



Code Enforcement Board Hearing

AGENDA

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

January 26, 2018

9:00 AM

Robert Kaufman, Chair
James Lavinski, Vice Chair
Gerald Lefebvre, Member
Lionel L'Esperance, Member
Ronald Doino, Member
Robert Ashton, Member
Sue Curley, Member
Kathleen Elrod, Alternate
Herminio Ortega, 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 AGENDA

IV. APPROVAL OF MINUTES

V. PUBLIC HEARINGS/MOTIONS

A. MOTIONS

MOTION FOR CONTINUANCE

MOTION FOR EXTENSION OF TIME

B. STIPULATIONS

C. HEARINGS

1. CASE NO: **CEVR20170005696**
OWNER: **Iglesia Cristiana La Roca Inc**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 3.05.01(B). Observed removal of vegetation and exotic species with the use of heavy mechanized equipment on improved occupied Estates Zoned Property.

FOLIO NO: 36617680007
VIOLATION ADDRESS: 13415 Collier Blvd, Naples

2. CASE NO: **CESD20170004033**
OWNER: **Domestic Holdings LLC**
OFFICER: Jon Hoagboon
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). Alterations made without first obtaining any and all required Collier County Permits.

FOLIO NO: 00282085500
VIOLATION ADDRESS: 4535 Domestic Ave, Naples

3. CASE NO: **CEVR20170001594**
OWNER: **Highland Prop of Lee and Collier**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 3.05.01(B). Observed recent clearing of vegetation by apparent mechanical means on unimproved Planned Unit Development Property.

FOLIO NO: 00406720007
VIOLATION ADDRESS: No Site Address

ADDRESS:

4. CASE NO: **CESD20160009893**
OWNER: **Joseph J Mantegna and Verla R Mantegna**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Lanai enclosed and requires sprinkler head, permits required.

FOLIO NO: 79872001585
VIOLATION ADDRESS: 8620 Cedar Hammock Cir, Unit 1116, Naples
5. CASE NO: **CEPM20170010243**
OWNER: **Jean J. Decembre and Yoland J. Domond**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Buildings and Building Regulations, Article VI, Property Maintenance Code, Section 22-231(12)(n). Observed a poorly maintained aluminum pool cage missing screening and aluminum support posts in the rear yard of improved occupied residential property.

FOLIO NO: 35771000003
VIOLATION ADDRESS: 4257 17th Ave SW, Naples
6. CASE NO: **CEPM20170013257**
OWNER: **Surinder S Chandok**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Buildings and Building Regulations, Article VI Property Maintenance Code, Sections 22-231(12)(c), 22-231(12)(i), and 22-228(1). Unsecure dwelling, roof in disrepair, garage door in disrepair.

FOLIO NO: 26430200001
VIOLATION ADDRESS: 4000 Gali Blvd, Naples
7. CASE NO: **CESD20170011882**
OWNER: **Calcap LLC**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Observed an in-ground swimming pool and a frame addition existing without obtaining the required inspections and certificate of completion and occupancy on improved unoccupied residential property.

FOLIO NO: 35646960003
VIOLATION ADDRESS: 4365 23rd Place SW, Naples

8. CASE NO: **CESD20170015272**
OWNER: **Richard L Sibert and Alana E Sibert**
OFFICER: Frank Balzano
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a) and (e). Building and re-modeling without first obtaining a permit.

FOLIO NO: 59420000301
VIOLATION ADDRESS: 15 Queen Palm Dr., Naples
9. CASE NO: **CESD20170004459**
OWNER: **Victoria R Parchment**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Observed unpermitted interior alterations consisting of additional bedrooms and bathrooms on improved occupied single family residential property.

FOLIO NO: 35643120008
VIOLATION ADDRESS: 2257 41st Terrace SW, Naples
10. CASE NO: **CEPM20170011382**
OWNER: **G Locke Galbraith**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22 Buildings and Building Regulations, Article VI Property Maintenance Code, Section 22-231(19). Elevated mold levels in dwelling.

FOLIO NO: 60606001553
VIOLATION ADDRESS: 1261 Naples Lake Dr., Naples
11. CASE NO: **CESD20160009902**
OWNER: **Robert T Brown and Bonnie S Brown**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Lanai enclosed and requires sprinkler head, permits required.

FOLIO NO: 79872001022
VIOLATION ADDRESS: 8640 Cedar Hammock Cir, Unit 512, Naples
12. CASE NO: **CESD20160009903**
OWNER: **William F Warren and Henrietta M Warren**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Lanai enclosed and requires sprinkler head, permits required.

