



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

August 22, 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

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CENA20240002215**
OWNER: **Lazaro Y Ebanks Estevez**
OFFICER: Sherry Patterson
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, Section 2.02.03. Litter and/or prohibited outdoor storage consisting of but not limited to: plywood, wood, metal, pipes, tile, wiring, fencing, hoses, cabinets, aluminum, cardboard, barrels, paper, etc.

FOLIO NO: 40240280006
PROPERTY ADDRESS: 2885 27th Ave NE, Naples, FL 34120

2. CASE NO: **CESD20240001038**
OWNER: **Lazaro Y Ebanks Estevez**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Multiple buildings/structures and alterations/improvements have been erected or constructed on this property without first obtaining the required Collier County Building permits; to include the following: an above ground pool was installed in the ground with pool pump and filter, the garage has been converted to an efficiency/apt. with kitchen, bedroom, bath, an A/C mini split and added electric and plumbing. The kitchen to the principal structure has been remodeled to include new cabinets and counter tops. Structure 1 - Free stand Roof/Porch. Structure 2 -

Purple Shed. Structure 3 - Large Metal Canopy. Structure 4 - Dog Kennel. Structure 5 - Horse barn with electric and plumbing. Structure 6 - Roof structure situated between trees. Structure 7 - Large animal enclosure roof.

FOLIO NO: 40240280006
PROPERTY ADDRESS: 2885 27th Ave NE, Naples, FL 34120

3. CASE NO: **CEV20240001039**
OWNER: **Lazaro Y Ebanks Estevez**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Vehicle without a current valid license plate affixed.

FOLIO NO: 40240280006
PROPERTY ADDRESS: 2885 27th Ave NE, Naples, FL 34120

4. CASE NO: **CESD20230007312**
OWNER: **Daniel Edward Osborne**
OFFICER: Adam Collier
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). Construction without a permit. Work includes, but is not limited to, a lanai remodel to relocate utilities for the washer and dryer and the unpermitted carport extension.

FOLIO NO: 153360008
PROPERTY ADDRESS: 2129 Jacaranda Ct, Naples, FL 34110

5. CASE NO: **CESD20230007938**
OWNER: **Yordis Gutierrez and Zulema Sol Gracia**
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). Structures including 2 sheds/shade structure/electrical box/electric light pole/ animal pen(s) and animal coupe(s) and a tiki hut all in the rear of the home erected prior to obtaining the proper Collier County permit(s).

FOLIO NO: 40303640004
PROPERTY ADDRESS: 2021 Everglades Blvd N, Naples, FL 34120

6. CASE NO: **CESD20230006054**
OWNER: **PLN PROPERTIES LLC**
OFFICER: Jonathan Musse
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 the restroom facilities in this unit, added 2 urinals in the men's restroom, a second toilet in the lady's restroom as well as altered the water supply plumbing for both toilets in the lady's restroom.

FOLIO NO: 35778740007
PROPERTY ADDRESS: 12215 Collier Blvd Unit 2, Naples, FL 34145

7. CASE NO: **CESD20240002792**
OWNER: **Louissette Beauplan**
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). Unpermitted conversion of a single-family 3 bedroom, 1 den, 3 bathrooms dwelling into a 4-unit, multi-family home. Unpermitted installation of an air conditioning unit

FOLIO NO: 37995840005
PROPERTY ADDRESS: 1480 39th ST SW, Naples, FL 34117

8. CASE NO: **CEROW20230005401**
OWNER: **Mario Ignacio Santos Molina**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Activity on site prior to obtaining a Right-of-Way permit.

FOLIO NO: 37287360002
PROPERTY ADDRESS: 363 6th St NE, Naples, FL 34120

9. CASE NO: **CEVR20230003385**
OWNER: **Mario Ignacio Santos Molina**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(e). Unpermitted site work to include removal of native vegetation, grading, and added fill without the issuance of a permit that would allow improvement of property.

