



## Code Enforcement Board Hearing

### AGENDA

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

May 24, 2018

9:00 AM

Robert Kaufman, Chair  
Gerald Lefebvre, Vice-Chair  
Lionel L'Esperance, Member  
Ronald Doino, Member  
Robert Ashton, Member  
Sue Curley, Member  
Herminio Ortega, Member  
Kathleen Elrod, Alternate  
Ryan White, 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**

1. CASE NO: **CESD20170011238**  
OWNER: **Caryn Mary McGrath**  
OFFICER: Jonathan Musse  
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 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, FL
  
2. 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 27<sup>th</sup> Ave SW, Naples, FL

**MOTION FOR EXTENSION OF TIME**

3. CASE NO: **CESD20170001654**  
OWNER: **Helen Braughman**  
OFFICER: Joseph Giannone  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Three unpermitted structures/mobile homes on the property.  
  
FOLIO NO: 1134803606  
VIOLATION ADDRESS: 15859 Janes Scenic Drive, Copeland, FL

**B. STIPULATIONS**

**C. HEARINGS**

1. CASE NO: **CELU20180005366**  
OWNER: **Julio Garcia**  
OFFICER: Jonathan Musse  
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: tires, trash bags, ladders, wood, tools, coolers, dolly, car parts, etc.  
  
FOLIO NO: 62264080008  
VIOLATION ADDRESS: 5305 Trammel St., Naples, FL
2. CASE NO: **CESD20170018189**  
OWNER: **Maylet Marquez**  
OFFICER: Tony Asaro  
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). Concrete wall, room addition and shed constructed without obtaining a Collier County Building Permit.  
  
FOLIO NO: 41044280007  
VIOLATION ADDRESS: 3665 14<sup>th</sup> Ave SE, Naples, FL
3. CASE NO: **CESD20170001888**  
OWNER: **Alberto Hernandez P A**  
OFFICER: Colleen Davidson  
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 overhead door opening with a cement block wall with a double man door in it without obtaining required Collier County Permits.  
  
FOLIO NO: 76477000081  
VIOLATION ADDRESS: 5405 Taylor Road, Unit 4, Naples, FL
4. CASE NO: **CEV20180002623**  
OWNER: **Glenstal Abbey LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Chapter 130, Section 130-97(4). Commercial vehicle(s) and trailer(s) parked on residentially zoned property.  
  
FOLIO NO: 62204800002  
VIOLATION ADDRESS: 5346 Caldwell St., Naples, FL
5. CASE NO: **CESD20170017000**  
OWNER: **David Espinosa**

OFFICER: Tony Asaro  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section(s) 10.02.06(B)(1)(a), 10.02.06(B)(1)(e), and 10.02.06(B)(1)(e)(i). Several unpermitted structures on the property.  
FOLIO NO: 39328600001  
VIOLATION ADDRESS: 430 20<sup>th</sup> ST NE, Naples, FL

6. CASE NO: **CENA20170014563**  
OWNER: **Utopia East Trail LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). Prohibited exotic vegetation consisting of but not limited to: Brazilian Pepper, Air Potato, Earleaf Acacia, Australian Pine, Melaleuca, and Java Plum, etc within a 200 feet radius of an improved property.  
FOLIO NO: 447240009  
VIOLATION ADDRESS: No Site Address

7. CASE NO: **CESD20170020080**  
OWNER: **LSF9 MSTR Participation Trust**  
OFFICER: Tony Asaro  
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). Alteration work to the interior of the main structure.  
FOLIO NO: 40064640000  
VIOLATION ADDRESS: 4070 29<sup>th</sup> Ave NE, Naples, FL

8. CASE NO: **CESD20170018508**  
OWNER: **A V Vision LLC**  
OFFICER: Colleen Davidson  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a) and Section 10.02.06(B)(1)(e). Alterations / additions commenced without obtaining proper Collier County Building Permits.  
FOLIO NO: 32488080005  
VIOLATION ADDRESS: 4588 Parrot Ave., Naples, FL

9. 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 Collier County Permits.

FOLIO NO: 274840009  
VIOLATION ADDRESS: 3706 Mercantile Ave., Naples, FL

10. CASE NO: **CESD20170011238**  
OWNER: **Caryn Mary McGrath**  
OFFICER: Jonathan Musse  
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 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, FL

11. CASE NO: **CESD20180000309**  
OWNER: **Scherley Fonseca Vazquez and Maria Tania Toirac Arburola**  
OFFICER: Tony Asaro  
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). Mobile home placed on the property without obtaining a Collier County Building Permit.

FOLIO NO: 40930520005  
VIOLATION ADDRESS: 121 Everglades Blvd S, Naples, FL

12. CASE NO: **CEV20180006549**  
OWNER: **Eduardo Rodriguez and Maria L Rodriguez**  
OFFICER: Michele McGonagle  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-97(3). Commercial vehicles/equipment parked/stored on the residential property.

