



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

October 26, 2023

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
James York, Alternate
Kevin Johnson, 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: **CEPM20230002800**
OWNER: **Alejandra Lynch**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. Damaged, detached garage that has been declared by the County Building Official to be a dangerous building.

FOLIO NO: 62260040000
PROPERTY ADDRESS: 5330 Broward St, Naples, FL 34113

MOTION FOR EXTENSION OF TIME

2. CASE NO: **CESD20220008382**
OWNER: **Anthony Mattei, Karol Lucila Tersita Mattei, and Lilia Mercedes Machado**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Improvements to property prior to issuance of Collier County Building Permits.

FOLIO NO: 51590080000
PROPERTY ADDRESS: 164 Panther Pass Cir, Naples, FL 34114
3. CASE NO: **CESD20220008565**
OWNER: **Craig A Ream and Heather L Ream**
OFFICER: Larry Sweet
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 renovations.

FOLIO NO: 62782560000
PROPERTY ADDRESS: 845 100th Ave N, Naples, FL 34108

4. CASE NO: **CESD20220008942**
OWNER: **Salvatore A Iannotta**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Steel building and concrete pad completed prior to issuance of Collier County building permit.

FOLIO NO: 00438040001
PROPERTY ADDRESS: 335 Hancos Way, Naples, FL 34114
5. CASE NO: **CESD20220010706**
OWNER: **Christa Benoit**
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). Conversion of garage to living space without Collier County Building Permits.

FOLIO NO: 63100240008
PROPERTY ADDRESS: 4848 Catalina Dr, Naples, FL 34112

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CEAU20220004105**
OWNER: **Timothy L Richardson and Tracey M Richardson**
OFFICER: Ryan Cathey
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Unpermitted fence on a residential property.

FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
2. CASE NO: **CELU20220004113**
OWNER: **Timothy L Richardson and Tracey M Richardson**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unpermitted storage containers on the property.

FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119

3. CASE NO: **CEVR20220004114**
OWNER: **Timothy L Richardson and Tracey M Richardson**
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 3.05.01(B). Vegetation removed without first obtaining Collier County Permit(s)/approvals.

FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
4. CASE NO: **CESD20220011248**
OWNER: **PLN PROPERTIES LLC**
OFFICER: Latoya 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). Interior remodel without first obtaining Collier County Building Permit(s).

FOLIO NO: 35778740007
PROPERTY ADDRESS: 12215 Collier Blvd Unit 3, Naples, FL 34116
5. CASE NO: **CESD20230000232**
OWNER: **FM NAPLES STORAGE 18 FL LLC CO EXTRA SPACE STORAGE INC**

OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Asphalt resurfacing work done in the County Right-of-Way before obtaining a permit.

FOLIO NO: 272480005
PROPERTY ADDRESS: 3687 Exchange Ave, Bldg. C, D, F, and G, Naples, FL 34105
6. CASE NO: **CESD20220008571**
OWNER: **WYNN PROPERTIES INC**
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 lighting and DJ booth.

FOLIO NO: 35640560001
PROPERTY ADDRESS: 11681 Collier Blvd, Naples, FL 34116
7. CASE NO: **CEVR20220011339**
OWNER: **EQUITY ONE (PAVILION) INC**
OFFICER: Alphonse Jones
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(B) and 10.02.03(G). Removing trees in landscape islands without an approved Site Development Plan

Insubstantial (SDPI).
FOLIO NO: 168880007
PROPERTY ADDRESS: 871 Vanderbilt Beach Rd, Naples, FL 34108