FOLIO NO: 79872000528
VIOLATION ADDRESS: 8660 Cedar Hammock Cir, Unit 311, Naples

ADDRESS:

13. CASE NO: **CEOCC20170018674**
OWNER: **2059 Tamiami Trail East LLC**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Code of Laws, Chapter 126, Article IV, Section 126-111(b). Operating a bar, dance hall, night club, and entertainment business prior to obtaining a Collier County Business Tax Receipt.

FOLIO NO: 77510080006
VIOLATION ADDRESS: 2059 Tamiami Trail E, Naples
14. CASE NO: **CESDSD20170016853**
OWNER: **Guixian Wu**
OFFICER: Frank Balzano
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a) and (e). Building and re-modeling without first obtaining a permit.

FOLIO NO: 50880006025
VIOLATION ADDRESS: 623 Palm Dr., Naples
15. CASE NO: **CELU20170008971**
OWNER: **DJ Price LLC**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Recreational vehicles being stored on vacant lot.

FOLIO NO: 61833080003
VIOLATION ADDRESS: 2589 Terrace Ave, Naples
16. CASE NO: **CESD20160010035**
OWNER: **F M and G M Hernandez LIV Trust**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a)(e) and (i). Unpermitted buildings constructed on property and do not meet setbacks, two unpermitted large spotlights installed on property.

FOLIO NO: 38164840000
VIOLATION ADDRESS: 5955 Copper Leaf Lane, Naples
17. CASE NO: **CELU20170006994**
OWNER: **Donald A Andretta TR, Theresa Andretta TR, and Donald A Andretta LIV Trust**
OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Outside storage consisting of but not limited to coolers, buckets, wood, cans, also a Recreational Vehicle parked on unimproved property.

FOLIO NO: 4122788004
VIOLATION ADDRESS: 3965 24th Ave SE, Naples

18. CASE NO: **CESD20170002982**
OWNER: **Patrick Reilly and Ciaran Reilly**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Interior alterations commenced prior to obtaining property Collier County Building Permits.
FOLIO NO: 28536400004
VIOLATION ADDRESS: 248 Countryside Drive, Naples

19. CASE NO: **CESD20160020991**
OWNER: **Ave Maria Development LLLP**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). An opening created in a separation wall between unit 106 and 107 without first obtaining a Collier County Building Permit.
FOLIO NO: 22671004303
VIOLATION ADDRESS: 5080 Annunciation Cir, Ave Maria

20. CASE NO: **CESD20170011238**
OWNER: **Caryn Mary McGrath**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). A Mobile home that was removed between 2006 and 2007 without a valid demolition permit, and a dock lift, shed, and power pole installed without first obtaining a valid Collier County Permit.
FOLIO NO: 46420360009
VIOLATION ADDRESS: 659 Palm Ave, Naples

21. CASE NO: **CESD20170001652**
OWNER: **Christopher L. Allen and Carolyn Sue Allen**
OFFICER: Michele McGonagle
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 five fuel tanks without obtaining required Collier County Permits.
FOLIO NO: 246720005

VIOLATION ADDRESS: 6265 Shirley Street, Naples

22. CASE NO: **CESD20170010380**
OWNER: **John T. Loy**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A). A shed type structure constructed without first obtaining the authorization of the required permit, inspections and certificate of occupancy as required by the Collier County Building.
FOLIO NO: 41040760000
VIOLATION ADDRESS: 3410 10th Ave SE, Naples
23. CASE NO: **CESD20170010383**
OWNER: **Jose A. Duran**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(A) and 10.02.06(B)(1)(E). Structure in the rear yard commenced without first obtaining Collier County Building Permits.
FOLIO NO: 24980960000
VIOLATION ADDRESS: 1230 Brookside Drive, Naples
24. CASE NO: **CEVR20170008104**
OWNER: **Madison Park Homeowners Assn**
OFFICER: Frank Balzano
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 4.06.05(H)(6) and (K)(2). Failure to maintained required landscaping in a healthy condition in perpetuity pursuant to the approved Site Plan and Building Plan in SDP-2004-AR-6372 for Quincy Square at Madison Park, and failure to replace three required Oak trees located to the left of lots known as 7832, 7836, and 7840 Clemson Street within thirty days of the removal of the trees.
FOLIO NO: 56324009401
VIOLATION ADDRESS: Clemson St., Naples
25. CASE NO: **CESD20170002305**
OWNER: **Immokalee Development Corp**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A)(1)(E). Unpermitted renovation to a vacant dwelling unit contained within a duplex.
FOLIO NO: 00132800000
VIOLATION ADDRESS: 101 Eustis Ave, Immokalee

26. CASE NO: **CESD20170003732**
OWNER: **Wilcox Family Investments LLC**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development, 04-41, as amended, Sections 10.02.06(B)(1)(A) and 10.02.06(B)(1)(E). Alterations/Additions commenced prior to obtaining Collier County Building Permits.

