS:

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

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT HEARING DATE - MARCH 24, 2022 AT 9:00AM

XIV. ADJOURN