



Code Enforcement Board  
Nuisance Abatement Board

**AGENDA**

Board of County Commission Chambers  
Collier County Government Center  
3299 Tamiami Trail East, 3<sup>rd</sup> Floor  
Naples, FL 34112

September 26, 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**

1. CASE NO: **CEVR20230008759**  
OWNER: **EDINGTON PLACE LLC**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Mechanical clearing of vegetation on a vacant lot without a permit.  
  
FOLIO NO: 727400006  
PROPERTY ADDRESS: 1095 Barefoot Williams Rd, Naples, FL 34113

**MOTION FOR EXTENSION OF COMPLIANCE DEADLINE**

2. 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 29<sup>th</sup> Ave NE, Naples, FL 34120
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 41<sup>st</sup> Ave NE, Naples, FL 34120

4. CASE NO: **CEVR20210010022**  
OWNER: **Jason Brady and Nicole Brady**  
OFFICER: Rickey Migal  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Section 3.05.01(B). Clearing of vegetation prior to obtaining a  
vegetation removal permit.  
FOLIO NO: 36665120108  
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34119

#### **MOTION FOR RE-HEARING**

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

#### **C. EMERGENCY CASES**

#### **D. HEARINGS**

1. CASE NO: **CEAU20240005276**  
OWNER: **3195 GGE LLC**  
OFFICER: Brian Owen  
VIOLATIONS: Florida Building Code 8<sup>th</sup> Edition (2023) Building, Chapter 1,  
Section 105.1. Fence with gate constructed at front of the  
property with no permit on file.  
FOLIO NO: 36860040009  
PROPERTY ADDRESS: 3195 Golden Gate Blvd W, Naples, FL 34120

2. CASE NO: **CESD20240005039**  
OWNER: **3195 GGE 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). Addition added on to the rear of the  
residence. Accessory structure built on property. No proper  
permits or county inspections for either improvement.  
FOLIO NO: 36860040009  
PROPERTY ADDRESS: 3195 Golden Gate Blvd W, Naples, FL 34120

3. CASE NO: **CESD20230010938**  
OWNER: **Mayra L Calvillo**  
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). Exterior  
and interior remodeling to include but not limited to: new  
exterior window, kitchen and bath remodeling without the  
required permit(s).  
FOLIO NO: 67840120002  
PROPERTY ADDRESS: 2161 Pinewoods Cir, Naples, FL 34105

4. CASE NO: **CESD20240003618**  
OWNER: **Jean Michel Bijou and Marie R Innocent**  
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). Violations consist of but not limited to: plumbing, electrical, sewer plumbing, and additions made on to the shed.  
  
FOLIO NO: 36321280007  
PROPERTY ADDRESS: 5459 28<sup>th</sup> Ave SW, Naples, FL 34116
5. CASE NO: **CESD20240003879**  
OWNER: **Raimy Blanco Guzman and Roilan Garcia Soto**  
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). Aluminum shade structure built without proper county permits or inspections. Bathroom under construction under shade structure without proper county permits or inspections.  
  
FOLIO NO: 36453040005  
PROPERTY ADDRESS: 5088 27<sup>th</sup> 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: **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
2. 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

3. CASE NO: **CESD20230007258**  
OWNER: **Hugo Andres Tartaro and Roxana G Armanza**  
OFFICER: Maria Rodriguez  
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). After the fact permits required for pool, osmosis water system, screened lanai, three buildings in back, and unpermitted utilities.

FOLIO NO: 40981880008  
PROPERTY ADDRESS: 2675 12<sup>th</sup> Ave SE, Naples, FL 34117

4. CASE NO: **CEVR20220005103**  
OWNER: **Ana Iris Hernandez and Saul Garcia Torres**  
OFFICER: Charles Marinos  
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

5. CASE NO: **CESD20220008565**  
OWNER: **Craig A Ream and Heather L Ream**  
OFFICER: Alphonse Jones  
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 renovations.

FOLIO NO: 62782560000  
PROPERTY ADDRESS: 845 100<sup>th</sup> Ave N, Naples, FL 34108

6. CASE NO: **CESD20210008625**  
OWNER: **A & T INVESTMENT TEAM LLC**  
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). Cleared land prior to obtaining building permit.

FOLIO NO: 36868040001  
PROPERTY ADDRESS: 120 25<sup>th</sup> St NW, Naples, FL 34120

7. CASE NO: **CEVR20220000759**  
OWNER: **C&J WRESTLING HAULING CORP**

OFFICER: Craig Cooper  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e).  
Unpermitted vegetative removal.  
FOLIO NO: 00098240005  
PROPERTY ADDRESS: 878 Limpkin Rd, Naples, FL 34120

8. CASE NO: **CEPM20200000363**  
OWNER: **OZLYN GARDEN VILLAS A CONDOMINIUM**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,  
Article VI, Section 22-228(1). Multiple docks in a state of  
disrepair.  
FOLIO NO: 81780360005  
PROPERTY ADDRESS: 2862 Arbutus St, Naples, FL 34112
9. CASE NO: **CESD20210012586**  
OWNER: **William N Kogok Jr**  
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 structures, pump house, and  
garage on Estates property.  
FOLIO NO: 37987840000  
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117
10. CASE NO: **CELU20220004457**  
OWNER: **LOWE'S HOME CENTERS INC**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54,  
Article VI, Section 54-181, and Collier County Land  
Development Code 04-41, as amended, Sections 1.04.01(A),  
4.02.12 and 10.02.03(A)(2)(d). Illegal outside storage of retail  
merchandise, litter, wood pallets, cardboard, plastic, building  
materials, etc. stored along/around the perimeter of the building.  
FOLIO NO: 25368002589  
PROPERTY ADDRESS: 12730 Tamiami Trail E, Naples, FL 34113
11. 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, Naples, FL 34120

12. 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
13. CASE NO: **CENA20220007701**  
OWNER: **TITUS ENTERPRISES LLC**  
OFFICER: Bradley Holmes  
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
14. 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 the mobile home's door.  
FOLIO NO: 335800001  
PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117
15. CASE NO: **CEVR20230008759**  
OWNER: **EDINGTON PLACE LLC**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Mechanical clearing of vegetation on a vacant lot without a permit.  
FOLIO NO: 727400006  
PROPERTY ADDRESS: 1095 Barefoot Williams Rd, 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**

**A. HEARINGS**

**XIII. NEXT MEETING DATE THURSDAY - OCTOBER 24, 2024 AT 9:00AM**

**XIV. ADJOURN**