



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

January 28, 2021

9:00 AM

Robert Kaufman, Chair
Gerald Lefebvre, Vice-Chair
Kathleen Elrod, Member
Ronald Doino, Member
Chloe Bowman, Member
Sue Curley, Member
Herminio Ortega, Member
Barbara Ann Davis, Alternate
Danny Blanco, 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

- 1. CASE NO: CESD20200001254**
OWNER: Jean Fortin
OFFICER: LaToya Thompson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 10.02.06(B)(1)(a). An unpermitted accessory shed-type structure being utilized for living/housekeeping purpose on a Residentially zoned lot with no approved principal use.

FOLIO NO: 70721000005
PROPERTY NO SITE ADDRESS
ADDRESS:
- 2. 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 porch/lanai enclosed with windows and or sliding window doors without the required Collier County permits and inspections.

FOLIO NO: 61131080006
PROPERTY 1742 Bald Eagle Dr Unit B, Naples, FL
ADDRESS:
- 3. CASE NO: CESD20190010307**
OWNER: Juan C Alcantara Jr and Lindsay M Alcantara
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 Collier County Building permits.

FOLIO NO: 65470240008
PROPERTY 140 Sharwood Dr, Naples, FL
ADDRESS:
- 4. CASE NO: CEAU20200001629**
OWNER: John R McCann Jr and Ashley Law McCann
OFFICER: Ryan Cathey

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). Observed wooden fence needing repairs and/or replacement.
FOLIO NO: 68096280009
PROPERTY ADDRESS: 3520 Balboa Cir E, Naples, FL

MOTION FOR EXTENSION OF TIME

- 5.** **CASE NO:** **CELU20190011289**
 OWNER: **PELICAN LAKE PROPERTY OWNERS ASSOC OF**
 COLLIER COUNTY INC
 OFFICER: Joseph Mucha
 VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Observed paving of asphalt into the drainage easement as well as trailers, pavers, wood, signs, sign poles and other miscellaneous items being stored in the drainage easement.

 FOLIO NO: 66679503040
 PROPERTY ADDRESS: NO SITE ADDRESS
- 6.** **CASE NO:** **CELU20190006474**
 OWNER: **Lisa Marie Silverman**
 OFFICER: Michele McGonagle
 VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Mobile home on improved parcel in Estates zoning.

 FOLIO NO: 37281760006
 PROPERTY ADDRESS: 581 2nd ST NE, Naples, FL

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

C. EMERGENCY CASES

D. HEARINGS

- 1.** **CASE NO:** **CEPM2020009530**
 OWNER: **PROPERTIES OF S&O LLC**
 OFFICER: Steven Lopez-Silvero
 VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-240(1)(i), 22-240(1)(b) and 22-240(1)(j). Observed mildew on the exterior walls, a break/hole in the exterior wall, broken/vandalized exterior surveillance cameras/electrical equipment, exposed wiring from exterior electrical/junction boxes, a deteriorated/dilapidated garbage/dumpster enclosure, and an accumulation of litter on improved unoccupied commercial property.

 FOLIO NO: 75212920000

- PROPERTY ADDRESS: 1570 Immokalee Dr, Immokalee, FL
2. CASE NO: **CESD20200002803**
OWNER: **Humberto Aguilar**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Two carport's, kitchen addition with electrical and plumbing all attached to the mobile home erected without first obtaining the authorization of the required permits, inspections and certificate(s) of occupancy as required by Collier County.
- FOLIO NO: 127880006
PROPERTY ADDRESS: 331 N 15th St Unit 4, Immokalee, FL
3. CASE NO: **CESD20200005364**
OWNER: **Jose J Hernandez Montero and Yudeisy Pedrozo**
OFFICER: Michael Odom
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). Beginning an unpermitted construction addition in the rear yard of the property without first obtaining all required Collier County permits.
- FOLIO NO: 38960360001
PROPERTY ADDRESS: 2393 56th Ave NE, Naples, FL
4. CASE NO: **CESD20200000285**
OWNER: **Debra Sue Mays Ayala**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code 04-41, As amended, Sections 10.0206(B)(1)(a) and 10.02006(B)(1)(e)(i). Observed a re-roof of a dwelling, a 6-foot wooden fence, and an addition of an attached porch all non-permitted on improved occupied residential property.
- FOLIO NO: 73180200003
PROPERTY ADDRESS: 593 N 9th ST, Immokalee, FL
5. CASE NO: **CEAU20200009413**
OWNER: **KATRIX LLC**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). A dilapidated chain link fence in the front and side yard of unimproved property.
- FOLIO NO: 65071520004
PROPERTY ADDRESS: 523 Eustis Ave, Immokalee, FL

6. CASE NO: **CELU20200005943**
OWNER: **David Falato and Zenaida Falato**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Section 90-41(f8). Water flow not properly contained on property; therefore, excess water drainage is flooding neighbor's yard.

