



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 27, 2022

9:00 AM

Robert Kaufman, Chair
Gerald Lefebvre, Vice-Chair
Kathleen Elrod, Member
Danny Blanco, Member
Chloe Bowman, Member
Sue Curley, Member
Lee Rubenstein, Member
George Andreozzi, Alternate
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: 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
- 2. CASE NO: CESD20180004425**
OWNER: Maria C Ramirez
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Structures including but not limited to, sheds, pole barn, chicken coop, and trailer built on property without first obtaining all required Collier County Building Permits. Three expired Collier County Building Permits, PRBD20140925624, PRBD20140927647, and PRBD20160726667.

FOLIO NO: 759800108
PROPERTY ADDRESS: 11700 Labrador Ln, Naples, FL
- 3. CASE NO: CEVR20210003024**
OWNER: TUSCANY PT COMMUNITY ASSOC INC
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(H)(6) and 4.06.05(K)(2). Observed dead shrubbery buffer required vegetation on North Perimeter of Tuscany Pointe Cove II Development.

FOLIO NO: 78536003066
PROPERTY ADDRESS:

ADDRESS: NO SITE ADDRESS, Naples, FL

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20190010807**
OWNER: **Donald F Muller and Ann F Muller**
OFFICER: Delicia Pulse
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). Building Official determined a building permit violation exists of alterations/improvements consisting of but are not limited to; electrical and roofing.

FOLIO NO: 49660103845
PROPERTY ADDRESS: 2220 Heritage Greens Dr, Naples, FL
2. CASE NO: **CESD20210008551**
OWNER: **Robert Vocisano and Maro Vocisano**
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/renovations made to 16 rooms without required Collier County Building Permit(s).

FOLIO NO: 35640120001
PROPERTY ADDRESS: 4100 Golden Gate Pkwy, Naples, FL
3. CASE NO: **CESD20210001477**
OWNER: **FOUR AMIGOS 3 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 improvements/alterations including, but not limited to, kitchen, classroom, office, and bathroom on the second floor.

FOLIO NO: 281720002
PROPERTY ADDRESS: 544 Commercial Blvd, Naples, FL
4. CASE NO: **CESD20210000054**
OWNER: **BLACKBURN REVOCABLE TRUST**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.006(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Re-roof on structure and permit now expired.

FOLIO NO: 52250003009
PROPERTY ADDRESS: 5704 Drummond Way, Naples, FL

5. CASE NO: **CES20210008383**
OWNER: **ANDREW'S VENTURES LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.06.11(A)(1). An unpermitted business sign affixed to roof.

FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Ave SW, Naples, FL
6. CASE NO: **CELU20210005505**
OWNER: **Louissette Beauplan**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Observed storage container placed on ground in front yard of improved estates zoned parcel.

FOLIO NO: 37995840005
PROPERTY ADDRESS: 1480 39th St SW, Naples, FL
7. CASE NO: **CESD20200005129**
OWNER: **Raudel Martinez Valdes**
OFFICER: William Shanahan
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An enclosed garage, improvements to shed, installing stucco to the house without permits on a residential property.

FOLIO NO: 36434680002
PROPERTY ADDRESS: 5334 31st Pl SW, Naples, FL
8. CASE NO: **CESD20210006461**
OWNER: **Steven Culter**
OFFICER: Arthur Ford
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 bathroom renovations without first obtaining Collier County Building Permits.

FOLIO NO: 24705501880
PROPERTY ADDRESS: 1625 Winding Oaks Way, Naples, FL
9. CASE NO: **CESD20210004950**
OWNER: **Carlos & Dulce Valdes**
OFFICER: Joseph Mucha

VIOLATIONS: Collier County Land Development Code 04-41 as amended, section 10.02.06(B)(1)(a) and section 10.02.06(B)(1)(e)(i) Unpermitted additions and alterations consisting of but not limited to: covered storage area with a bathroom, outdoor sink, water softener equipment, commercial refrigerator, and propane tanks.

FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL

10. CASE NO: **CESD20160008143**
OWNER: **Merlentin Lubin and Nain Cyriaque**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, section 10.02.06(B)(1)(a) 2900 SF addition to the existing building with an expired permit.
FOLIO NO: 35930520007
PROPERTY ADDRESS: 11869 Collier Blvd, Naples, FL
11. CASE NO: **CENA20210010285**
OWNER: **NAPLES ALF INC.**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). Presence of prohibited Exotic Vegetation, including but not limited to Brazilian Pepper, Earleaf Acacia and Air Potato on an unimproved property not zoned Estates or Agricultural and located within 200-foot radius of an abutting, improved property.
FOLIO NO: 394000004
PROPERTY ADDRESS: 4599 Tamiami Trail. E, Naples, FL
12. CASE NO: **CENA20210009772**
OWNER: **NAPLES ALF INC**
OFFICER: Adam Collier
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 54-181 and 54-179. Outside storage litter and debris consisting of but not limited to mattresses, tarps, cans, bottles, furniture, clothes, tents, trash and tarps.
FOLIO NO: 394000004
PROPERTY ADDRESS: 4599 Tamiami Trail E, Naples, FL
13. CASE NO: **CESD20210007329**
OWNER: **Esteban Vargas Ayala and Esperanza Ramirez Reyes**
OFFICER: Jonathan Musse
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 21ft by 23 ft two-bedroom one bathroom residence and an exterior outlet built between 2019 and 2020 without a valid Collier County Permit and Permit # PRBD20180213303 for the demolition of the damaged manufactured home, currently in expired status.

FOLIO NO: 764680009
PROPERTY ADDRESS: 17037 Blue Heron Drive, Naples, FL

- 14. CASE NO: CEPM20210007331**
OWNER: WINDSOR PLACE AT BERKSHIRE LAKES CONDOMINIUM ASSOC, INC.
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(c) and 22-231(19). Roof in disrepair causing leaks and water intrusion per August 24, 2021 Diagnostic report by Sleuth Incorporated
FOLIO NO: 82710002206
PROPERTY ADDRESS: 582 Windsor SQ, Naples, FL
- 15. CASE NO: CESD20210008625**
OWNER: A & T INVESTMENT TEAM LLC.
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). Cleared land prior to obtaining building permit
FOLIO NO: 36868040001
PROPERTY ADDRESS: 120 25th St NW, 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: CEVR20190003792**
OWNER: CAPRI K TIC LLC AND CAPRI W TIC LLC
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.06.02(C)(1). Required East Boundary Buffer Type A for Villas of Capri is not conforming to approved SDP/PUD 94-123.
FOLIO NO: 67965022001
PROPERTY ADDRESS: 7725 Tara Circle, Naples, FL

2. CASE NO: **CESD20200000792**
OWNER: **Eva Martinez**
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 shed, fence, and addition.
FOLIO NO: 25967801945
PROPERTY ADDRESS: 14548 Apalachee St, Naples, FL
3. 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
4. CASE NO: **CESD20200006363**
OWNER: **Miguel Arroyo**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Enclosed the porch/entryway and built a 16ft by 12ft detached garage without first obtaining a valid Collier County permit.
FOLIO NO: 62091600004
PROPERTY ADDRESS: 5217 Martin St., Naples, FL
5. CASE NO: **CESD20180004425**
OWNER: **Maria C. Ramirez**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Structures including but not limited to, sheds, pole barn, chicken coop, and trailer built on property without first obtaining all required Collier County Building Permits. Three expired Collier County Building permits, PRBD20140925624, PRBD20140927647 and PRBD20160726667.
FOLIO NO: 759800108
PROPERTY ADDRESS: 11700 Labrador LN, Naples, FL
6. 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

7. CASE NO: **CELU20200011248**
OWNER: **Veronica Tressler, Barbara Dethloff, and Elizabeth Lucky**
OFFICER: Christopher Harmon
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 54-181 and 54-179. 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

8. CASE NO: **CESD20200000492**
OWNER: **Jose Martinez Hidalgo and Oneyda Maria Diaz**
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 shed, addition, and fence and voided permits 2011060731 and 2006030782.

