

**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

**March 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.2. Motion for Extension of Compliance Deadline

5.A.2.1. CASE NO: **CEVR20230003385**

OWNER: **Mario Ignacio Santos Molina**

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 site work to include removal of native vegetation, grading, and adding fill prior to the issuance of a permit that would allow the improvement of the property.

FOLIO NO: 37287360002

PROPERTY ADDRESS: 363 6th Street NE, Naples, FL 34120

5.A.2.2. CASE NO: **CEROW20230005401**

OWNER: **Mario Ignacio Santos Molina**

OFFICER: Cristina Perez

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Construction/work activity on site prior to obtaining a Right-of-Way permit.

FOLIO NO: 37287360002

PROPERTY ADDRESS: 363 6th Street NE, Naples, FL 34120

5.A.2.3. CASE NO: **CESD20220005510**

OWNER: **Priscilla Cisneros and Sergio Garcia**

OFFICER: Craig Cooper

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 mobile home and a roof structure were added to this property before obtaining a Collier County Building Permit.

FOLIO NO: 00111720004

PROPERTY ADDRESS: 571 Platt Rd, Naples, FL 34120

ADDRESS:

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: **CESD20240004325**

OWNER: **Derrick Grove and Myra Grove**

OFFICER: Rickey Migal

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 PPRBD20160728783 has expired with outstanding fees due.

FOLIO NO: 72650001429

PROPERTY ADDRESS: 2422 Butterfly Palm Dr, Naples, FL 34119

5.D.2. CASE NO: **CEPF20240009825**

OWNER: **Maria A Nolasco and Yasmine Orosa**

OFFICER: Wade Cohen

VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. Permit PRBD20190521824 has expired with fees due.

FOLIO NO: 34550000788

PROPERTY ADDRESS: 8809 Madrid Circle, Naples, FL 34104

5.D.3. CASE NO: **CENA20240011616**

OWNER: **Robert P Pekar**

OFFICER: Thomas Pitura

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. Wood fencing, furniture, and miscellaneous construction materials stored on the property.

FOLIO NO: 29780720005

PROPERTY ADDRESS: 1034 Highlands Dr, Naples, FL 34103

5.D.4. CASE NO: **CEROW20250000244**

OWNER: **Robert P Pekar**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Stone pavers placed in the Right-of-Way

FOLIO NO: 29780720005

PROPERTY ADDRESS: 1034 Highlands Dr, Naples, FL 34103

5.D.5. CASE NO: **CESD20230003365**

OWNER: **DHOME BUILDERS INC**

OFFICER: Charles Marinos

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 double-wide trailer home with plumbing and electric utilities, with an addition added to the back and a front deck/stairs/ramp added to the front. A small shed placed in the front of the permanent structure on site. No permits on file.

FOLIO NO: 37591560006

PROPERTY ADDRESS: 711 18th Ave NW, Naples, FL 34120

5.D.6. CASE NO: **CENA20230003369**

OWNER: **DHOME BUILDERS INC**

OFFICER: Charles Marinos

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. An improved estates zoned property with an accumulation of litter including but not limited to the following: A/C equipment, roofing tiles, building materials, a shipping container, vehicle parts, appliances, tools, furniture, organic materials, wood, plastic, paper, cardboard, metal, and glass.

FOLIO NO: 37591560006

PROPERTY ADDRESS: 711 18th Ave NW, Naples, FL 34120

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: **CESD20230007241**

OWNER: **Richard Brian Peterman and Cynthia Marie Eddy**

OFFICER: Jason Packard

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). Interior renovations including but not limited to plumbing and electrical work completed prior to issuance of appropriate Collier County permits/approvals.

FOLIO NO: 76775001724

PROPERTY ADDRESS: 6900 Anthurium Ln, Naples, FL 34113

6.B.2. CASE NO: **CESD20230009809**

OWNER: **Dina Maribel Vasquez Guillen**

OFFICER: Delicia Pulse

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). Storage container has been added to a mobile home and is being used as living space without obtaining the required permitting.

FOLIO NO: 50891120000

PROPERTY ADDRESS: 2626 Holly Ave, Naples, FL 34112

6.B.3. CASE NO: **CEPM20180014849**

OWNER: **Henry Schulman**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1). Dwelling destroyed by fire.

FOLIO NO: 454760006

PROPERTY ADDRESS: 5525 Lee Williams Rd, Naples, FL 34117

6.B.4. CASE NO: **CESD20210004109**

OWNER: **VIAGE MARINAS LLC**

OFFICER: Stephanie Guttum

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 34112

6.B.5. CASE NO: **CESD20190014719**

OWNER: **Ulysses Nabal Jaen**

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). Storage shed built without the required Collier County building permits, inspections and certificate of completion.

FOLIO NO: 38104720009

PROPERTY ADDRESS: 2890 68th St SW, Naples, FL 34105

6.B.6. CASE NO: **CELU20210010367**

OWNER: **IRON RANCH CONTAINERS INC**

OFFICER: Charles Marinos

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 34117

6.B.7. CASE NO: **CEVR20210010368**

OWNER: **IRON RANCH CONTAINERS INC**

OFFICER: Charles Marinos

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 34117

6.B.8. CASE NO: **CEVR20210009902**

OWNER: **IRON RANCH CONTAINERS INC**

OFFICER: Charles Marinos

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 34117

6.B.9. CASE NO: **CESD20230001825**

OWNER: **PALM LAKE MHP LLC CO PHILIPS INTERNATIONAL HOLDING CORP**

OFFICER: Stephanie Guttum

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). Modifications have been made to this mobile home, including but not limited to enclosing the MH in a framed shell – 4 walls and a roof over roof – and the add-on storage area that were done without the required county permits.

FOLIO NO: 61842240009

PROPERTY ADDRESS: 3131 Tamiami Trail E Lot 52, Naples, FL 34112

6.B.10. CASE NO: **CESD20220005381**

OWNER: **PSB LAND TRUST**

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). Multiple improvements to the dwelling to include converting the garage into living space, room addition and roof extension to the right rear of the dwelling, adding exterior windows, adding stucco to the entry way, replacing the garage door with an exterior wall, and replacing an exterior window with an exterior door on the left side of the dwelling.

FOLIO NO: 62205480007

PROPERTY ADDRESS: 5373 Holland St, Naples, FL 34113

6.B.11. CASE NO: **CESD20220004521**

OWNER: **German Diaz Sanchez and Taimi Nunez Martinez**

OFFICER: Payten Curl

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 residentially zoned property with a previously permitted open side overhang modified to a closed structure prior to obtaining proper permitting.

FOLIO NO: 36314920002

PROPERTY ADDRESS: 5148 23rd Ct SW, Naples, FL 34116

6.B.12. CASE NO: **CESD20220006947**

OWNER: **Emanuel Pipitone and Valentina Pipitone**

OFFICER: Wade Cohen

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). Condominium with interior renovations done prior to issuance of proper permitting including the following: drywall, plumbing, electrical, counters and cabinets, A/C replacement and breaker panel replacement.

FOLIO NO: 31980480007

PROPERTY ADDRESS: 4339 27th Ct SW Unit 104, Naples, FL 34116

6.B.13. 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). Violations 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.C. Motion to Rescind Previously Issued Order

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 APRIL 24, 2025, AT 9:00AM

13. Adjourn