FOLIO NO: 22670600009  
VIOLATION ADDRESS: 3600 Poplar Way, Naples, FL

13. CASE NO: **CESD20180006392**  
OWNER: **Eduardo Rodriguez and Maria L. Rodriguez**  
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). Unpermitted wood structures, metal carport, and concrete columns on the residential property.

FOLIO NO: 22670600009  
VIOLATION ADDRESS: 3600 Poplar Way, Naples, FL

14. CASE NO: **CESD20170016916**  
 OWNER: **Neysis Rodriguez**  
 OFFICER: Tony Asaro  
 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). Unpermitted structures on the property and expired pool permit number 930007170.  
 FOLIO NO: 37861480007  
 VIOLATION ADDRESS: 1680 Randall Blvd., Naples, FL
15. CASE NO: **CENA20180001626**  
 OWNER: **Philip R Carr**  
 OFFICER: Colleen Davidson  
 VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 1.04.01(A) and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181. Scrap metal, appliances, furniture, plastic barrels, bikes, piles of vegetative debris, various types of containers, tires, miscellaneous litter, and unlicensed/inoperable vehicles.  
 FOLIO NO: 246320007  
 VIOLATION ADDRESS: 1900 J and C Blvd, Naples, FL
16. CASE NO: **CESD20170001107**  
 OWNER: **Magaly Gonzalez**  
 OFFICER: Tony Asaro  
 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 to the main structure to include two apartments with kitchens, bedrooms, bathrooms, with electric without obtaining Collier County Building Permit(s). Also, Air Conditioners units have been relocated without obtaining Collier County Building Permit(s).  
 FOLIO NO: 40358240006  
 VIOLATION ADDRESS: 3541 24<sup>th</sup> Ave NE, Naples, FL
17. CASE NO: **CELU20170018920**  
 OWNER: **Janice Anderson**  
 OFFICER: Michele McGonagle  
 VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 2.02.03 and Collier County Code of Laws, Chapter 54, Article VI, Section 54-181. Storing of vehicles, trailers and other household / construction items in the rear of the property.  
 FOLIO NO: 63504040008  
 VIOLATION ADDRESS: 3552 Seagrape Ave. Naples, FL

**D. MOTION FOR REDUCTION OF FINES/LIENS**

## VI. OLD BUSINESS

### A. MOTION FOR IMPOSITION OF FINES/LIENS

1. CASE NO: **CESD20160011175**  
OWNER: **Maria O. Jimenez**  
OFFICER: Jonathan Musse  
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). Permitted lanai with slab and trusses that was converted into a living space without first obtaining a valid Collier County Permit.  
  
FOLIO NO: 62262720001  
VIOLATION ADDRESS: 5326 Trammel St., Naples, FL
  
2. CASE NO: **CELU20150022309**  
OWNER: **Highland Properties of Lee and Collier**  
OFFICER: Virginie Giguere  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Commercial vehicles/trailers and dumpsters, numerous piles of vegetative debris and miscellaneous piles of litter containing but not limited to: wood, pipes, metal, concrete blocks, etc. on vacant parcel.  
  
FOLIO NO: 407320008  
VIOLATION ADDRESS: No Site Address
  
3. CASE NO: **CESD20170008234**  
OWNER: **1122 Tamiami LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.03(B)(5). Dumpster placed on a different location on the property and without a wooden enclosure which is required according to the site development plan no. 91-83.  
  
FOLIO NO: 60783240004  
VIOLATION ADDRESS: 11222 Tamiami Trail East, Naples, FL
  
4. CASE NO: **CESD20170002774**  
OWNER: **N-A Properties LLC**  
OFFICER: Delicia Pulse  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a)(e) and (i). In ground swimming pool on property with no barrier and no permits obtained.  
  
FOLIO NO: 38169440007  
VIOLATION ADDRESS: 5630 Copper Leaf Lane, Naples, FL

5. CASE NO: **CESD20160020044**  
OWNER: **Teresa Scoppettone**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Interior renovations/alterations done to interior including but not limited to: kitchen countertops, cabinets, sink, also bathroom cabinets, countertops, toilets, tile work. Work done includes electrical, plumbing, structural, etc.
- FOLIO NO: 46770280004  
VIOLATION ADDRESS: 1714 Kings Lake Blvd., Naples, FL
6. CASE NO: **CEROW20150023030**  
OWNER: **Patrick J. Browne and Beatriz Z. Perez**  
OFFICER: Joseph Mucha  
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: 164960002  
VIOLATION ADDRESS: 203 Willoughby Drive, Naples, FL

**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**

**9.1. CESD20160015129 Flores Salceiro and Terra Trust LLC**

**X. COMMENTS**

**XI. NEXT MEETING DATE - THURSDAY JUNE 28, 2018 AT 9:00 A.M.**

**XII. ADJOURN**