FOLIO NO: 25967801408
PROPERTY ADDRESS: 14611 Chickee Dr. Naples, FL

9. CASE NO: **CESD20180008035**
OWNER: **ESTANCIA US LLC.**
OFFICER: Christopher Harmon
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 Road, Naples, FL

10. CASE NO: **CESD20200004952**
OWNER: **ALL BUILDING AND MAINTENANCE LLC**
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). Renovations/alterations including but not limited to, drywall, kitchen cabinets, and windows.

FOLIO NO: 67030560003
PROPERTY ADDRESS: 302 Pinehurst Cir, Naples, FL

11. CASE NO: **CESD20200011986**
OWNER: **Leon Gerald Austin, Jacqueline Franklin, and Lori Andersen**
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 addition/alterations to rear of home.
FOLIO NO: 68096840009
PROPERTY ADDRESS: 2545 Poinciana Dr, Naples, FL
12. CASE NO: **CESD20190010307**
OWNER: **Juan C Alcantara Jr and Lindsay M Alcantara**
OFFICER: Christopher Harmon
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 ADDRESS: 140 Sharwood Dr, Naples, FL
13. CASE NO: **CELU20200010724**
OWNER: **GREG CARLISLE C/O E JAMES KURNIK**
OFFICER: Ryan Cathey
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 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 plastic.
FOLIO NO: 38103000005
PROPERTY ADDRESS: NO SITE ADDRESS
14. CASE NO: **CESD20190011752**
OWNER: **Roseanne Leising Hogle and Charles F Leising**
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). New roof for the carport and drywall removal in the interior of the mobile home. No building permits obtained for these alterations.
FOLIO NO: 49531440006
PROPERTY ADDRESS: 36 Henderson Dr, Naples, FL
15. CASE NO: **CESD20190011745**
OWNER: **Diane M Moore**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

- Section 10.02.06(B)(1)(a). Interior building/alteration without a permit.
- FOLIO NO: 81623040000
PROPERTY ADDRESS: 140 Lime Key Ln, Naples, FL
16. CASE NO: **CESD20190013107**
OWNER: **James Wunschke**
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
17. CASE NO: **CESD20200000525**
OWNER: **Abel Rill and Gardenia Rill**
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). Rear addition, multiple sheds, and a wood deck built without a permit.
- FOLIO NO: 25967800328
PROPERTY ADDRESS: 14565 Apalachee St, Naples, FL
18. CASE NO: **CESD20190009248**
OWNER: **Judy Pappalardo**
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). Observed the rear of porch/lanai enclosed with windows and or sliding window doors.
- FOLIO NO: 61131480004
PROPERTY ADDRESS: 1754 Bald Eagle Dr Unit C, Naples, FL
19. CASE NO: **CESD20200010389**
OWNER: **BRIDGE WF FL WAVERLEY PL LLC**
OFFICER: Cristina Perez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior alteration of the clubhouse including the floor, windows, and demolition of walls without a permit.
- FOLIO NO: 36180122005
PROPERTY ADDRESS: 5300 Hemmingway Ln W, Naples, FL

20. CASE NO: **CEPM20200000363**
OWNER: **OZLYN GARDEN VILLAS A CONDOMINIUM**
OFFICER: John Johnson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Multiple docks in a state of disrepair.

FOLIO NO: 81780360005
PROPERTY ADDRESS: 2862 Arbutus St, Naples, FL
21. 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
22. CASE NO: **CELU20190003912**
OWNER: **TERRA AQUA LLC**
OFFICER: Eric Short
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Parking/storing vehicles on the Property without proper Collier County approval.

FOLIO NO: 386280104
PROPERTY ADDRESS: NO SITE 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

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 - FEBRUARY 24, 2022 AT 9:00AM

XIV. ADJOURN