



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

June 27, 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
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: **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

2. CASE NO: **CESD20220008942**
OWNER: **Salvatore A Iannotta**
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). Steel building and concrete pad completed prior to issuance of Collier County building permit.

FOLIO NO: 00438040001
PROPERTY ADDRESS: 335 Hancos Way, 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: **CESD20230002147**
OWNER: **Victor Manuel R Zacarias and Loyda Avigail Castro Valdez**
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). A side-by-side mobile home placed on the property prior to obtaining a Collier County building permit.

FOLIO NO: 00309040004
PROPERTY ADDRESS: 1526 Sugarberry St, Naples, FL 34117

2. CASE NO: **CELU20230002149**
OWNER: **Victor Manuel R Zacarias and Loyda Avigail Castro Valdez**
OFFICER: Cristina Perez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.03.01(A)(c)(12), and Collier County Code of laws and Ordinances, Chapter 54, Article VI, Section 54-179. An agriculturally zoned property with a large amount of vegetative debris being brought onto the site for composting. Property being used as a recycling/transfer station.

FOLIO NO: 00309040004
PROPERTY ADDRESS: 1526 Sugarberry St, Naples, FL 34117

3. CASE NO: **CELU20230010096**
OWNER: **Henal Myrthil**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Property being used as a storage yard for vehicles, storage containers, and commercial vehicles in a district not zoned for such use.

FOLIO NO: 740840009
PROPERTY ADDRESS: 10411 Greenway Rd, Naples, FL 34114

4. CASE NO: **CESD20220009626**
OWNER: **Joselin Banegas**
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), 10.02.06(B)(1)(e)(i) and 4.02.07. An unpermitted chicken coop in the rear of the property that does not meet setback requirements.

FOLIO NO: 45841080008
PROPERTY ADDRESS: 1221 15th St SW, Naples, FL 34117

5. CASE NO: **CESD20230008412**
OWNER: **Marcelo Castillo and Mireya Farrada Yanez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended Section 10.02.06(B)(1)(a). A permitted open pole barn converted into a garage and storage with electric and stucco. A carport with plumbing and electric, two sheds with electric, and two metal containers all erected without first obtaining the

required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 41286080007
PROPERTY ADDRESS: 1875 Everglades Blvd S, Naples, FL 34117

6. CASE NO: **CEVR20210010567**
OWNER: **Angel Madera Jr**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(a). An agriculturally zoned property with vegetative clearing prior to issuance of an approved Collier County vegetation removal permit.

FOLIO NO: 00302560002
PROPERTY ADDRESS: 1072 Ivy Way, Naples, FL 34117

7. CASE NO: **CESD20180012140**
OWNER: **Armando Yzaguirre**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired Collier County Building Permit for convenience store under construction.

FOLIO NO: 63865360003
PROPERTY ADDRESS: 233 New Market Rd E, Immokalee, FL 34142

8. CASE NO: **CEPM20220002333**
OWNER: **TREETOPS OF NAPLES**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Flooring in units 5221, 5206, and 5401 Treetops Dr, in severe disrepair, chipping, cracking, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004
PROPERTY ADDRESS: 5405 Treetops Dr, Naples, FL 34113

9. CASE NO: **CESD20230009015**
OWNER: **LISA MARIE SILVERMAN EST
C/O LORI ANN DOUCETTE PR**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted enclosure of a stilt home being used for living (2 bedroom, 2 bathrooms) with electric and plumbing and also garage/storage. Two decks, two carports, shed, electric pole for the RV's; all erected without first obtaining the authorization of the required permit(s).

FOLIO NO: 37281760006
PROPERTY ADDRESS: 581 2nd St NE, Naples, FL 34120

10. CASE NO: **CELU20220010394**
OWNER: **Barbara J Jackson**
OFFICER: Alphonse Jones
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.04.01(F), 1.04.01(A), and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Occupancy of a travel trailer in a prohibited zoning district.

FOLIO NO: 24983280004
PROPERTY ADDRESS: 1840 Harbor Pl, Naples, FL 34104

11. CASE NO: **CESD20230002663**
OWNER: **Gerry Gonzalez and Laura Gonzalez**
OFFICER: Sherry Patterson
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 home renovations consisting of new drywall installed in the living room, dining room, hallway and two bedrooms. Plumbing pipes replaced between the kitchen and bathroom; plumbing pipes modified outside at the right rear corner of the house. Toilet and/or plumbing removed in the bathroom, leaving floor drain open. Small washroom demoed/removed on left rear corner of the house, and an open porch was added to the back of the house.

