



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 22, 2022

9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Danny Blanco, Member
Chloe Bowman, Member
Sue Curley, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Alternate
Zully Ruiz, 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: **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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. 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/Night Club 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
2. CASE NO: **CEPM20210000793**
OWNER: **David C Arnold**
OFFICER: John Johnson

VIOLATIONS: Collier County Land Development Code 04-41, As amended, Section 10.02.06(B)(1)(a). An owner/builder demolition permit has expired.

FOLIO NO: 50890480000

PROPERTY ADDRESS: 2665 Holly Ave, Naples, FL

3. CASE NO: **CELU20220003027**
OWNER: **HOME DEPOT USA INC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 4.02.12(A) and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Outside storage and/or litter in areas not designated for such use. Outdoor storage that does not meet the standards of the C-4 Zoning regulations. Accumulation of litter.

FOLIO NO: 390680004

PROPERTY ADDRESS: 1651 Airport Rd S, Naples, FL

4. CASE NO: **CEROW20220005091**
OWNER: **SUNWARD LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Division II, Section 1140-46. Broken/damaged culvert.

FOLIO NO: 62650880003

PROPERTY ADDRESS: 718 103rd Ave N, Naples, FL

5. CASE NO: **CESD20220001491**
OWNER: **Jesus Garcia and Guadalupe Garcia**
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). Additions performed to a carport without first obtaining a Collier County Building Permit.

FOLIO NO: 82640640000

PROPERTY ADDRESS: 2315 Andrew Dr, Naples, FL

6. CASE NO: **CEVR20210010567**
OWNER: **Angel Madera Jr**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). Clearing property without required Collier County approval, vegetation removal permit, or exemption.

FOLIO NO: 302560002

PROPERTY ADDRESS: 1072 Ivy Way, Naples, FL

ADDRESS:

7. CASE NO: **CESD20210010036**
OWNER: **TYLINSKI PROPERTIES LLC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.021.06(B)(1)(a). Building on property with an expired Collier County Building Permit.

FOLIO NO: 60782160004
PROPERTY ADDRESS: 11342 Tamiami Trail East, Naples, FL
8. CASE NO: **CESD20210001490**
OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
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). Unpermitted carport and other accessory structures.

FOLIO NO: 41040200007
PROPERTY ADDRESS: 3371 14th Ave SE, Naples, FL
9. CASE NO: **CESD20210012586**
OWNER: **William N Kogok Jr**
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 structures, pump house and garage on estates property.

FOLIO NO: 37987840000
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL
10. CASE NO: **CESD20210013130**
OWNER: **FAIRWAY PRESERVE AT OLDE CYPRESS A CONDOMINIUM**
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 electrical work completed on Carports and address expired permits for the following Carports: 7905 Preserve Cir – Carport’s 1, 2, and 3 / 7915 Preserve Cir – Carports 1 and 2 / 7925 Preserve Cir – Carport 1 / 7935 Preserve Cir – Carport’s 1 and 2 / 7940 Preserve Cir – Carport’s 1, 2, and 3 / 7945 Preserve Cir – Carport’s 1 and 2 / 7960 Preserve Cir – Carport / 7965 Preserve Cir – Carport / 7975 Preserve Cir – Carport 1 / 7985 Preserve Cir – Carports 1 and 2. Unpermitted electrical work completed on storage buildings – installation of new lighting.

FOLIO NO: 186760206
PROPERTY ADDRESS: 7995 Preserve Cir, Naples, FL

11. CASE NO: **CENA20220007437**
OWNER: **11750 RIGGS RD LLC**
OFFICER: Luis Macedo
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181, 54-184(1)(c) and 54-184(1)(e). Concrete, Pilings (poles) and miscellaneous litter/debris piled/accumulated throughout the property.

FOLIO NO: 761040008
PROPERTY ADDRESS: 11750 Riggs RD, Naples, FL
12. CASE NO: **CENA20220006982**
OWNER: **11750 RIGGS RD LLC**
OFFICER: Luis Macedo
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181, 54-184(1)(c) and 54-184(1)(e). Concrete, Pilings, and other miscellaneous litter/debris accumulated throughout the property.

FOLIO NO: 00761000006
PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL
13. CASE NO: **CESD20210003238**
OWNER: **MARIELA EMBLIDGE LIVING TRUST**
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). Removal and clearing of vegetation without Collier County permit.

