



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

November 20, 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: **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

2. 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

MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

3. 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 bedrooms, 1 den, and 3 bathrooms dwelling into a 4-unit, multi-family home. Unpermitted installation of an air conditioning unit.

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

4. 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

5. 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: **CESD20220005464**
OWNER: **Cory Cooper and Beatrice Cooper**
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). No permit for structure behind the barn and structure adjacent to the southern property line.

FOLIO NO: 41047140005
PROPERTY ADDRESS: 3909 14th Ave SE, Naples, FL 34117

2. CASE NO: **CESD20230009928**
OWNER: **Marco Antonio Vasquez, Olga Resendez Vasquez and Irma Jovita Gallegos**
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). Rear addition and converted permitted carport attached to the single-family home into two efficiencies with electric and plumbing. All structures erected without first obtaining authorization of the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 63855920000
PROPERTY ADDRESS: 602 Jefferson Ave W, Immokalee, FL 34142

3. CASE NO: **CEAU20240002909**
OWNER: **James Taciak**
OFFICER: Brian Owen
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Part 2, Section 105.1. An improved estates zoned property with a fence being erected without a permit.

FOLIO NO: 45852802000
PROPERTY ADDRESS: 1208 9th St SW, Naples, FL 34117

4. CASE NO: **CELU20230004261**
OWNER: **Alexander G Canto**
OFFICER: Craig Cooper
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). Two shipping containers stored on property prior to obtaining permits.

FOLIO NO: 37640960007
PROPERTY ADDRESS: 2960 8th St NW, Naples, FL 34120

5. CASE NO: **CESD20230007484**
OWNER: **Norbert Ward and Michelle Ward**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 2, Article IX, Section 22-108, and 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). Property was excavated to create a pond with electrical outlet connects for water fountain without the issuance of required Collier County approved permit(s).

FOLIO NO: 37289081004
PROPERTY ADDRESS: 590 6th St NE, Naples, FL 34120

6. CASE NO: **CESD20230007402**
OWNER: **Jonathan Diaz Rodriguez, Jesus Jacinto Diaz Benitez and Osmara Rodriguez Rodriguez**
OFFICER: Alphonse Jones

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). Conversion and alterations of the home without the required permits to include but not limited to: converting primary residence into three separate units, kitchens added, plumbing, electrical, new exterior doors and a/c units.

FOLIO NO: 61844440001
PROPERTY ADDRESS: 3838 Estey Ave, Naples, FL 34104

VI. OLD BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

B. MOTION FOR IMPOSITION OF FINES/LIENS

- 1. CASE NO:** **CEPM20240002894**
OWNER: **PACIFICA LAUREL RIDGE LLC CO PACIFICA COMPANIES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(9) and 22-231(12)(p). Missing drywall and vanity in the downstairs bedroom and bathroom, water damage to the plywood located in the ceiling and possible microbial growth, missing plate on the light switch, missing caulking on the upstairs tub that can potentially create water intrusion, and water damage to the upstairs bedroom.

FOLIO NO: 36180080008
PROPERTY ADDRESS: 5436 Laurel Ridge Lane Unit 32, Naples, FL 34116
- 2. 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
- 3. 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

4. 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 Panthers Pass Cir, Naples, FL 34114
5. CASE NO: **CESD20220007688**
OWNER: **Erick Innis and Alyssa Innis**
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 conversion of a horse barn to dog kennels.
FOLIO NO: 45853060003
PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117
6. CASE NO: **CEVR20230007645**
OWNER: **Alberto Flores Maldonado**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). An agriculturally zoned property with land clearing of native and exotic vegetation prior to the issuance of proper Collier County permits.
FOLIO NO: 335440005
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34117
7. 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

8. CASE NO: **CESD20230008967**
OWNER: **Ramiro Trevino**
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). Horse stalls, chicken coops and other accessory structures constructed without Collier County Permits and/or approvals.

FOLIO NO: 758840004
PROPERTY ADDRESS: 11175 Tomato Rd, Naples, FL 34114
9. 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
10. CASE NO: **CESD20220008132**
OWNER: **Domenica G Valdez Soto**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted renovation of a mobile home.

FOLIO NO: 50891080001
PROPERTY ADDRESS: 2620 Holly Ave, Naples, FL 34112

C. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

D. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

1. 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

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

X. COMMENTS

XI. ADJOURN

XII. NUISANCE ABATEMENT BOARD

A. HEARINGS

XIII. NEXT MEETING DATE THURSDAY - JANUARY 23, 2025 AT 9:00AM

XIV. ADJOURN