



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

October 24, 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: **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 the 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
3. 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

4. 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 the residence. Violations to include but are not limited to plumbing, electrical, framing, and drywall work in the addition.
FOLIO NO: 36115880008
PROPERTY ADDRESS: 2342 50th Ter SW, Naples, FL 34116

MOTION FOR RE-HEARING

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

C. EMERGENCY CASES

D. HEARINGS

1. CASE NO: **CESD20230005771**
OWNER: **PROPERTIES OF S & O INC**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A metal storage container installed without first obtaining a Collier County Building permit(s), inspections and certificate(s) of occupancy.
FOLIO NO: 25580760007
PROPERTY ADDRESS: 106 S 3rd St, Immokalee, FL 34142
2. CASE NO: **CESD20220005510**
OWNER: **Priscilla Cisneros and Sergio Garcia**
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). A mobile home and a roof structure were added to this property before obtaining a Collier County Building Permit.
FOLIO NO: 00111720004
PROPERTY ADDRESS: 571 Platt Rd, Naples, FL 34120
3. CASE NO: **CESD20230005511**
OWNER: **Nixo A Lopez and Nixaide Lopez**
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 interior renovation work conducted without first obtaining a valid Building Permit.

FOLIO NO: 41661560003
PROPERTY ADDRESS: 3931 42nd Ave SE, Naples, FL 34117

4. CASE NO: **CEAU20240001828**
OWNER: **Luisa Gorrostieta, Elio Gorrostieta and William Corzo**
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). An improved estates zoned property with items requiring permits including but not limited to the following: electrical utilities added to a pre-existing gazebo in the rear including 220-volt power and a breaker panel, underground electrical leading to an outlet meant to supply power to an RV, and a shed structure in the rear.

FOLIO NO: 45901480001
PROPERTY ADDRESS: 1220 23rd St SW, Naples, FL 34117
5. CASE NO: **CESD20230005772**
OWNER: **Jose Martinez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A storage container and a walk-in freezer with electric placed on commercial zone property without first obtaining the authorization of the required permit(s).

FOLIO NO: 81681440008
PROPERTY ADDRESS: 218 W Main St, Immokalee, FL 34142
6. CASE NO: **CESD20210003302**
OWNER: **Susie L Rickard**
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). Enclosed an area under the stilt house without obtaining required Collier County permits and permits 2007060121 and 2011090628 are in void status and need closed out.

FOLIO NO: 37221840009
PROPERTY ADDRESS: 261 2nd St SE, Naples, FL 34117
7. CASE NO: **CESD20240004693**
OWNER: **Marisol Morales Ponce**
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: Unpermitted electrical throughout the property. Unpermitted plumbing throughout the property. Unpermitted structures on the property. Unpermitted conversion of detached garage to a living space. Unpermitted changes to a lanai to partial enclosing it. Addition of laundry room on back of detached garage.

FOLIO NO: 37986320000
PROPERTY ADDRESS: 3511 19th Ave SW, Naples, FL 34117

8. CASE NO: **CELU20230001418**
OWNER: **Jose R Espinoza and Miguel Espinoza**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Outside storage of equipment being used for commercial businesses coming and going from unimproved property.

FOLIO NO: 00302840007
PROPERTY ADDRESS: 1210 Ivy Way, Naples, FL 34117

9. CASE NO: **CEPM20240005821**
OWNER: **William N Kogok Jr**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Driveway surface and its subgrade along the East side of the primary structure is crumbling/eroding.

FOLIO NO: 37987840000
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117

10. CASE NO: **CEVR20230008310**
OWNER: **Joseph Lawrence Williams**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of vegetation and underbrush on unimproved parcel.

FOLIO NO: 41501960006
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

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
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 12th Ave SE, Naples, FL 34117
4. 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
5. CASE NO: **CESD20220005165**
OWNER: **Gene Nailon and Maylin Nailon**
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). Prefab metal building was improved, including utilities without permit.

FOLIO NO: 72620000104
PROPERTY ADDRESS: 830 7th St SW, Naples, FL 34117

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 25th St NW, Naples, FL 34120

7. 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

8. 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

9. CASE NO: **CESD20230003519**
OWNER: **Luis F Escobar**
OFFICER: Thomas Pitura
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). Complete interior demolition work in the rear of the home, including but not limited to the walls, ceiling, and the roof.
- FOLIO NO: 63505440005
PROPERTY ADDRESS: 3489 Seagrape Ave, Naples, FL 34104

10. CASE NO: **CESD20240000553**
OWNER: **Peggy Raymond**
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 screened in lanai and garage conversion, to include but not limited to, plumbing, framing, and drywall.

FOLIO NO: 36317560003
PROPERTY ADDRESS: 5341 25th Ave SW, Naples, FL 34116
11. CASE NO: **CESD20210001477**
OWNER: **FOUR AMIGOS 3 LLC**
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 improvements/alterations including, but not limited to, kitchen, classroom, office, and bathroom on the second floor.

FOLIO NO: 281720002
PROPERTY ADDRESS: 544 Commercial Blvd, Naples, FL 34104
12. 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
13. CASE NO: **CESD20190014719**
OWNER: **Ulysses Nabal Jaen**
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). Storage shed built without the required Collier County building permits, inspections and certificate of completion.

FOLIO NO: 38104720009
PROPERTY ADDRESS: 2890 68th St SW, Naples, FL 34105

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 WEDNESDAY - NOVEMBER 20, 2024 AT 9:00AM

XIV. ADJOURN