FOLIO NO: 36913560009
PROPERTY ADDRESS: 340 21st St NW, Naples, FL
14. CASE NO: **CEROW20210004559**
OWNER: **Timothy Matthew Everett and Carol Renee Everett**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article IX, Section 110-31(a). Debris placed in Right of Way and using Right of Way to ingress and egress property. No Collier County approvals or permit obtained.

FOLIO NO: 41885760003
PROPERTY ADDRESS: 5840 Bur Oaks Ln, Naples, FL

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

- 1.** CASE NO: **CESD20210000240**
OWNER: **PARROTS IN PARADISE TRUST**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Alterations work and enclosure of lanai without required Collier County Building permit.

FOLIO NO: 24473720003
PROPERTY ADDRESS: 44 1st St, Bonita Springs, FL
- 2.** CASE NO: **CESD20210007663**
OWNER: **Kevin J McCloskey and Carolyn McCloskey**
OFFICER: Jordann 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). Metal entrance gate and electrical access box for gate installed prior to obtaining a permit.

FOLIO NO: 56340000060
PROPERTY ADDRESS: 5361 Mahogany ridge Dr, Naples, FL
- 3.** CASE NO: **CESD20210005110**
OWNER: **Osmath Diprena and DJoulie Adeka**
OFFICER: Joseph Mucha
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). Converted the lanai into living space without first obtaining a valid Collier County permit.

FOLIO NO: 62257960009
PROPERTY ADDRESS: 5238 Texas Ave, Naples, FL
- 4.** CASE NO: **CESD20210011573**
OWNER: **BAYSHORE SUITES LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Multiple locations of modifications that are being made to the structures on this parcel are being done without the required permitting. This includes external modifications to the stilt home and internal modifications to the multi-family structure.

FOLIO NO: 48171320008
PROPERTY ADDRESS: 3200 Bayshore Dr, Naples, FL

5. CASE NO: **CESD20170011238**
OWNER: **Caryn Mary McGrath**
OFFICER: Luis Macedo
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 mobile home that was removed between 2006 and 2007 without a valid demolition permit, and a dock lift, shed, and power pole installed without first obtaining a valid Collier County Permit.

FOLIO NO: 46420360009
PROPERTY ADDRESS: 659 Palm Ave, Goodland, FL
6. CASE NO: **CESD20190008029**
OWNER: **Claudel Victor and Altagrace Talleybrand**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Rear exterior door sealed without a valid Collier County permit.

FOLIO NO: 62103040002
PROPERTY ADDRESS: 5430 Hardee St, Naples, FL
7. CASE NO: **CESD20200007975**
OWNER: **Jessica Doyle and Marc C Berry**
OFFICER: John Connetta
VIOLATIONS: Florida Building Code 6th Edition (2017), Chapter 4, Section 454.2.17, and 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 pool built without a permit and a barrier around it.

FOLIO NO: 38160200000
PROPERTY ADDRESS: 3180 63rd St SW, Naples, FL
8. 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
9. CASE NO: **CELU20200002226**
OWNER: **John D Harlem and Meghan K Harlem**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 4.06.051(D)(7). Synthetic turf installed on the property exceeding the allowable area of 30 percent of

rear yard pervious area.
FOLIO NO: 76360160009
PROPERTY ADDRESS: 6091 Waxmyrtle Way, Naples, FL

10. CASE NO: **CEPM20190009270**
OWNER: **Keith G Purdy and Darlene Purdy**
OFFICER: John Johnson
VIOLATIONS: Collier County Code of Laws and Ordinances, Section 22-236. An overhanging roof that is in a complete state of disrepair and is falling.
FOLIO NO: 53353080009
PROPERTY ADDRESS: 2965 Lunar St, Naples, FL
11. 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
12. CASE NO: **CESD20210007671**
OWNER: **CARLISLE WILSON PLAZA LLC**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(K)(2), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Removed required landscape islands and canopy trees from the parking lot without obtaining required Collier County permits or an approved insubstantial change to the Site Development Plan.
FOLIO NO: 37221120305
PROPERTY ADDRESS: 70 Golden Gate Blvd E, Naples, FL

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 - OCTOBER 27, 2022 AT 9:00AM

XIV. ADJOURN

14.1. Code Enforcement Board Workshop-Rules and Regulations