FOLIO NO: 77210960002
PROPERTY ADDRESS: 130 2nd St, Naples, FL
7. CASE NO: **CESD20200002597**
OWNER: **James Kelley**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Modifications to the primary structure were made including the installation of 2 sets of sliding glass doors and the construction of a rear deck/patio with any permits.

FOLIO NO: 388200001
PROPERTY ADDRESS: 327 Pier A, Naples, FL
8. CASE NO: **CEOCCOCC20190015149**
OWNER: **Sabrina McBride**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 5.02.03(A-J) and Collier County Code of Laws and Ordinances, Article IV, Section 126-111. Operation of business Earth Works Septic Contractor from this property without first obtaining a Collier County Business Tax Receipt. The illegal outside storage of business-related vehicles and equipment other than would be associated with the allowable residential use. Non-resident employees coming to the property to pick up business associated trucks and equipment, leaving their personal vehicles parked there, and then dropping the trucks and equipment back off.

FOLIO NO: 36967440007
PROPERTY ADDRESS: 381 17th St SW, Naples, FL
9. CASE NO: **CEPM20190000162**
OWNER: **Betty J Slamans and Jon David Steele**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof/fascia damage from Hurricane Irma.

FOLIO NO: 31142502189
PROPERTY ADDRESS: 109 Enchanting Blvd, Naples, FL

10. CASE NO: **CEAU20200004120**
OWNER: **Melanie Ann Carter and Reginald Von Carter**
OFFICER: Arthur Ford
VIOLATIONS: Florida Building Code 6th Edition (2017) Building, Chapter 1, Section 105.1 and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e)(i). A fence installed without required permits, inspections and certificate of completion.

FOLIO NO: 62762480003
PROPERTY ADDRESS: 700 94th Ave N, Naples, FL
11. CASE NO: **CELU20190012619**
OWNER: **Frederick F Harbec and Tania Iturralde**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Storing of vehicles, recreational vehicles, trailers and vessels on unimproved property.

FOLIO NO: 766640005
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL
12. CASE NO: **CELU20200005077**
OWNER: **James E Poole Jr and Filomena A Poole**
OFFICER: William Marchand
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Prohibited use of an unimproved property to include individuals residing in a camper on site and the storage of items on the property to include but not limited to a dishwasher, lawn mower, outdoor grills, tarps, ladders, a portable toilet, chairs, buckets, wheelbarrows, a pile of concrete pieces, canopy tents, fencing, a rubber shed, a plastic cart, doors, and bubble wrap.

FOLIO NO: 420600006
PROPERTY ADDRESS: 3100 Polly Ave, Naples, FL
13. CASE NO: **CELU20200000493**
OWNER: **MAEL INVESTMENTS LLC**
OFFICER: William Marchand
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unauthorized outside storage including, but not limited to, aluminum framework and pieces, wood boards, a window, and a large storage container.

FOLIO NO: 38162040006
PROPERTY ADDRESS: 6160 Painted Leaf Ln, Naples, FL

14. CASE NO: **CESD20200005558**
OWNER: **IN 100 YEARS LLC**
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 renovations, roof and air conditioning replacement without obtaining the required permits.

FOLIO NO: 50880001541
PROPERTY ADDRESS: 174 Primrose Ln, Naples, FL
15. CASE NO: **CESD20200009436**
OWNER: **1060 HOLLYGATE LN LLC**
OFFICER: Junior Torres
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.03(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Interior renovations done without the required Collier County permits, and inspections.

FOLIO NO: 64410720000
PROPERTY ADDRESS: 1060 Hollygate Ln, Naples, FL
16. CASE NO: **CELU20200010724**
OWNER: **Greg Carlisle and E James Kurnik**
OFFICER: Ryan Cathey
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. Observed a vacant residential lot being used to store litter/outside storage consisting of but not limited to boats, trailers, RV's, storage containers, metals and plastics.

FOLIO NO: 38103000005
PROPERTY ADDRESS: NO SITE ADDRESS
17. CASE NO: **CESD20200006945**
OWNER: **Martha Cisneros**
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) and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). 1. Mobile home, shed, and storage container placed on the property without permits. 2. Unpermitted driveway access to the property from Auto Ranch Road.

FOLIO NO: 769240004
PROPERTY ADDRESS: 980 Auto Ranch Rd, 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: **CEPM20200006626**
OWNER: **Johnson Pharisien**
OFFICER: John Johnson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. Collier County Building Department has declared that the structure on this parcel are dangerous and unsafe for occupancy.

