



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

September 28, 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

MOTION FOR EXTENSION OF TIME

- 1. CASE NO: CESD20230000438**
OWNER: CINDY HILL LAND TRUST
OFFICER: John Johnson
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 remodel/repair being done without the required County permits.

FOLIO NO: 52392480001
PROPERTY ADDRESS: 189 Pago Pago Dr W, Naples, FL 34113
- 2. CASE NO: CESD20230000440**
OWNER: CINDY HILL LAND TRUST
OFFICER: John Johnson
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 remodel/repair being done without the required County permits.

FOLIO NO: 52392440009
PROPERTY ADDRESS: 195 Pago Pago Dr W, Naples, FL 34113

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

- 1. CASE NO: CESD20230001338**
OWNER: Vladimir Danev and Boris Danev
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 10.2.06(B)(1)(e)(i). Unpermitted improvements taking place on property consisting of but not limited to garage conversion and

FOLIO NO: new windows and door.
49481880004
PROPERTY ADDRESS: 4507 Normandy Dr, Naples, FL 34112

2. CASE NO: **CESD20230000492**
OWNER: **Ciro Gomez, Rodelis Veliz Campuzano and Leidy Marian Gomez Veliz**
OFFICER: **Brian Owen**
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted wood canopy built onto the right side of home as well as an outdoor bathroom in rear of home, complete with shower and toilet. Both erected without proper permits or inspections.

FOLIO NO: 36116440007
PROPERTY ADDRESS: 2172 50th Ter SW, Naples, FL 34116
3. CASE NO: **CELU20220001142**
OWNER: **John J Medina**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Operating a commercial trucking business on Agriculturally zoned property and the parking and storage of commercial vehicles, equipment, and office trailer.

FOLIO NO: 232960002
PROPERTY ADDRESS: 14603 Oil Well Rd, Immokalee, FL 34142
4. CASE NO: **CESD20230004453**
OWNER: **Celia Mejia**
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). An improved estates zoned property with multiple structures erected prior to obtaining proper Collier County building permits including but not limited to the following: parking shade in the rear with included electrical hookups, boat shade structure in the rear, and a gazebo to the side.

FOLIO NO: 37119560006
PROPERTY ADDRESS: 220 1st St NW, Naples, FL 34120
5. CASE NO: **CESD20230002893**
OWNER: **Israel Acevedo and Nereida Rosa**
OFFICER: John Delia
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 addition added to the rear of the home

prior to obtaining a Collier County Building permit.
FOLIO NO: 37801240003
PROPERTY ADDRESS: 2410 8th St NE, Naples, FL 34120

6. CASE NO: **CELU20220008496**
OWNER: **Franklin Scott Mosser**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 1.04.01(A). An agriculturally zoned property with litter and debris including but not limited to the following: piles of roofing materials, other assorted trash and litter.
FOLIO NO: 332680004
PROPERTY ADDRESS: 1775 Kearney Ave, Naples, FL 34117

7. CASE NO: **CESD20220007688**
OWNER: **Erick Innis and Alyssa Innis**
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). Unpermitted conversion of horse barn to dog kennels.
FOLIO NO: 45853060003
PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117

8. CASE NO: **CESD20230002976**
OWNER: **Fagner Ataide and Manoela Kikugawa**
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 enclosure of screened in lanai. Interior room has had unpermitted changes to close off from rest of residence. Rooms are being used as an efficiency.
FOLIO NO: 36310960008
PROPERTY ADDRESS: 2372 52nd Ter SW, Naples, FL 34116

9. CASE NO: **CEV20230003421**
OWNER: **Richard Lash and Shirley Watson**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. An improved Estates zoned property with unlicensed/inoperable vehicles on site including but not limited to the following: a sedan in a state of disrepair.
FOLIO NO: 37984440005
PROPERTY ADDRESS: 3455 17th Ave SW, Naples, FL 34117

ADDRESS:

10. CASE NO: **CESD20230000896**
OWNER: **Michael J Fitzgerald**
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 to include but not limited to: kitchen, bath, electrical, plumbing and an exterior shutter installed without the required permits.