FOLIO NO: 70921000009
VIOLATION ADDRESS: 1147 Parkway Dr., Naples
27. CASE NO: **CEROW20170001009**
OWNER: **George J. Sorbara and Jennifer Tarvin Sorbara**
OFFICER: Jon Hoagboon
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110 Roads and Bridges, Article II Construction in Right of Way, Division 1 Generally, Section 110-31(a). Existing culvert/drainage system has collapsed.

FOLIO NO: 24021600009
VIOLATION ADDRESS: 151 Burning Tree Dr., Naples
28. CASE NO: **CESD20170003393**
OWNER: **Rock Creek Casita II INC**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(A) and 10.02.06(B)(1)(E). Alterations commenced prior to obtaining Collier County Building Permits.

FOLIO NO: 24831520007
VIOLATION ADDRESS: 1363 Delmar Lane, Naples
29. CASE NO: **CESD20160018329**
OWNER: **Gerald I Malik and Carlyn J Malik**
OFFICER: Michele McGonagle
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). Permits 93000169, 930001667, and 2011050538 expired without obtaining required inspections and certificate of completion.

FOLIO NO: 67230080105
VIOLATION ADDRESS: 6656 Trail Blvd, Naples
30. CASE NO: **CESD20170012456**
OWNER: **Waste Services of Florida Inc**
OFFICER: Jon Hoagboon
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). Improvements made without first obtaining any and all required

FOLIO NO: Collier County Permits.
274840009
VIOLATION
ADDRESS: 3706 Mercantile Ave, Naples

31. CASE NO: **CEVR20160013674**
OWNER: **Mainsail Communities Corp**
OFFICER: Colleen Davidson
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 3.05.01(B). Removal of multiple native hardwood trees by Mainsail IV Condominium Association Inc, along Mainsail Drive, thereby making the required Landscape type "D" buffer adjacent to the primary access road Right of Way deficient in composition and number of trees.

FOLIO NO: 59430040005
VIOLATION
ADDRESS: 1371 Mainsail Dr., Naples

32. CASE NO: **CESD20170013601**
OWNER: **Boabadilla Family Trust**
OFFICER: Patrick Baldwin
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). Addition to the south side of the house. Carport addition to north side of the house. Roof Additions to the back or the west of the house. All additions or improvements have been made without Collier County Building Permits.

FOLIO NO: 63405120001
VIOLATION
ADDRESS: 4535 and 4533 Boabadilla St., Naples

33. CASE NO: **CESD20160018001**
OWNER: **Bonnie Baker Jones**
OFFICER: Jon Hoagboon
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). An unpermitted pool and spa with wooden deck attached to neighboring home.

FOLIO NO: 46070600009
VIOLATION
ADDRESS: 24 Golf Cottage Drive, Naples

34. CASE NO: **CEPM20170018436**
OWNER: **George J. Sorbara and Jennifer Tarvin Sorbara**
OFFICER: Jon Hoagboon
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22 Buildings and Building Regulations, Article VI Property Maintenance Code, Section 22-231(15). Pool not maintained, water green in color.

FOLIO NO: 24021600009

VIOLATION ADDRESS: 151 Burning Tree Dr., Naples

D. MOTION FOR REDUCTION OF FINES/LIENS

VI. OLD BUSINESS

A. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20150004083**
OWNER: **Elba Serrano Morales**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A). Residence has been converted into three dwelling units each with separate bathrooms and kitchens. Each unit has only one door for ingress/egress. All improvements have been constructed without first obtaining the authorization of the required permits, inspections, and certificate of occupancy and completion.

FOLIO NO: 30734120006
VIOLATION ADDRESS: 1316 Apple St., Immokalee
2. CASE NO: **CELU20160010501**
OWNER: **Anthony V Piccirilli EST**
OFFICER: Christopher Harmon
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 1.04.01(A), 2.02.03, 10.02.06(B)(1)(A), and 10.02.06(B)(1)(E)(I). Unpermitted alterations to the carport structure resulting in residential use of industrially zoned property.

