



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 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
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: CESD20230001825**
OWNER: PALM LAKE MHP LLC C/O PHILIPS INTERNATIONAL HOLDING CORP
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). Modifications have been made to this mobile home, including but not limited to enclosing the MH in a framed shell – 4 walls and a roof over roof – and the add on storage area that were done without the required county permits.
FOLIO NO: 61842240009
PROPERTY ADDRESS: 3131 Tamiami Trail E, Lot 52, Naples, FL 34112
- 2. 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
- 3. CASE NO: CESD20230000438**
OWNER: CINDY HILL LAND TRUST
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). Interior remodel/repair being done without the required County permits.
FOLIO NO: 52392480001
PROPERTY ADDRESS: 189 Pago Pago Dr W, Naples, FL 34113

ADDRESS:

4. CASE NO: **CESD20230000440**
OWNER: **CINDY HILL LAND TRUST**
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). Interior remodel/repair being done without the required County permits.
FOLIO NO: 52392440009
PROPERTY ADDRESS: 195 Pago Pago Dr W, Naples, FL 34113

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. 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). An enclosure bottom 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), Inspections and certificate(s) of occupancy as required by the Collier County Building Department.
FOLIO NO: 37281760006
PROPERTY ADDRESS: 581 2nd St NE, Naples, FL 34120
2. CASE NO: **CEVR20240003411**
OWNER: **ENTERPRISE AVENUE A COMMERCIAL
CONDOMINIUM**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Oak/canopy trees removed from an industrial-zoned property without county approval/permits.
FOLIO NO: 55607000128
PROPERTY ADDRESS: 4531 Enterprise Ave, Naples, FL 34104
3. CASE NO: **CEAU20220004105**
OWNER: **Timothy L Richardson and Tracey M Richardson**

OFFICER: Rickey Migal
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Unpermitted fence on residential property.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119

4. CASE NO: **CELU20220004113**
OWNER: **Timothy L Richardson and Tracey M Richardson**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Unpermitted storage containers on the property.
FOLIO NO: 36660800009
PROPERTY ADDRESS: 4681 3rd Ave NW, Naples, FL 34119

5. CASE NO: **CEPS20240004142**
OWNER: **THE ADMIRALTY CONDOMINIUM ASSOCIATION INC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.04.02(B)(3)(a), 3.03.02(B)(3)(b), and 3.04.02(B)(7). Non-compliant lighting during turtle nesting season.
FOLIO NO: 27480280009
PROPERTY ADDRESS: 9415 Gulf Shore Dr, Naples, FL 34108

6. CASE NO: **CEROW20220010904**
OWNER: **TSUBAKI HOLDINGS LLC**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e)(i) and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Work being done on the Right of Way without first obtaining Collier County building permits.
FOLIO NO: 62410960105
PROPERTY ADDRESS: 851 108th Ave N, Naples, FL 34108

7. CASE NO: **CEPS20240004131**
OWNER: **WALTER L HARBER JR ET AL**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.04.02(B)(3)(a), 3.04.02(B)(3)(b) and 3.04.02(B)(7). Non-compliant lighting during turtle nesting season.
FOLIO NO: 27530440003
PROPERTY ADDRESS: 10341 Gulf Shore Dr, Naples, FL 34108

8. CASE NO: **CEPS20240004125**
OWNER: **Lloyd L Bowein and Lurline S Bowein**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Sections 3.04.02(B)(3)(a), 3.04.02(B)(3)(b) and 3.04.02(B)(7).
Non-compliant lighting during turtle nesting season.
FOLIO NO: 27530040005
PROPERTY ADDRESS: 10021 Gulf Shore Dr, Naples, FL 34108

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: **CEROW20220009345**
OWNER: **David H Levine**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110,
Article II, Section 110-31(a). Unpermitted work in the Collier
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

3. CASE NO: **CESD20230000232**
OWNER: **FM NAPLES STORAGE 18 FL LLC**
C/O EXTRA SPACE STORAGE, INC
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Sections 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Asphalt
resurfacing work done in the County Right of Way before
obtaining a permit.
FOLIO NO: 00272480005
PROPERTY ADDRESS: 3687 Exchange Ave, Bldg C, D, F and G, Naples, FL 34104

4. 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
5. CASE NO: **CESD20220009720**
OWNER: **SG PROPCO 2022 LLC**
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). Installed new built-in gas grills in an existing outdoor area in a multifamily zoned parcel without permits.

FOLIO NO: 73620100087
PROPERTY ADDRESS: 6975 Sierra Club Cir, Naples, FL 34113
6. CASE NO: **CESD20200003242**
OWNER: **KLUCKHUHN FAMILY RESIDENTIAL TRUST**
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). 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

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

1. HEARINGS

12.2. CENA20240005005 Lash and Watson

XIII. NEXT MEETING DATE THURSDAY - AUGUST 22, 2024 AT 9:00AM

XIV. ADJOURN