



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

January 25, 2024

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 OF IMPOSITION OF FINES HEARING

MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

- 1. CASE NO: CESD20220008565**
OWNER: Craig A Ream and Heather L Ream
OFFICER: Alphonse Jones
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
- 2. CASE NO: CEVR20220000759**
OWNER: C&J WRESTLING HAULING CORP
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Unpermitted vegetative removal.
FOLIO NO: 00098240005
PROPERTY ADDRESS: 878 Limpkin Rd, Naples, FL 34120
- 3. 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 a horse barn to dog kennels.
FOLIO NO: 45853060003
PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117
- 4. 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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CENA20220007701**
OWNER: **TITUS ENTERPRISES LLC**
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, Sections 1.04.01(A) and 2.02.03. Litter and illegal outside storage including but not limited to the following: RV's, furniture, unlicensed trailers, building materials and refuse.

FOLIO NO: 335800001
PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117

2. CASE NO: **CESD20230004499**
OWNER: **MING AND KWANG DEVELOPMENT CORP**
OFFICER: Jonathan Musse
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). Second floor addition in unit 1 to include electric, built without a valid Collier County permit.

FOLIO NO: 280880008
PROPERTY ADDRESS: 4584 Enterprise Ave Unit 1, Naples, FL 34104

3. CASE NO: **CENA20230003369**
OWNER: **DHOME BUILDERS INC**
OFFICER: Charles Marinos
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, Section 2.02.03. An improved estates zoned property with an accumulation of litter including but not limited to the following: A/C equipment, roofing tiles, building materials, a shipping container, vehicle parts, appliances, tools, furniture, organic materials, wood, plastic, paper, cardboard, metal, and glass.

FOLIO NO: 37591560006
PROPERTY ADDRESS: 711 18th Ave NW, Naples, FL 34120

4. CASE NO: **CESD20230004994**
OWNER: **Orlando Fabian Rodriguez**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Contractor licensing confirmed unpermitted electrical and plumbing work done in one of the units.

FOLIO NO: 36180360003
PROPERTY ADDRESS: 5580 16th Pl SW, Naples, FL 34116

5. CASE NO: **CEAU20230005361**
OWNER: **Todd Palmen**
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 improved estates zoned property with a shade structure in the rear and a shed with no permits.

FOLIO NO: 45968680006
PROPERTY ADDRESS: 2330 19th St SW, Naples, FL 34117

6. CASE NO: **CESD20230008795**
OWNER: **Santiago Ospina and Jorge Ospina**
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 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

7. CASE NO: **CESD20230007234**
OWNER: **Livia Liste**
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)(i). Unpermitted addition(s) to the rear portion of the residential structure.

FOLIO NO: 36432200002
PROPERTY ADDRESS: 5431 30th Ave SW, Naples, FL 34116

8. CASE NO: **CESD20230004415**
OWNER: **Katherine E Lee**
OFFICER: Alphonse Jones
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 installation of A/C and shed.
FOLIO NO: 24477000004
PROPERTY ADDRESS: 154 2nd St, Bonita Springs, FL 34134
9. 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.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
10. 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.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
11. 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)/approval(s)
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119
12. CASE NO: **CESD20210002598**
OWNER: **Teresa Martinez**
OFFICER: Cristina Perez
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). Addition to the rear of the house and shed without obtaining the required Collier County permits.
FOLIO NO: 40801360006
PROPERTY ADDRESS: 4245 8th Ave SE, Naples, FL 34112

13. CASE NO: **CESD20230007258**
 OWNER: **Hugo Andres Tartaro and Roxana G Armanza**
 OFFICER: Maria Rodriguez
 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). After the fact permits required for pool, osmosis water system, screened lanai, three buildings in back, and utilities.
 FOLIO NO: 40981880008
 PROPERTY ADDRESS: 2675 12th Ave SE, Naples, FL 34117
14. CASE NO: **CELU20220007119**
 OWNER: **OAKWOOD PARK WEST LLC**
 OFFICER: Ryan Cathey
 VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 10.02.03(B)(1-11). Landscape company operating without an approved Collier County site development plan.
 FOLIO NO: 195280007
 PROPERTY ADDRESS: 2170 Logan Blvd N, Naples, FL 34119
15. CASE NO: **CESD20200003242**
 OWNER: **KLUCKHUHN FAMILY RESIDENTIAL TRUST**
 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)(i). Construction of a boat house to include new decking and a roof without the required permits.
 FOLIO NO: 52398960004
 PROPERTY ADDRESS: 194 Trinidad St, Naples, FL 34113
16. CASE NO: **CEROW20220009345**
 OWNER: **David H Levine**
 OFFICER: Ryan Cathey
 VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted work within the county right-of-way – installation of driveway entrance(s)/culvert(s) without required permit(s).
 FOLIO NO: 38169440007
 PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210013392**
OWNER: **VJL PROPERTIES 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 windows and doors.

FOLIO NO: 67390860867
PROPERTY ADDRESS: 840 Meadowland Dr, Unit C, Naples, FL 34108
2. 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 and no registration numbers.

FOLIO NO: 45847880008
PROPERTY ADDRESS: 1311 11th St SW, Naples, FL 34117
3. CASE NO: **CESD20220005160**
OWNER: **Brent D Perrine and Mona R Perrine**
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 structure (front of property) and columns (near driveway).

FOLIO NO: 38108080004
PROPERTY ADDRESS: 2870 66th St SW, Naples, FL 34105
4. 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
5. CASE NO: **CENA20230000262**
OWNER: **Gloria May**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-

181. 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

6. 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). An Estate zoned property with multiple occupied structures without permits, some with electrical and improperly connected running water, some with no electricity or water, all disposing of solid waste in an undeterminable manner and location. Occupied and unpermitted structures including but not limited to the following: scrap woodsheds 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

7. CASE NO: **CESD20210010293**
OWNER: **Jose Garcia and Limbania Verdecia**
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)(i). Unpermitted modifications to a permitted screened lanai including, but not limited to: Enclosure of a portion of the lanai to create a living space, replacement of screened areas with solid walls and addition of water and electric utilities. Unpermitted conversion of the garage to a living space including, but not limited to installation of an air conditioning system, plumbing for a full bathroom and electrical modifications.

FOLIO NO: 35762600001
PROPERTY ADDRESS: 1781 45th St SW, Naples, FL 34116

8. 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

9. CASE NO: **CESD20220005465**
OWNER: **UNITED PROPS LLC**
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 removal of vinyl siding and kitchen renovation.

FOLIO NO: 38339760009
PROPERTY ADDRESS: 5780 Dogwood Way, Naples, FL 34116

10. CASE NO: **CESD20210004950**
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)(i). Unpermitted additions and alterations consisting of but not limited to covered storage area with a bathroom, outdoor sink, water softener equipment, commercial refrigerator, and propane tanks.

FOLIO NO: 26081640007
PROPERTY ADDRESS: 191 Smallwood Dr, Chokoloskee, FL 34138

11. 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 RVs stored on an improved AG zoned property.

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

12. 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

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

1. 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

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 - FEBRUARY 22, 2024 AT 9:00AM

XIV. ADJOURN