FOLIO NO: 00249120000
VIOLATION ADDRESS: 1891 Elsa St., Naples
3. CASE NO: **CESD20160015133**
OWNER: **Esmerido Castro**
OFFICER: Steven Lopez-Silvero
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A). New exterior door, a wall-mounted air conditioning unit, partitioned walls and plumbing fixtures installed /added to the existing attached garaged on improved occupied residential property without obtaining a permit.

FOLIO NO: 36378000007
VIOLATION ADDRESS: 5260 21st PL SW, Naples
4. CASE NO: **CESD20150002237**
OWNER: **Edward M. Miller and Brittany L. Miller**
OFFICER: Patrick Baldwin

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(E)(I). Complete remodel of kitchen, master bathroom, bathroom, family room, replaced windows and replaced soffits. All work done without Collier County Building Permits.

FOLIO NO: 38051960006
VIOLATION ADDRESS: 3875 31st Ave SW, Naples

5. **CASE NO:** **CEPM20170007397**
OWNER: **Laker Investment MGMT Inc**
OFFICER: Frank Balzano
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22 Buildings and Building Regulations, Article VI, Property Maintenance Code, Section 22-228(1). Loose sewer caps not seated correctly and in need of repair or replacement. Both are a safety and health hazard.

FOLIO NO: 35980440001
VIOLATION ADDRESS: 4500 Golden Gate Pkwy, Naples

6. **CASE NO:** **CESD20160015129**
OWNER: **Luis Flores Salceiro and Terra Trust LLC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(E), 10.02.06(B)(1)(C), and Collier County Code of Laws and Ordinances, Chapter 22, Article IV, Section 22-108. A) Site work, improvement of property, grading and or removal of protected vegetation using heavy machinery without a permit which would allow same. B) Alteration of land through placement of fill that removed or otherwise destroyed vegetation without first obtaining approval from the County. C) Damaging native vegetation by the use of heavy machinery to remove exotic and non-native vegetation. D) Work done in the right of way, including a temporary driveway access from Everglades BLVD without first obtaining valid Collier County Permits.

FOLIO NO: 41287600004
VIOLATION ADDRESS: 2298 Everglades Blvd S, Naples

7. **CASE NO:** **CEROW20150023031**
OWNER: **Veronica Tressler, Barbara Dethloff, and Elizabeth Lucky**
OFFICER: Patrick Baldwin
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Roads and Bridges, Article II, Construction in Right of Way, Division 1, Generally, Section 110-31(a). A culvert drainage pipe in need of repair or replacement.

FOLIO NO: 00161080008
VIOLATION ADDRESS: 231 Willoughby Dr., Naples

ADDRESS:

8. CASE NO: **CESD20140006223**
OWNER: **Henry Perez**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A). A vacant unfinished home with an expired permit.
FOLIO NO: 39895880008
VIOLATION ADDRESS: 2665 Oil Well Rd, Naples
9. CASE NO: **CESD20150019659**
OWNER: **Filippo Mastrocola**
OFFICER: Arthur Ford
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(A). Interior and exterior renovations, windows, kitchen, bathroom, plumbing and electrical work without required permits, inspections and certificate of completion and occupancy.
FOLIO NO: 70921360008
VIOLATION ADDRESS: 1171 Rainbow Dr., Naples
10. CASE NO: **CESD20160002817**
OWNER: **North Naples Properties LLC**
OFFICER: Jon Hoagboon
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 alterations of an awning in the front of the business.
FOLIO NO: 61942520001
VIOLATION ADDRESS: 1048 Pine Ridge Rd, Naples
11. CASE NO: **CESD20170003341**
OWNER: **Eliseo Viamonte**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(A)(E) and (I). Alterations consisting of but not limited to: garage conversion into living space with full bathroom and a door installed in rear for private access, no Collier County Permits Obtained.
FOLIO NO: 36321920008
VIOLATION ADDRESS: 5428 27th Ave SW, Naples

B. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

C. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

VII. NEW BUSINESS

VIII. CONSENT AGENDA

**A. REQUEST TO FORWARD CASES TO COUNTY ATTORNEY'S OFFICE AS REFERENCED IN
SUBMITTED EXECUTIVE SUMMARY**

IX. REPORTS

X. COMMENTS

XI. NEXT MEETING DATE - THURSDAY FEBRUARY 22, 2018 AT 9:00 A.M.

XII. ADJOURN