

**COLLIER COUNTY
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 27, 2025
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
Vacant, Alternate
Vacant, 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.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Minutes**
4. **Approval of Agenda**
5. **Public Hearings/Motions**

5.A. Motions

5.A.1. Motion for Continuance of Imposition of Fines Hearing

5.A.1.1. CASE NO: **CESD20230002663**

OWNER: **Gerry Gonzalez and Laura Gonzalez**

OFFICER: Cristina Perez

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 interior home renovations consisting of new drywall installed in the living room, dining room, hallway and two bedrooms. Plumbing pipes replaced between the kitchen and bathroom; plumbing pipes modified outside at the right rear corner of the house. Toilet and/or plumbing removed in the bathroom, leaving floor drain open. Small washroom demoed/removed on the left rear corner of the house, and an open porch was added to the back of the house.

FOLIO NO: 63863680002

PROPERTY ADDRESS: 119 Jefferson Ave E, Immokalee, FL 34142

5.A.2. Motion for Extension of Compliance Deadline

5.A.2.1. CASE NO: **CESD20220010598**

OWNER: **HGG MANAGEMENT LLC**

OFFICER: Adam Collier

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). Multiple unpermitted renovations in multiple units at a commercial property.

FOLIO NO: 61630200002

PROPERTY ADDRESS: 2493 Linwood Ave, Naples, FL 34112

5.A.2.2. CASE NO: **CESD20240002792**

OWNER: **Louissette Beauplan**

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 conversion of a single-family 3 bedrooms, 1 den, and 3 bathrooms dwelling into a 4-unit, multi-family home. Unpermitted installation of an air conditioning unit.

FOLIO NO: 37995840005

PROPERTY ADDRESS: 1480 39th Street SW, Naples, FL 34117

5.A.2.3. CASE NO: **CESD20200012753**

OWNER: **Juan C Delgado and Yelenys Delgado**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development code 04-41, as amended, Section 10.02.06(B)(1)(e). Site work, improvement of property, grading, and/or Removal of protected/native vegetation within wetlands without a county permit or DEP permit that would allow same and possible impact to wetlands.

FOLIO NO: 398520001

PROPERTY ADDRESS: 4883 Le Buffs Rd, Naples, FL 34114

5.A.3. Motion for Re-Hearing

5.B. Stipulations (Non-Contested Cases and Present at the Hearing)

5.C. Emergency Cases

5.D. Hearings

5.D.1. CASE NO: **CESD20240008371**

OWNER: **Urbino Hernandez Suarez**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The Florida Building Code 109.1. Permit PRBD20180532241 is expired with a \$65 fee owed and CO holds on spot survey and elevation certificate Expired 6/28/24. Permit PRBD20180635504 CO hold spot survey, Expired 6/28/24. Permit PRBD20180851020 inspection commenced, numerous CO holds, Expired 8/14/24. Permit PRBD20180955810 CO hold on two conditions, Expired 8/26/24.

FOLIO NO: 37163360003

PROPERTY ADDRESS: 333 5th St SW, Naples, FL 34117

5.D.2. CASE NO: **CESD20240007889**

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). Renovation/alteration work being conducted without required Collier County Permit(s), including penetrating through a firewall for a passageway between units.

FOLIO NO: 35778600008

PROPERTY ADDRESS: 12275 Collier Blvd Units 6, 7, 8, and 9, Naples, FL 34116

5.D.3. CASE NO: **CESD20230007243**

OWNER: **Nathalie Goletiani and Ludmia Goletiani**

OFFICER: Brian Owen
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 improved estates zoned property with a tiki hut style overhang built on the property prior to obtaining proper Collier County Building Permits.
FOLIO NO: 37017600000
PROPERTY ADDRESS: 543 9th St SW, Naples, FL 34117

5.D.4. CASE NO: **CEVR20240002227**

OWNER: **Cristhian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**
OFFICER: Sherry Patterson
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). Removal of native vegetation where the total area cleared exceeds the one (1) acre allowed to be cleared by the Building Permit issued for construction of the principal structure and alteration of land through placement of fill that removed or otherwise destroyed vegetation without first obtaining approval from the County.
FOLIO NO: 40574960005
PROPERTY ADDRESS: 2719 10th Ave NE, Naples, FL 34120

