



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

April 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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20230000261**
OWNER: **Cosme D Alvarez and Maria I Alvarez**
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). Unpermitted structures built in the rear of property without first obtaining the required Collier County Building permits.
FOLIO NO: 40239200000
PROPERTY ADDRESS: 2840 29th Ave NE, Naples, FL 34120

2. CASE NO: **CENA20230007721**
OWNER: **94 IOST TRUST**
OFFICER: Jason Packard
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, Section 54-181. Outside storage of items including but not limited to multiple riding lawn mowers in various states of repair, lawn mower decks, push mowers, other various lawn mower parts, 5-gallon buckets, plastic storage bins, windows, shower doors, lumber, tires, bicycles, window shakers, coolers, pressure washers, and batteries.
FOLIO NO: 68343640004
PROPERTY ADDRESS: 94 Isle of Saint Thomas, Naples, FL 34114

3. CASE NO: **CELU20240001152**
OWNER: **BAHAR BERKSHIRE COMMONS LLC**
OFFICER: Alphonse Jones
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 1.04.01(A). Prohibited overnight parking and storage of commercial vehicles, trailers, tractor trailers and motor homes.
FOLIO NO: 23945007048
PROPERTY ADDRESS: 7329 Radio Rd, Naples, FL 34104
4. CASE NO: **CELU20240000034**
OWNER: **Mauricio Martinez**
OFFICER: Maria Martinez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Food trailer parked on unimproved lot.
FOLIO NO: 60183800109
PROPERTY ADDRESS: 324 W Main St, Immokalee, FL 34142
5. CASE NO: **CESD20230011116**
OWNER: **GUANYU TRUST HUI CHUN BIANNU ZHONG SPIETH**
OFFICER: Thomas Pitura
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). Metal roof in need of repair that has not been properly permitted.
FOLIO NO: 68098280007
PROPERTY ADDRESS: 3574 Santiago Way, Naples, FL 34105
6. CASE NO: **CEVR20230004069**
OWNER: **Thomas A Crenna**
OFFICER: Cristina Perez
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 tree vegetation where the total area cleared exceeds the one (1) acre allowed to be cleared by the Building Permit issued for construction of the principal structure.
FOLIO NO: 39655920001
PROPERTY ADDRESS: 4490 18th St NE, Naples, FL 34120
7. CASE NO: **CEAU20230003296**
OWNER: **Thomas A Crenna**
OFFICER: Cristina Perez
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1, and Collier County Land Development Code 04-41, Section 10.02.06(B)(1)(e)(i). An unpermitted fence erected prior to obtaining a Collier County permit.
FOLIO NO: 39655920001

PROPERTY ADDRESS: 4490 18th St NE, Naples, FL 34120

8. CASE NO: **CESD20220004520**
OWNER: **Wilson Fernando Navas Luna and Edna Lizeth Naranjo Duque**
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)(i). A shed under construction on a poured concrete pad prior to acquiring proper collier county permitting.
FOLIO NO: 36241920007
PROPERTY ADDRESS: 2060 51st Ter SW, Naples, FL 34116
9. CASE NO: **CESD20230007243**
OWNER: **Nathalie Goletiani and Ludmia Goletiani**
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 tiki hut style overhang built on the property prior to obtaining proper Collier County permits.
FOLIO NO: 37017600000
PROPERTY ADDRESS: 543 9th St SW, Naples, FL 34117
10. CASE NO: **CESD20240000449**
OWNER: **Monise Etienne**
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 addition on the rear of residence. Violations to include but not limited to plumbing, electrical, framing and drywall work in the addition.
FOLIO NO: 36114880008
PROPERTY ADDRESS: 2342 50th Ter SW, Naples, FL 34116
11. CASE NO: **CEROW20230010341**
OWNER: **Ronald Reutter and Laura J Reutter**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted driveway to include a culvert pipe that is blocked and obstructing the flow of drainage.
FOLIO NO: 24021680003
PROPERTY ADDRESS: 135 Burning Tree Dr, Naples, FL 34105

12. 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
13. 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

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20220006947**
 OWNER: **Emanuel Pipitone and Valentina Pipitone**
 OFFICER: Bradley Holmes
 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). Condominium with interior renovations done prior to issuance of proper permitting including the following: drywall, plumbing, electrical, counters and cabinets, A/C replacement and breaker panel replacement.
 FOLIO NO: 31980480007
 PROPERTY ADDRESS: 4339 27th Ct SW, Unit 104, Naples, FL 34116
2. CASE NO: **CESD20210002284**
 OWNER: **Margot Ricardo and Magdiel Gonzalez**
 OFFICER: Thomas Pitura
 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). Voided permits and lanai to be addressed along with unpermitted/roof overhang/carport and utility room.
 FOLIO NO: 63504640000
 PROPERTY ADDRESS: 3412 Croton Rd, Naples, FL 34104

ADDRESS:

3. CASE NO: **CEVR20210009573**
OWNER: **Peter Grant Pohlmann Jr and Vania Pohlmann**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(D)(2). Unimproved lot completely cleared of all vegetation (approx. 20 trees) without first obtaining any required approvals from Collier County.