FOLIO NO: 63863680002
PROPERTY ADDRESS: 119 Jefferson Ave E, Immokalee, FL 34142

12. CASE NO: **CELU20240004229**
OWNER: **RADIO ROAD SHELL LLC**
OFFICER: Alphonse Jones
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unpermitted storage and use of food trailer(s) to include outdoor seating.

FOLIO NO: 28530360108
PROPERTY ADDRESS: 7392 Radio Road, Naples, FL 34104

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20210011051**
OWNER: **NAPLES PRESERVE VILLAS LLC**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unfinished construction with expired building permits.

FOLIO NO: 00418680009
PROPERTY ADDRESS: 5915 Onyx Cir, Naples, FL 34112
2. CASE NO: **CESD20220010204**
OWNER: **SHORE WOODS A CONDOMINIUM**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Replacement of siding and exterior lighting without Collier County building permit.

FOLIO NO: 24532200008
PROPERTY ADDRESS: 64 4th St, Bonita Springs, FL 34134
3. CASE NO: **CESD20210011506**
OWNER: **SAINT JEAN SERVICES LLC**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Removal of windows on the back of the residence and a large shed on the rear of the property without required Collier County Building Permits.

FOLIO NO: 67492720009
PROPERTY ADDRESS: 4316 Mindi Ave, Naples, FL 34112
4. CASE NO: **CELU20220010742**
OWNER: **Amy Marie Lowell**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal outdoor storage of including but not limited to a shipping container, an inoperable RV, at least one inoperable vehicle and misc. trash and refuse.

FOLIO NO: 00221240005
PROPERTY ADDRESS: 1480 Keri Island Rd, Naples, FL 34120
5. CASE NO: **CESD20190014019**
OWNER: **Yunior Lopez Morell**
OFFICER: Latoya Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Observed alterations made with no permits to rear of main residence and detached structure garage in rear yard.

FOLIO NO: 37168800005
PROPERTY ADDRESS: 275 1st St SW, Naples, FL 34117

6. 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

7. CASE NO: **CENA20230007565**
OWNER: **Sheila D Gebhart**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 2, Article IX, Section 2-2027(2). The Collier County Sherriff's Office has received numerous complaints regarding suspected criminal activities on this property. The Sheriff's Office has made numerous arrests for criminal activities on this property and/or individuals residing at this property within the past six (6) months. Arrests include for multiple drug-related offenses.

FOLIO NO: 62264320001
PROPERTY ADDRESS: 5329 Trammell St, Naples, FL 34113

8. CASE NO: **CESD20230002893**
OWNER: **Israel Acevedo and Nereida Rosa**
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: 37801240003
PROPERTY ADDRESS: 2410 8th St NE, Naples, FL 34120

9. CASE NO: **CELU20180014672**
OWNER: **Jonathan F Mejia Ochoa and Maria Doleres Ochoa Almaraz**
OFFICER: Cristina Perez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Mobile home on Estates zoned improved parcel.

FOLIO NO: 40417200000
PROPERTY ADDRESS: 4395 18th Ave NE, Naples, FL 34120

10. 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 to be a dangerous building.

FOLIO NO: 62260040000
PROPERTY ADDRESS: 5330 Broward St, Naples, FL 34113
11. CASE NO: **CESD20210004950**
OWNER: **Carlos Valdes and Dulce Valdes**
OFFICER: Donald Joseph
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
12. CASE NO: **CESD20190007384**
OWNER: **Martin Franco Lopez**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Detached structure from main residence erected on back north side of parcel.

FOLIO NO: 37289041002
PROPERTY ADDRESS: 530 6th St NE, Naples, FL 34120
13. CASE NO: **CESD20220010928**
OWNER: **Gene Nailon and Maylin Nailon**
OFFICER: Doug Williams
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
14. CASE NO: **CEVR20220010205**
OWNER: **BEST HOMES BUILDER AT GG LLC**

OFFICER: Cristina Perez
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 3.05.01(B). Over clearing of property without valid
permits and exceeding allowable amount of clearing.
FOLIO NO: 302800005
PROPERTY ADDRESS: 1190 Ivy Way, Naples, FL 34117

15. CASE NO: **CESD20170016790**
OWNER: **JEFFREY LEE SMITH JR AND VALERIE C SMITH
REV TRUST**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(e). Removal of exotic vegetation and
removal of native ground cover vegetation and mid-story native
vegetation using heavy machinery without having a permit that
would allow same.
FOLIO NO: 37067680009
PROPERTY ADDRESS: 830 9th St NW, Naples, FL 34120

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

1. CASE NO:
OWNER:
OFFICER:
VIOLATIONS:
FOLIO NO:
PROPERTY ADDRESS:

IX. REPORTS

9.1. CELU2024000034 Martinez

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - JULY 25, 2024 AT 9:00AM

XIV. ADJOURN