5.D.5. CASE NO: **CESD20240004939**

OWNER: **Cristhian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**
OFFICER: Sherry Patterson
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)(10)(e)(i). Several light poles approximately 10-12 feet tall bordering the driveway, installed prior to obtaining all required Collier County Building permit(s). Electrical conduit, receptacles, and lights attached to pine trees, in rear yard, installed prior to obtaining all required Collier County Building permit(s).
FOLIO NO: 40574960005
PROPERTY ADDRESS: 2719 10th Ave NE, Naples, FL 34120

5.D.6. CASE NO: **CELU20230011037**

OWNER: **Cristhian M Lopez, Misleydis C Rodriguez and Ricardo M Rodriguez Leyva**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 5.02.03, 5.02.03(A) and 5.02.03(D), and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Estates zoned property with multiple commercial trailers/vehicles parked/stored and utilized to operate an unauthorized commercial trucking business not in conformance with regulations of the zoning district and without the issuance of a Business Tax Receipt.
FOLIO NO: 40574960005
PROPERTY ADDRESS: 2719 10th Ave NE, Naples, FL 34120

ADDRESS:

6. Old Business

6.A. Motion for Reduction/Abatement of Fines

6.B. Motion for Imposition of Fines and Liens

6.B.1. CASE NO: **CESD20210002415**

OWNER: **Melva Padilla and Nazaria Angelica Nunez**

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 10.02.06(B)(1)(e)(i). Alterations to garage area without a required Collier County Building permit.

FOLIO NO: 56324013549

PROPERTY ADDRESS: 8322 Valiant Dr, Naples, FL 34104

6.B.2. CASE NO: **CESD20240002792**

OWNER: **Louissette Beauplan**

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 conversion of a single-family 3 bedrooms, 1 den, and 3 bathrooms dwelling into a 4-unit, multi-family home. Unpermitted installation of an air conditioning unit.

FOLIO NO: 37995840005

PROPERTY ADDRESS: 1480 39th Street SW, Naples, FL 34117

6.B.3. CASE NO: **CESD20240003618**

OWNER: **Jean Michel Bijou and Marie R Innocent**

OFFICER: Payten Curl

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). Violation consist of but not limited to: plumbing, electrical, sewer plumbing, and additions made on to the shed.

FOLIO NO: 36321280007

PROPERTY ADDRESS: 5459 28th Avenue SW, Naples, FL 34116

6.B.4. CASE NO: **CEVR20230008759**

OWNER: **EDINGTON PLACE LLC**

OFFICER: Doug Williams

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Mechanical clearing of vegetation on a vacant lot without a permit.

FOLIO NO: 727400006

PROPERTY ADDRESS: 1095 Barefoot Williams Rd, Naples, FL 34113

6.B.5. CASE NO: **CESD20230007312**

OWNER: **Daniel Edward Osborne**

OFFICER: Eric Pirosseno

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). Construction without a permit. Work includes, but is not limited to, a lanai remodel to relocate utilities for the washer and dryer and the unpermitted carport extension.

FOLIO NO: 153360008

PROPERTY ADDRESS: 2129 Jacaranda Court, Naples, FL 34110

6.B.6. CASE NO: **CEVR20220000759**

OWNER: **C&J WRESTLING HAULING CORP**

OFFICER: Craig Cooper

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). Unpermitted vegetative removal.

FOLIO NO: 00098240005

PROPERTY ADDRESS: 878 Limpkin Rd, Naples, FL 34120

6.B.7. CASE NO: **CELU20230006228**

OWNER: **Ricardo Munoz, Margarita Munoz Est, and Ricardo C Munoz Jr**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A)(B)(C) and 2.02.03. Illegal land use to include but not limited to: shed, decking around the tree, pickle court including two basketball hoops, exterior lighting and an officiating stand, and an RV without obtaining the required Collier County authorizations, approvals and permits on this vacant unimproved property.