8. CASE NO: **CESD20220010426**
OWNER: **Richard McElrath Jr**
OFFICER: Charles 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). 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
9. CASE NO: **CELU20220008288**
OWNER: **FAKAHATCHEE TREE FARM LLC**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i), and Collier County Land Development Code, Chapter 10, Section 10.02.03(B). Unpermitted business activities on this agriculture zoned property.
FOLIO NO: 213880004
PROPERTY ADDRESS: 1220 Cypress Dr, Naples, FL 34119
10. CASE NO: **CESD20220010157**
OWNER: **RACLIM MANAGEMENT COMPANY 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 remodeling without the required permits.
FOLIO NO: 24881080005
PROPERTY ADDRESS: 1343 Brookside Dr, Naples, FL 34103
11. CASE NO: **CESD20230004946**
OWNER: **Abdallah Masoud Mustafa**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 0-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). An improved estates zoned property multiple structures built prior to issuance of proper permitting including but not limited to the following: a red shed in the rear, two separate shade structures in the rear, and an animal enclosure in the rear.
FOLIO NO: 45846280007
PROPERTY ADDRESS: 1270 13th St SW, Naples, FL 34117

12. CASE NO: **CENA20230008527**
OWNER: **Robert P Yardley and Louise L Yardley**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Repeat violation of weeds and grass in excess of 18” throughout this entire improved residential lot including the swale.

FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113
13. CASE NO: **CESD20220004521**
OWNER: **German Diaz Sanchez and Taimi Nunez Martinez**
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 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
14. CASE NO: **CESD20230003519**
OWNER: **FASTRACK CONSTRUCTION LLC**
OFFICER: Thomas Pitura
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). Complete interior demolition work in the rear of the home, including but not limited to the walls, ceiling, and the roof.

FOLIO NO: 63505440005
PROPERTY ADDRESS: 3489 Seagrape Ave, Naples, FL 34104
15. CASE NO: **CESD20210011752**
OWNER: **Kyle D Waters and Rachel E Waters**
OFFICER: Charles 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). Permit PRBD20200517304 for pool, spa and baby fence expired, work completed but no Certificate of Completion obtained.

FOLIO NO: 41882760006
PROPERTY ADDRESS: 6140 English Oaks Ln, Naples, FL 34119

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

- 1.** CASE NO: **CESD20210002284**
OWNER: **Margot Ricardo and Magdiel Gonzalez**
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). Voided permits and lanai to be addressed along with unpermitted/roof overhang/carport and utility room.

FOLIO NO: 63504640000
PROPERTY ADDRESS: 3412 Croton Rd, Naples, FL 34104
- 2.** CASE NO: **CESD20170016790**
OWNER: **JEFFREY LEE SMITH JR AND VALERIE C SMITH REV TRUST**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e). Removal of exotic vegetation and removal of native ground cover vegetation and mid-story native vegetation using heavy machinery without having a permit that would allow same.

FOLIO NO: 37067680009
PROPERTY ADDRESS: 830 9th St NW, Naples, FL 34120
- 3.** 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). 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 34112
- 4.** 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). 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 34112

5. CASE NO: **CELU20220004457**
OWNER: **LOWE'S HOME CENTERS INC**
OFFICER: Joseph Mucha
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, Sections 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d). Illegal outside storage of retail merchandise, litter, wood pallets, cardboard, plastic, building materials, etc. stored along/around the perimeter of the building.

FOLIO NO: 25368002589
PROPERTY ADDRESS: 12730 Tamiami Trail E, Naples, FL 34113
6. CASE NO: **CESD20200002525**
OWNER: **James M Altenburg**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted, finished private swimming pool and spa with an unpermitted screen enclosure.

FOLIO NO: 41829200008
PROPERTY ADDRESS: 5090 Cherry Wood Dr., Naples, FL 34119
7. CASE NO: **CESD20180011460**
OWNER: **Carlos Valdes and Dulce Valdes**
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). Addition of a tiki hut without obtaining a Collier County building permit.

FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr., Chokoloskee, FL 34138
8. CASE NO: **CESD20210011881**
OWNER: **Donald N Garrison and Cheryl K Garrison**
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). 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 34112
9. CASE NO: **CESD20190012596**
OWNER: **Dezilia Vital**
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). Renovations/alterations including, but not limited to, a new wall

dividing the bathroom into two, new shower and toilet.
FOLIO NO: 77390000866
PROPERTY ADDRESS: 13356 Covenant Rd, Naples, FL 34114

10. CASE NO: **CESD20190014719**
OWNER: **Ulysses Nabal Jaen**
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). 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
11. CASE NO: **CEVR20200002859**
OWNER: **Leslet Jean Charles and Anne-Rose Jean Charles**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Vegetation removal on unimproved estates zoned parcel.

FOLIO NO: 37067440003
PROPERTY ADDRESS: 631 9th St NW, Naples, FL 34120
12. CASE NO: **CESD20220001875**
OWNER: **Juan Antonio Escalante Erazo**
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 unpermitted conversion of an attached garage into living space including, but not limited to installation of a kitchen and bathroom. An unpermitted wood frame structure in the rear yard. An unpermitted canopy in the rear yard.

FOLIO NO: 35764560000
PROPERTY ADDRESS: 1822 43rd Terr SW, Naples, FL 34116
13. CASE NO: **CENA20230000262**
OWNER: **Gloria May**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. An Estates zoned property with an accumulation of litter/junk and prohibited outside storage including but not limited to the following: building materials, tires, auto parts, appliances, and general refuse.

- FOLIO NO: 36813320006
PROPERTY ADDRESS: 220 29th St SW, Naples, FL 34117
14. CASE NO: **CEV20230001500**
OWNER: **Gloria May**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple unlicensed/inoperable vehicles parked around the property.
FOLIO NO: 36813320006
PROPERTY ADDRESS: 220 29th St SW, Naples, FL 34117
15. CASE NO: **CESD20220003174**
OWNER: **OLYMPIA PARK A LAND CONDOMINIUM**
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). An unpermitted sign. Permit 2008120332 for the sign has expired without inspections and/or a Certificate of Completion.
FOLIO NO: 238440209
PROPERTY ADDRESS: 7979 Airport Rd N, Naples, FL 34109
16. CASE NO: **CESD20210001490**
OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
OFFICER: Joseph Marino
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 carport and other accessory structures.
FOLIO NO: 41040200007
PROPERTY ADDRESS: 3371 14th Ave SE, Naples, FL 34117
17. CASE NO: **CELU20220010924**
OWNER: **FASH PROPERTIES LLC**
OFFICER: Rickey Migal
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
18. CASE NO: **CELU20210003385**

- OWNER: **FASH PROPERTIES LLC**
OFFICER: Rickey Migal
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
- 19.** CASE NO: **CESD20220008207**
OWNER: **Walter A Navarro, Krissia I Palacios and Graciela E Hughes and John Hughes**
OFFICER: Jason Packard
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 conversion of garage to livable space, complete with bathroom, kitchen, and AC unit.
- FOLIO NO: 54901960004
PROPERTY ADDRESS: 103 Warwick Hills Dr, Naples, FL 34113
- 20.** CASE NO: **CEPM20230002425**
OWNER: **Robert P Yardley and Louise L Yardley**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(c), 22-231(12)(r) 22-231(19). Damaged soffits, missing section of the down spout, and microbial growth on the exterior walls.
- FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113
- 21.** CASE NO: **CESD20220010928**
OWNER: **Gene Nailon and Maylin Nailon**
OFFICER: Charles 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). 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
- 22.** CASE NO: **CEPM20230002800**
OWNER: **Alejandra Lynch**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. Damaged, detached garage that has

been declared by the County Building Official to be a dangerous building.

FOLIO NO: 62260040000
PROPERTY 5330 Broward St, Naples, FL 34113
ADDRESS:

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. 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

1. HEARINGS

12.2. CENA20230007565 Gebhart

XIII. NEXT MEETING DATE THURSDAY - NOVEMBER 17, 2023 AT 9:00AM.

XIV. ADJOURN