FOLIO NO: 31083126721
PROPERTY ADDRESS: 680 Woodshire Ln #H4, Naples, FL 34105

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CEVR20200013095**
OWNER: **Stephen K Martin and Rachel R Martin, Anne Marie Reinecke and Curt Salvatore Reinecke, Robert Holm and Bonnie Holm and Erik Hass and Candace Hass**

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 improved property without issued building permit(s) or an approved vegetation removal permit.

FOLIO NO: 36610040000
PROPERTY ADDRESS: 4710 7th Ave SW, Naples, FL 34119
2. CASE NO: **CENA20220005940**
OWNER: **Teri Lyn Thomas**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Accumulation of litter, including but not limited to vehicle and ATV parts, trash, remnants from a dismantled RV, and other items laying around on the property.

FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL 34117
3. CASE NO: **CELU20220002018**
OWNER: **Teri Lyn Thomas**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Junk, including but not limited to car and ATV parts, appliances, unlicensed and/or

inoperable vehicles, unlicensed and/or inoperable trailers, unlicensed and/or inoperable boats and unlicensed and/or inoperable TV's stored on an improved AG zoned property.

FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL 34117

4. CASE NO: **CESD20200009039**
OWNER: **Kurt Clapper and Tricia Clapper**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Constructed shed without permit.

FOLIO NO: 38228440003
PROPERTY ADDRESS: 5720 Sea Grass Ln, Naples, FL 34116
5. CASE NO: **CESD20210012756**
OWNER: **Daniel Zalimov and Julie Zalimov**
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). Modifications performed on the home prior to getting a required Collier County Building Permit.

FOLIO NO: 24880280000
PROPERTY ADDRESS: 1323 Barbizon Ln, Naples, FL 34104
6. CASE NO: **CESD20190014019**
OWNER: **Yunior Lopez Morell**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed alterations made with no permits to rear of main residence and detached structure garage in rear yard.

FOLIO NO: 37168800005
PROPERTY ADDRESS: 275 1st St SW, Naples, FL 34117
7. CASE NO: **CEVR20220003493**
OWNER: **SUSO 4 MISSION HILLS LP CO SLATE ASSET MANAGEMENT LP**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1) and Collier County Land Development Code 04-41, as amended, Section 4.06.05(k)(2). Failure of required landscaping. Unmaintained irrigation system within required landscaping areas.

FOLIO NO: 60204200044
PROPERTY ADDRESS: 7550 Mission Hills Dr, Naples, FL 34119

8. 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
9. 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
10. CASE NO: **CEAU20220005893**
OWNER: **Yanelis Hernandez and Eliecer Ramirez**
OFFICER: Charles Marinos
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Part 2, Section 105.1. A fence encircling the perimeter of the property without proper permitting.

FOLIO NO: 36116640001
PROPERTY ADDRESS: 2096 50th Terr SW, Naples, FL 34116
11. 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
12. CASE NO: **CELU20210009717**
OWNER: **AZTECA SUPER MARKET 2000 INC**
OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Code of Laws and Ordinances. Chapter 126, Article IV, Section 126-111(b), and Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Running a Bar/Nightclub without all Collier County approvals and authorization as well as no current business tax receipt.

FOLIO NO: 81681120001
PROPERTY ADDRESS: 208 W Main St, Immokalee, FL 34142

- 13. 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

- 14. CASE NO:** **CESD20210001545**
OWNER: **FIRST PROPERTY YANZA LLC**
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). Multiple buildings/structures including, but not limited to chicken coops, carports, horse barn, fences, above ground pool, and gate built without permits. Detached garage permit 1998110262 in void status.

FOLIO NO: 39200640008
PROPERTY ADDRESS: 221 10th St SE, Naples, FL 34117

- 15. CASE NO:** **CESD20220001465**
OWNER: **Jesus A Gonzalez and Justina Ruiz**
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). Multiple expired permits, referred from contractor licensing case CECV20220000425.

FOLIO NO: 36300200008
PROPERTY ADDRESS: 2007 Hunter Blvd, Naples, FL 34116

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

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - OCTOBER 26, 2023 AT 9:00AM

XIV. ADJOURN