FOLIO NO: 50890640002
PROPERTY ADDRESS: 2617 Holly Ave, Naples, FL
- 3.** CASE NO: **CESD20200001254**
OWNER: **Jean Fortin**
OFFICER: LaToya Thompson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 10.02.06(B)(1)(a). An unpermitted accessory shed-type structure being utilized for living/housekeeping purpose on a Residentially zoned lot with no approved principal use.

FOLIO NO: 70721000005
PROPERTY ADDRESS: NO SITE ADDRESS
- 4.** CASE NO: **CESD20180009474**
OWNER: **CARA INTERNATIONAL LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior alterations and the installation of a water heater without first obtaining a valid Collier County permit.

FOLIO NO: 80371640009
PROPERTY ADDRESS: 5007 Tamiami Trail E, Naples, FL

5. CASE NO: **CESD20180008035**
OWNER: **ESTANCIA US LLC**
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). Interior construction/alteration at a commercially zoned property without required Collier County permit(s).

FOLIO NO: 55850160006
PROPERTY ADDRESS: 4701 Bonita Beach Rd, Naples, FL
6. CASE NO: **CEPM20180011817**
OWNER: **Hazen L Allen and Maria A Allen**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c) and Florida Building Code, 6th Edition (2017), Section 454.2.17. Residential swimming barrier requirement.

FOLIO NO: 38331640004
PROPERTY ADDRESS: 6191 Green Blvd, Naples, FL
7. CASE NO: **CESD20170011136**
OWNER: **SOMAR 1939 LLC**
OFFICER: Paula Guy
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Two expired building permits for the property (PRBD20111005151 and (20151238615) pertaining the reconstruction of the home from fire damage.

FOLIO NO: 37062200002
PROPERTY ADDRESS: 1361 Golden Gate Blvd W, Naples, FL
8. CASE NO: **CESD20190003219**
OWNER: **Mark Ryan Morgan**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Alteration/repairs to seawall without obtaining Collier County permits.

FOLIO NO: 46273160003
PROPERTY ADDRESS: 241 Harbor Pl N, Goodland, FL
9. CASE NO: **CESD20190004530**
OWNER: **Penny J Estes and Timothy W Estes**
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 improvements to an existing structure including, installation of an air conditioning system, improvements to

existing electrical and the installation of plumbing.
FOLIO NO: 45967320008
PROPERTY ADDRESS: 1735 19th St SW, Naples, FL

10. CASE NO: **CEAU20200000544**
OWNER: **Maria G Rivera**
OFFICER: Jonathan Musse
VIOLATIONS: Florida Building Code 6th Edition 2017, Chapter 1, Part 2, Section 105.1. Permit #PRBD20141029928 for a “fence 2 block concrete and metal 6” is voided, certificate of completion was not issued.
FOLIO NO: 25967800483
PROPERTY ADDRESS: 14597 Apalachee St, Naples, FL
11. CASE NO: **CESD20190000550**
OWNER: **12275 COLLIER BLVD LAND TRUST**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A drop ceiling with electric constructed without first obtaining the authorization of the required permit inspections, and certificate of occupancy as required by the Collier County Building Department.
FOLIO NO: 35778600008
PROPERTY ADDRESS: 12275 Collier Blvd Unit 6, Naples, FL
12. CASE NO: **CESD20200000524**
OWNER: **Jones Napoleon**
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). Wood structure erected in rear yard without a permit.
FOLIO NO: 25967800360
PROPERTY ADDRESS: 14573 Apalachee ST, Naples, FL
13. CASE NO: **CESD20190007370**
OWNER: **Edward A Cruey Jr and Juanita S Cruey**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Shed with overhang on the property without permit.
FOLIO NO: 26081040005
PROPERTY ADDRESS: 177 N Lopez Ln, Chokoloskee, FL
14. CASE NO: **CESD20200001102**

OWNER: **Alexander Pico and Aymee Perez**
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) and Florida
Building Code 6th Edition (2017), Chapter 1, Section 105.1.
Gazebo, shed and fencing in rear yard erected without a permit.
FOLIO NO: 25967800386
PROPERTY ADDRESS: 14577 Apalachee St, Naples, FL

15. CASE NO: **CESD20190001769**
OWNER: **SA EQUITY GROUP LLC**
OFFICER: Tony Asaro
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). Structure(s) on the property without first
obtaining Collier County Building permit(s).
FOLIO NO: 63864440005
PROPERTY ADDRESS: 114 New Market Rd E, Immokalee, 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

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT HEARING DATE-THURSDAY FEBRUARY 25, 2021 AT 9:00AM

XIV. ADJOURN