



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

March 28, 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

1. CASE NO: **CESD20230003899**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
OFFICER: Craig Cooper
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, a front carport with 2 light poles with receptable connections, barn/carport/storage structure in the rear, metal shed structure, and an electrical receptable connection pole in the rear of the property.
- FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th Ave NE, Naples, FL 34120

2. CASE NO: **CESD20230003212**
OWNER: **BERNHARDT FAMILY TRUST**
OFFICER: Doug Williams
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). Carport converted into living space, and lanai addition without valid Collier County building permit.
- FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113

MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

3. CASE NO: **CESD20230003711**
OWNER: **Maria Isabel Reyes**
OFFICER: Craig Cooper
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: 39777040005

PROPERTY ADDRESS: 3451 41st Ave NE, Naples, FL 34120

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CEA20230008937**
OWNER: **Ramiro Trevino**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07. Over allowable limit of 2 hooved animals per acre.

FOLIO NO: 758840004
PROPERTY ADDRESS: 11175 Tomato Rd, Naples, FL 34114

2. CASE NO: **CESD20230008967**
OWNER: **Ramiro Trevino**
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). Horse stalls, chicken coops and other accessory structures constructed without Collier County Permits and/or Approvals.

FOLIO NO: 758840004
PROPERTY ADDRESS: 11175 Tomato Rd, Naples, FL 34114

3. CASE NO: **CESD20230007550**
OWNER: **Roxana Socarras and Jorge Armando Martinez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A barn, water fountain with electric, outside lights with electric and shed all erected without first obtaining the authorization of the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 41280440009
PROPERTY ADDRESS: 2630 18th Ave SE, Naples, FL 34117

4. CASE NO: **CESD20230007241**
OWNER: **Richard Brian Peterman and Cynthia Marie Eddy**
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). Interior renovations including but not limited to plumbing and electrical work completed prior to issuance of appropriate Collier County permits/approvals.

FOLIO NO: 76775001724
PROPERTY ADDRESS: 6900 Anthurium LN, Naples, FL 34113

5. CASE NO: **CEVR20230008759**
OWNER: **EDINGTON PLACE LLC**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Mechanical clearing vegetation on a vacant lot without a permit.

FOLIO NO: 727400006
PROPERTY ADDRESS: 1095 Barefoot Williams Rd, Naples, FL 34113

6. CASE NO: **CEVR20220010806**
OWNER: **Luc Goemaere and Liping Wu**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B), 3.05.07(C)(3)(b), 3.05.07(F)(3)(a) and 3.05.07(F)(3)(g)(i)(b). Trees and vegetation removed from lot and fill brought into lot without issuance of appropriate Collier County Permits or other approvals.

FOLIO NO: 437560003
PROPERTY ADDRESS: 306 Sabal Palm Rd, Naples, FL 34114

7. CASE NO: **CESD20230007552**
OWNER: **Robert Lee Smith Jr and Denise H Smith**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Installed a new vanity without a permit in a condo.

FOLIO NO: 76460280009
PROPERTY ADDRESS: 330 Kon Tiki Dr A7, Naples, FL 34113

8. CASE NO: **CESD20240000553**
OWNER: **Peggy Raymond**
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 screened in lanai and garage conversion to include but not limited to plumbing, framing and drywall.

FOLIO NO: 36317560003
PROPERTY ADDRESS: 5341 25th Ave SW, Naples, FL 34116

ADDRESS:

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210001490**
OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
OFFICER: Raul Mendez
VIOLATIONS: Collier County Land Development Code 04-41, 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 34117

2. CASE NO: **CENA20230008527**
OWNER: **BERNHARDT FAMILY TRUST**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Repeat violation of weeds and grass growth in excess of 18” throughout this entire improved residential lot, including the swale.

FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113

3. CASE NO: **CESD20230003212**
OWNER: **BERNHARDT FAMILY TRUST**
OFFICER: Doug Williams
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). Carport converted into living space, and lanai addition without valid Collier County building permit.

FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113

4. CASE NO: **CEAU20220010097**
OWNER: **BEST HOMES BUILDER AT GG LLC**
OFFICER: Joseph Marino
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Fence built without a valid Collier County permit.

FOLIO NO: 302800005
PROPERTY ADDRESS: 1190 Ivy Way, Naples, FL 34117

5. CASE NO: **CESD20220008207**
OWNER: **Walter A Navarro, Krissia I Palacios, Graciela E Hughes and John Hughes**
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). Interior conversion of garage to livable space, complete with bathroom, kitchen, and AC unit.
FOLIO NO: 54901960004
PROPERTY ADDRESS: 103 Warwick Hills Dr, Naples, FL 34113
6. CASE NO: **CEAU20220006876**
OWNER: **PSB LAND TRUST**
OFFICER: Jonathan Musse
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Vinyl fence installed on the left side and right rear of the dwelling without first obtaining a valid Collier County permit.
FOLIO NO: 62205480007
PROPERTY ADDRESS: 5373 Holland St, Naples, FL 34113
7. CASE NO: **CELU20180013990**
OWNER: **Vladimir Portal and Caridad Paz**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted improvements/structures: a converted garage, an aluminum porch, an entry addition, a large warehouse, a swimming pool, and ground level addition to the permitted pigeon coop.
FOLIO NO: 36914160000
PROPERTY ADDRESS: 2035 Golden Gate Blvd W, Naples, FL 34120
8. CASE NO: **CESD20220008382**
OWNER: **Anthony Mattei, Karol Lucila Teresita Mattei and Lilia Mercedes Machado**
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). Improvements to property prior to issuance of Collier County Building Permits.
FOLIO NO: 51590080000
PROPERTY ADDRESS: 164 Panther Pass Cir, Naples, FL 34114
9. CASE NO: **CESD20220003245**
OWNER: **NAPLES-DAVIS BLVD LLC CO BENDERSON DEVELOPMENT CO LLC**
OFFICER: Rickey Migal

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

- 10. CASE NO:** **CESD20140006223**
OWNER: **Henry Perez**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A vacant unfinished home with an expired permit.
FOLIO NO: 39895880008
PROPERTY ADDRESS: 2665 Oil Well Rd, Naples, FL 34120

- 11. CASE NO:** **CEROW20230002007**
OWNER: **Santiago Zavala Jr and Santiago Zavala**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Asphalt driveway installed over County right of way without a permit.
FOLIO NO: 36439520002
PROPERTY ADDRESS: 3077 52nd St SW, Naples, FL 34116

- 12. CASE NO:** **CESD20220010706**
OWNER: **Christa Benoit**
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). Conversion of garage to living space without Collier County Building Permits.
FOLIO NO: 63100240008
PROPERTY ADDRESS: 4848 Catalina Dr, Naples, FL 34112

- 13. CASE NO:** **CESD20200006363**
OWNER: **Miguel Arroyo**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Enclosed the porch/entryway and built a 16ft x 12ft detached garage without first obtaining a valid Collier County permit.
FOLIO NO: 62091600004
PROPERTY ADDRESS: 5217 Martin St, Naples, FL 34113

14. CASE NO: **CESD20200009039**
OWNER: **Kurt Clapper and Tricia Clapper**
OFFICER: Rickey Migal
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
15. CASE NO: **CESD20230003899**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
OFFICER: Craig Cooper
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 a front carport with 2 light poles with receptable connections, barn/carport/storage structure in the rear, metal shed structure, and an electrical receptable connection pole in the rear of the property.
FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th Ave NE, Naples, FL 34120
16. 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
17. CASE NO: **CESD20210002415**
OWNER: **Melva Padilla and Nazaria Angelica Nunez**
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). Alterations to garage area without a required Collier County building permit.
FOLIO NO: 56324013549
PROPERTY ADDRESS: 8322 Valiant Dr, Naples, FL 34104

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

9.1. Nomination for Board Chairman and Vice-Chairman

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - MARCH 28, 2024 AT 9:00AM

XIV. ADJOURN