FOLIO NO: 68642320009
PROPERTY ADDRESS: 13056 Bald Cypress Ln, Naples, FL 34119
4. CASE NO: **CESD20210000673**
OWNER: **Rodolfo Trevino Jr**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 3.05.01(B). Remove protected vegetation without a permit and mechanic removed vegetation without first obtaining approval from Florida DEP on this unimproved lot.

FOLIO NO: 766920000
PROPERTY ADDRESS: 1100 Auto Ranch Rd, Naples, FL 34114
5. CASE NO: **CESD20230010493**
OWNER: **HAMDULLAH INVEST OF SW FL LLC**
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). Additional structure built on lot without proper County permits.

FOLIO NO: 36325800001
PROPERTY ADDRESS: 2700 55th Ter. SW, Unit B, Naples, FL 34116
6. CASE NO: **CENA20230011031**
OWNER: **Richard Lash and Shirley Watson**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 5.03.01(A), and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Copious amounts of litter, debris, prohibited outdoor storage and blight including but not limited to the following: tires, milk crates, water jugs, buckets, clothing, mattresses, sleeping bags, chemical containers, shopping carts, tools, torn tarps, building materials, pallets, crates, cardboard, luggage, cabling, appliances with doors still attached, carts, ladders, scrap, dilapidated vehicles, foam, concrete blocks plastic, wood metals and paper.

FOLIO NO: 37984440005
PROPERTY ADDRESS: 3455 17th Ave SW, Naples, FL 34117

7. CASE NO: **CESD20230011033**
OWNER: **Richard Lash and Shirley Watson**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.03.01(A), 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 multiple unpermitted structures and alterations including but not limited to the following: shed in the rear with plumbing and electrical, canopy tents attached to the shed, accessory structure with stucco walls in the rear, canopy tents over and attached to an RV in the rear, electrical and plumbing for the RV, well shelter, and a garage converted into a living space without permits.

FOLIO NO: 37984440005
PROPERTY ADDRESS: 3455 17th Ave SW, Naples, FL 34117

8. CASE NO: **CELU20230009475**
OWNER: **Richard Lash and Shirley Watson**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 5.03.03(B), and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). An improved Estates zoned property with multiple structures being rented and illegally occupied including the following: unpermitted detached garage converted into a living space with utilities, shed in the rear as well as multiple canopy tents attached to this structure with utilities, RV in the rear with multiple tents attached to the vehicle with utilities, and what appears to be an open air campground in front of a dilapidated structure with mattresses and sleeping bags.

FOLIO NO: 37984440005
PROPERTY ADDRESS: 3455 17th Ave SW, Naples, FL 34117

9. CASE NO: **CESD20220011248**
OWNER: **PLN PROPERTIES LLC**
OFFICER: Latoya 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). Interior remodel without first obtaining Collier County Building permit(s).

FOLIO NO: 35778740007
PROPERTY ADDRESS: 12215 Collier Blvd, Unit 3, Naples, FL 34116

10. CCASE 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: recreational vehicles, furniture, unlicensed trailers, building materials and refuse.
- FOLIO NO: 335800001
PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117
11. CASE NO: **CEPM20220009799**
OWNER: **Massimo Maffei**
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) and Florida Building Code 7th Edition (2020), 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 the issuance of proper permitting.
- FOLIO NO: 38336640009
PROPERTY ADDRESS: 5960 Green Blvd, Naples, FL 34116
12. CASE NO: **CELU20220004718**
OWNER: **LOWES HOME CENTERS INC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 4.02.12(A), and 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181. Outdoor storage and/or litter in areas not designated for such use. Outdoor storage does not meet the standards of the C-4 zoning regulations. Accumulation of litter.
- FOLIO NO: 66760001752
PROPERTY ADDRESS: 6415 Naples Blvd, Naples, FL 34109
13. 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 a vegetation removal permit.
- FOLIO NO: 305880006
PROPERTY ADDRESS: 1560 Ivy Way, Naples, FL 34117

14. CASE NO: **CESD20220010928**
 OWNER: **Gene Nailon and Maylin Nailon**
 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 interior buildout of large metal (permitted) building, including kitchen, mezzanine/office. Installation of CNC machine, and spray booth.
 FOLIO NO: 72620000104
 PROPERTY ADDRESS: 830 7th St SW, Naples, FL 34117
15. CASE NO: **CELU20210003385**
 OWNER: **FASH PROPERTIES LLC**
 OFFICER: Rickey Migal
 VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.
 FOLIO NO: 213760001
 PROPERTY ADDRESS: 2020 Rock Rd, Naples, FL 34120
16. CASE NO: **CELU20220010924**
 OWNER: **FASH PROPERTIES LLC**
 OFFICER: Rickey Migal
 VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.03(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Operating a Tree Service/Landscaping Company without the required Site Development Plan.
 FOLIO NO: 213920003
 PROPERTY ADDRESS: NO SITE ADDRESS
17. CASE NO: **CESD20210001490**
 OWNER: **Cecilio Martinez Resendiz and Maricela Valerio Martinez**
 OFFICER: Raul Martinez
 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 34117

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 THURSDAY - MAY 23, 2024 AT 9:00AM

XIV. ADJOURN