



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

July 31, 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: **CESD20220003245**
OWNER: **NAPLES-DAVIS BLVD LLC CO BENDERSON
DEVELOPMENT CO LLC**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Sections 10.02.06(B)(1)(a) and 5.06.06(A)(8). Unpermitted
sign alterations.
FOLIO NO: 34690080008
PROPERTY ADDRESS: 8760 Davis Blvd, 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: **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: **CESD20230001967**
OWNER: **ROBERT U THOMPSON ET AL**
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 a pre-existing garage

conversion into a conditioned living space, ongoing exterior door, and window changeouts, and ongoing interior renovation including but not limited to electrical and plumbing, all without valid permits.

FOLIO NO: 37983600008
PROPERTY ADDRESS: 3410 13th Ave SW, Naples, FL 34117

3. CASE NO: **CESD20230002406**
OWNER: **ROBERT U THOMPSON ET AL**
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 a shed under renovation in the rear, originally built with no permits, including but not limited to electrical, interior renovation, septic, and plumbing all done with no permits.

FOLIO NO: 37983600008
PROPERTY ADDRESS: 3410 13th Ave SW, Naples, FL 34117

4. 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 a dangerous building.

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

5. 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 stables to dog kennels.

FOLIO NO: 45853060003
PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117

6. CASE NO: **CESD20220003348**
OWNER: **Harry A Romano and Liza Jeanne Romano**
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 plug-in light mounted to a light post anchored into the ground prior to issuance of appropriate Collier County permit.

FOLIO NO: 36451840003
PROPERTY ADDRESS: 5072 28th Pl SW, Naples, FL34116

7. 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) and 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
8. CASE NO: **CEVR20210010022**
OWNER: **Jason Brady and Nicole Brady**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Clearing vegetation prior to obtaining a vegetation removal permit.

FOLIO NO: 36665120108
PROPERTY ADDRESS: NO SITE ADDRESS
9. CASE NO: **CEAU20220010097**
OWNER: **BEST HOMES BUILDER AT GG LLC**
OFFICER: Joseph Marino
VIOLATIONS: Florida Building Code 7th Edition (2020) Building, Chapter 1, Section 105.1. Fence built without required permits.

FOLIO NO: 302800005
PROPERTY ADDRESS: 1190 Ivy Way, Naples, FL 34117
10. CASE NO: **CEVR20220010205**
OWNER: **BEST HOMES BUILDER AT GG LLC**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Clearing of property.

FOLIO NO: 302800005
PROPERTY ADDRESS: 1190 Ivy Way, Naples, FL 34117
11. CASE NO: **CEPM20220009799**
OWNER: **Massimo Maffei**
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 4, Section 454.2.20. An Estates zoned property with a residential pool with a removed pool barrier and no protection, all done prior to issuance of proper permitting.

FOLIO NO: 38336640009
PROPERTY ADDRESS: 5960 Green Blvd, Naples, FL 34116

12. CASE NO: **CEVR20220005103**
OWNER: **Ana Iris Hernandez and Saul Garcia Torres**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Trees over cleared/removed in front yard without first obtaining Vegetation Removal Permit (VRP).

FOLIO NO: 305880006
PROPERTY ADDRESS: 1560 Ivy Way, Naples, FL 34117
13. CASE NO: **CELU20220011318**
OWNER: **Yohenis Martinez**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. An improved estates zoned property with multiple inoperable boats on blocks in the yard, no registration numbers.

FOLIO NO: 45847880008
PROPERTY ADDRESS: 1311 11th St SW, Naples, FL 34117
14. CASE NO: **CESD20230003117**
OWNER: **Ahmad Dahish Ahmad**
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). Improvements to the property prior to issuance of Collier County Building Permit including but not limited to; tub to shower conversions in two bathrooms, removal of tub and extension of shower in one bathroom, change in position of kitchen island and location of stove top.

FOLIO NO: 27690008181
PROPERTY ADDRESS: 3642 Treasure Cove Ct, Naples, FL 34114
15. CASE NO: **CESD20220010598**
OWNER: **HGG MANAGEMENT LLC**
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). Multiple unpermitted renovations in multiple units at a commercial property.

FOLIO NO: 61630200002

PROPERTY ADDRESS: 2493 Linwood Ave, Naples, FL 34112

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210013157**
OWNER: **Alfonso Perez Basilio and Carina E Martinez Figueroa**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An addition attached to a single wide mobile home erected in the rear without first obtaining the authorization of the required permits.

FOLIO NO: 00069920008
PROPERTY ADDRESS: 3506 Westclox St, Immokalee, FL 34143
2. CASE NO: **CESD20200007975**
OWNER: **Jessica Doyle and Marc C Berry**
OFFICER: Christopher Ambach
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 being built without a permit and a barrier around it.

FOLIO NO: 38160200000
PROPERTY ADDRESS: 3180 63rd St SW, Naples, FL 34105
3. 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
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 34112

5. CASE NO: **CENA20220005940**
OWNER: **Steven M 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
6. CASE NO: **CELU20220002018**
OWNER: **Steven M 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 RVs stored on an improved AG zoned property.

FOLIO NO: 333320004
PROPERTY ADDRESS: 2260 Keane Ave, Naples, FL 34117
7. CASE NO: **CESD20220001740**
OWNER: **Vanessa Alvarado**
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). Two sheds in the rear of the property built without permits and a lanai enclosed into an interior structure without valid permitting.

FOLIO NO: 36379880006
PROPERTY ADDRESS: 2296 55th St SW, Naples, FL 34116
8. 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

9. CASE NO: **CESD20220001438**
OWNER: **SOUTHWIND VILLAGE MHC 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). 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

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - AUGUST 24, 2023 AT 9:00AM

XIV. ADJOURN