FOLIO NO: 37287360002
PROPERTY ADDRESS: 363 6th St NE, Naples, FL 34120

10. CASE NO: **CESD20210013130**
OWNER: **FAIRWAY PRESERVE AT OLDE CYPRESS A CONDOMINIUM**
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 electrical work completed on Carports and address expired permits for the following Carports:

7905 Preserve Cir-Carport's 1, 2, and 3, 7915 Preserve Cir-Carport's 1 and 2, 7925 Preserve Cir-Carport 1, 7935 Preserve Cir-Carport's 1 and 2, 7940 Preserve Cir-Carport's 1 and 2, 7945 Preserve Cir-Carport's 1 and 2, 7960 Preserve Cir-Carport, 7965 Preserve Cir-Carport, 7975 Preserve Cir-Carport 1, 7985 Preserve Cir-Carport's 1 and 2. Unpermitted electrical work completed on storage buildings - installation of new lighting.
186760206

FOLIO NO:
PROPERTY ADDRESS: 7995 Preserve Cir, Naples, FL 34116

11. CASE NO: **CESD20240003514**
OWNER: **Raschia D Wong**
OFFICER: Bradley Holmes
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 air conditioning unit installed for the garage, and an unpermitted door and window installed on the side of the garage.
FOLIO NO: 36236720005
PROPERTY ADDRESS: 5201 19th Pl SW, Naples, FL 34116

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

1. 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, Sections 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
2. CASE NO: **CELU20240000034**
OWNER: **Mauricio Martinez**
OFFICER: Maria Rodriguez
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

ADDRESS:

3. CASE NO: **CESD20220000870**
OWNER: **David H Levine**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Removal of protected/native vegetation with heavy machinery without a permit.
FOLIO NO: 38169440007
PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116
4. CASE NO: **CEAU20220010097**
OWNER: **BEST HOMES BUILDER AT GG LLC**
OFFICER: Cristina Perez
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: **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
6. 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 a unit.
FOLIO NO: 36180360003
PROPERTY ADDRESS: 5580 16th Pl SW, Naples, FL 34116
7. CASE NO: **CESD20220007782**
OWNER: **TITUS ENTERPRISES LLC**
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). An agriculturally zoned property with

multiple structures requiring permitting including but not limited to the following: multiple greenhouse structures over 100 feet in footprint, a mobile home, and a permanent set of stairs leading up to the mobile home's door.

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

8. CASE NO: **CENA20220007701**
OWNER: **TITUS ENTERPRISES LLC**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. 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

9. CASE NO: **CEPM20230001023**
OWNER: **Vincent Lennon and Ruth A Lennon**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-240(2)(m) and 22-228(1). Section of the storefront window broken and covered with wood.

FOLIO NO: 35640720003
PROPERTY ADDRESS: 11655 Collier Blvd, Naples, FL 34116

10. CASE NO: **CELU20230006228**
OWNER: **Ricardo Munoz and Ricardo C Munoz Jr**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A)(B)(C) and 2.02.03. Illegal land use to include but not limited to: shed, decking around the tree, pickle court including two basketball hoops, exterior lighting and an officiating stand, and an RV without obtaining the required Collier County authorizations, approvals and permits on this vacant unimproved property.

FOLIO NO: 26531560006
PROPERTY ADDRESS: 4115 Kathy Ave, Naples, FL 34104

11. CASE NO: **CESD20220004521**
OWNER: **German Diaz Sanchez and Taimi Nunez Martinez**
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

residentially zoned property with a previously permitted open side overhang modified to a closed structure prior to obtaining proper permitting.

FOLIO NO: 36314920002
PROPERTY ADDRESS: 5148 23rd Ct SW, Naples, FL 34116

12. 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

13. 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, as amended, 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

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

1. CASE NO: **CELU20240000034**
OWNER: **Mauricio Martinez**
OFFICER: Maria Rodriguez
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

VII. NEW BUSINESS

VIII. CONSENT AGENDA

A. REQUEST TO FORWARD CASES TO COUNTY ATTORNEY'S OFFICE

1.

IX. REPORTS

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - SEPTEMBER 26, 2024 AT 9:00AM

XIV. ADJOURN