



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

August 24, 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: 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
- 2. CASE NO: CESD20220000870**
OWNER: David H Levine
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Removal of protected/native vegetation with heavy machinery without a permit.

FOLIO NO: 38169440007
PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116
- 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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20220011340**
OWNER: **WILLIAM J BAYES EST CO WESTON J BAYES PR**
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). Unpermitted re-model of multifamily structures.

FOLIO NO: 81271000007
PROPERTY ADDRESS: 2631 Becca Ave, Units 1-3, Naples, FL 34112
2. CASE NO: **CEV20230003139**
OWNER: **Susan Weems**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. An improved estates zoned property with an unlicensed RV being stored on site and not belonging to the property owner.

FOLIO NO: 37995240003
PROPERTY ADDRESS: 1010 39th St SW, Naples, FL 34117
3. CASE NO: **CEPM20230001023**
OWNER: **Vincent Lennon and Ruth A Lennon**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-240(2)(m) and 22-228(1). Section of storefront window broken and covered with wood.

FOLIO NO: 35640720003
PROPERTY ADDRESS: 11655 Collier Blvd, Naples, FL 34116
4. CASE NO: **CESD20230000280**
OWNER: **Gloria May**
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), and Florida Building Code 7th Edition (2020) Building, Chapter 1, Section 105.1. An estates zoned property with multiple occupied structures without permits, some with electrical and jury rigged water, some with no electrical or water, all disposing of solid waste in an unknown way or location. Occupied and unpermitted structures include but not limited to the following: scrap wood sheds and overhangs, wooden fences, pre-constructed big box store type

shed with siding, detached concrete block open air garage enclosed as a living space and a screened lanai (aluminum and wood) added to the rear of the concrete block structure.

FOLIO NO: 36813320006
PROPERTY ADDRESS: 220 29th St SW, Naples, FL 34117

5. CASE NO: **CELU20230003897**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
OFFICER: John Delia
VIOLATIONS: Collier Land Development Code 04-41, as amended, Section 2.02.03 and 1.04.01(A). A recreational vehicle refurbishing activity on the property which is not an allowable occupation within this zoning district.
- FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th Ave NE, Naples, FL 34120

6. CASE NO: **CESD20230003899**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
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). Multiple structures erected prior to obtaining a Collier County Building permit(s) consisting of but not limited to front carport/2 light poles with receptacle connections/barn/carport storage structure in the rear/metal shed structure and an electrical receptacle connection pole in the rear of the property.
- FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th Ave NE, Naples, FL 34120

7. CASE NO: **CEV20230007119**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-96(a), and Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 1.04.01(A). Unlicensed/Not registered Recreational vehicles stored on the property, staged for use and owner's self-admission the recreational vehicles are used for sleeping/lodging not permitted on an Estate Zoned property.
- FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th Ave NE, Naples, FL 34120

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210012154**
OWNER: **4630 GOLF STREAM DRIVE LLC**
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)(e)(i). Interior demolition before receiving required permits. Contractor licensing case CECV20210008608.

FOLIO NO: 63103400007
PROPERTY ADDRESS: 4630 Gulfstream Dr, Naples, FL 34112
2. CASE NO: **CESD20210011366**
OWNER: **Timothy Dezego and Robyn Dezego**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A carport and front entry porch overhang were built without the required permit.

FOLIO NO: 71800000242
PROPERTY ADDRESS: 3399 Canal St, Naples, FL 34112
3. 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
4. CASE NO: **CESD20210005400**
OWNER: **Ronnie Haar**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired building permit PRBD20200518310. Expired 05/03/2022.

FOLIO NO: 36308160001
PROPERTY ADDRESS: 5255 Coronado Pkwy, Naples, FL 34116
5. CASE NO: **CEAU20220005893**
OWNER: **Yanelis Hernandez and Eliecer Ramirez**
OFFICER: Charles Marinos
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, 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
6. CASE NO: **CEVR20200013095**
OWNER: **KSWFL HOMESITES LLC**
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 unimproved property without issued building permit(s) or an approved vegetation removal permit.
FOLIO NO: 36610040000
PROPERTY ADDRESS: 4710 7th Ave SW, Naples, FL 34119
7. 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
8. CASE NO: **CESD20200003738**
OWNER: **Yolanda Machado and David R Cruz**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Canopy/Lanai built without permit and shed being built without a permit.
FOLIO NO: 36302680008
PROPERTY ADDRESS: 2048 55th Terr SW, Naples, FL 34116
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: **CESD20220001438**
OWNER: **Francisco Santiago Ramirez**
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). Alterations and modifications including but not limited to roof/carport and additions that were performed prior to receiving a Collier County building Permit.

FOLIO NO: 293400006
PROPERTY ADDRESS: 135 Halsey Ct #A, Naples, FL 34104

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

1. CASE NO: **CEROW20210008921**
OWNER: **Dominick Lento and Alycia Lento**
OFFICER: Christopher Ambach
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-32. Vegetation blocking the Right of Way.

FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL 34120
2. CASE NO: **CESD20180004425**
OWNER: **Maria C Ramirez**
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). Structures including but not limited to, sheds, pole barn, chicken coop, and trailer built on property without first obtaining all required Collier County Building Permits. Three expired Collier County Building Permits, PRBD20140925624, PRBD20140927647, and PRBD20160726667.

FOLIO NO: 759800108
PROPERTY ADDRESS: 11700 Labrador Ln, Naples, FL 34114

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

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - SEPTEMBER 28, 2023 AT 9:00AM

XIV. ADJOURN