FOLIO NO: 26531560006

PROPERTY ADDRESS: 4115 Kathy Ave, Naples, FL 34104

6.B.8. CASE NO: **CEPM20220002333**

OWNER: **TREETOPS OF NAPLES**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Flooring in units 5221, 5206, and 5401 Treetops Dr, in severe disrepair, chipping, cracking, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004

PROPERTY ADDRESS: 5405 Treetops Dr Units 5221, 5206 and 5401, Naples, FL 34113

ADDRESS:

6.B.9. CASE NO: **CESD20220010426**

OWNER: **Richard McElrath Jr**

OFFICER: Brian Owen

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 agriculturally zoned property with a modified trailer erected prior to obtaining proper permitting.

FOLIO NO: 212280003

PROPERTY ADDRESS: 820 Deer Run Ln, Naples, FL 34120

6.B.10. CASE NO: **CEPM20240002894**

OWNER: **PACIFICA LAUREL RIDGE LLC CO PACIFICA COMPANIES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(9) and 22-231(12)(p). Missing drywall and vanity in the downstairs bedroom and bathroom, water damage to the plywood located in the ceiling and possible microbial growth, missing plate on the light switch, missing caulking on the upstairs tub that can potentially create water intrusion, and water damage to the upstairs bedroom.

FOLIO NO: 36180080008

PROPERTY ADDRESS: 5436 Laurel Ridge Lane Unit 32, Naples, FL 34116

6.B.11. CASE NO: **CESD20220010598**

OWNER: **HGG MANAGMENT LLC**

OFFICER: Adam Collier

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). Multiple unpermitted renovations in multiple units at a commercial property.

FOLIO NO: 61630200002

PROPERTY ADDRESS: 2493 Linwood Ave, Naples, FL 34112

6.B.12. CASE NO: **CELU20210003385**

OWNER: **FASH PROPERTIES LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required site Development Plan.

FOLIO NO: 213760001

PROPERTY ADDRESS: 2020 Rock Rd, Naples, FL 34120

6.B.13. CASE NO: **CELU20220010924**

OWNER: **FASH PROPERTIES LLC**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.
FOLIO NO: 213920003
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

6.B.14. CASE NO: **CESD20230006054**

OWNER: **PLN PROPERTIES LLC**
OFFICER: Jonathan Musse
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). Alterations to the restroom facilities in this unit, added 2 urinals in the men's restroom, a second toilet in the lady's restroom as well as altered the water supply plumbing for both toilets in the lady's restroom.
FOLIO NO: 35778740007
PROPERTY ADDRESS: 12215 Collier Blvd Unit 2, Naples, FL 34116

6.B.15. CASE NO: **CESD20220010928**

OWNER: **Gene Nailon and Maylin Nailon**
OFFICER: Brian Owen
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 interior buildout of large metal (permitted) building, including kitchen, mezzanine/office. Installation of CNC machine, and spray booth.
FOLIO NO: 72620000104
PROPERTY ADDRESS: 830 7th St SW, Naples, FL 34117

6.B.16. CASE NO: **CESD20230002663**

OWNER: **Gerry Gonzalez and Laura Gonzalez**
OFFICER: Cristina Perez
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 interior home renovations consisting of new drywall installed in the living room, dining room, hallway and two bedrooms. Plumbing pipes replaced between the kitchen and bathroom; plumbing pipes modified outside at the right rear corner of the house. Toilet and/or plumbing removed in the bathroom, leaving floor drain open. Small washroom demoed/removed on the left rear corner of the house, and an open porch was added to the back of the house.
FOLIO NO: 63863680002
PROPERTY ADDRESS: 119 Jefferson Ave E, Immokalee, FL 34142

6.C. Motion to Rescind Previously Issued Order

6.C.1. CASE NO: CEVR20230008310

OWNER: Joseph Lawrence Williams

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of vegetation and underbrush on unimproved parcel.

FOLIO NO: 41501960006

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

6.D. Motion to Amend Previously Issued Order

7. New Business

8. Consent Agenda

8.A. Request to Forward Cases to County Attorney's Office as Referenced in Submitted Executive Summary.

9. Reports

10. Comments

11. Nuisance Abatement Board

11.A. Hearings

12. Next Meeting Date - THURSDAY MARCH 27, 2025, AT 9:00AM

13. Adjourn