



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

October 25, 2019

9:00 AM

Robert Kaufman, Chair  
Gerald Lefebvre, Vice-Chair  
Kathleen Elrod, Member  
Ronald Doino, Member  
Chloe Bowman, Member  
Sue Curley, Member  
Herminio Ortega, Member

**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**

**MOTION FOR EXTENSION OF TIME**

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

**C. EMERGENCY CASES**

**D. HEARINGS**

- 1. CASE NO: CELU20190004390**  
**OWNER: Joseph T Germain**  
**OFFICER: Michael Odom**  
**VIOLATIONS: Collier Land Development Code 04-41, as amended, Section 2.02.03. Storing a recreational vehicle on an estates zoned property without first having an approved primary principle structure.**

**FOLIO NO: 39594560108**  
**PROPERTY ADDRESS: 4940 10<sup>th</sup> St NE, Naples, FL**
  
- 2. CASE NO: CESD20190005434**  
**OWNER: SCHATZIE REALTY INC**  
**OFFICER: Virginie Giguere**  
**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). Garage converted into living space without first obtaining Collier County Building permits.**

**FOLIO NO: 77260320003**  
**PROPERTY ADDRESS: 148 6<sup>th</sup> St, Naples, FL**
  
- 3. CASE NO: CEPM20190001750**  
**OWNER: Roberto Bollt TR**  
**OFFICER: Michael Odom**  
**VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n) and the Florida Building Code 6<sup>th</sup> Edition (2017) Building, Chapter 4, Section 454.2.17. Pool enclosure with several torn/and or missing screens.**

FOLIO NO: 64697500108  
PROPERTY ADDRESS: 3000 Orange Grove Trl, Naples, FL

4. CASE NO: **CESD20190008067**  
OWNER: **Mario Antonio Gutierrez Ruiz, Karla Maria Melara Rodriguez and Sergio Canu Duenas**  
OFFICER: Virginie Giguere  
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). Accessory type structure erected on property prior to obtaining Collier County Building permits.

FOLIO NO: 60782760006  
PROPERTY ADDRESS: 5308 Cypress Lane, Naples, FL
5. CASE NO: **CELU20190010579**  
OWNER: **Mario Antonio Gutierrez Ruiz, Karla Maria Melara Rodriguez and Sergio Canu Duenas**  
OFFICER: Virginie Giguere  
VIOLATIONS: Collier County Land Development Coode 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Mobile home unloaded onto residential property.

FOLIO NO: 60782760006  
PROPERTY ADDRESS: 5308 Cypress Lane, Naples, FL
6. CASE NO: **CEVR20170009414**  
OWNER: **Roberto Torralbas and Katherine Torralbas**  
OFFICER: Michael Odom  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Site work, improvement of property, grading, and/or removal of protected/native vegetation without a permit that would allow same.

FOLIO NO: 00096040003  
PROPERTY ADDRESS: 970 Limpkin Rd, Naples, FL
7. CASE NO: **CELU20190003912**  
OWNER: **TERRA AQUA LLC**  
OFFICER: Michele Mcgonagle  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A) and 2.02.03. Parking/storing vehicles on property without proper Collier County approval.

FOLIO NO: 386280104  
PROPERTY ADDRESS: NO SITE ADDRESS

8. CASE NO: **CESD20190007384**  
OWNER: **Martin Franco Lopez**  
OFFICER: Paula Guy  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Detached structure from main residence erected on back north side of parcel.  
  
FOLIO NO: 37289041002  
PROPERTY ADDRESS: 530 6<sup>th</sup> St NE, Naples, FL
9. CASE NO: **CESD20190004841**  
OWNER: **Miguel 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). Alterations/renovations to mobile home and attached porch including, but not limited to; electrical, plumbing, steps and door without obtaining required Collier County permits.  
  
FOLIO NO: 62360720000  
PROPERTY ADDRESS: 152 Cape Sable Dr, Naples, FL
10. CASE NO: **CEAU20190005915**  
OWNER: **Sylvie E Nutten**  
OFFICER: Arthur Ford  
VIOLATIONS: Florida Building Code 6<sup>th</sup> Edition (2017) Building, Chapter1, Section 105.1. Unpermitted damaged privacy wall.  
  
FOLIO NO: 27586280000  
PROPERTY ADDRESS: 496 Willet Ave, Naples, FL
11. CASE NO: **CESD20190008553**  
OWNER: **Marco A Olide Hernandez and Leslie A Olide**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Wooden canopy structure built without first obtaining a valid Collier County permit.  
  
FOLIO NO: 62091480004  
PROPERTY ADDRESS: 5229 Martin St, Naples, FL
12. CASE NO: **CELU20190008011**  
OWNER: **NAPLES NEW HAITIAN CHURCH OF THE NAZARENE INC**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(a) and 2.02.03. Vehicles are accessing the southeast portion of this property without permitted access point, and miscellaneous items and vehicles are being stored on

the southeast portion of this parcel which is a prohibited use based on the existing SDP.

FOLIO NO: 61838760001  
PROPERTY ADDRESS: 5085 Bayshore Dr, Naples, FL

- 13.** CASE NO: **CENA20190011020**  
OWNER: **Pouiria Bolandin**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds/grass over 18 inches.  
FOLIO NO: 740320008  
PROPERTY ADDRESS: 131 Melody Ln, Naples, FL
- 14.** CASE NO: **CESD20190003219**  
OWNER: **Mark Ryan Morgan and Ewart G Morgan**  
OFFICER: Daniel Hamilton  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Alteration/repairs to seawall.  
FOLIO NO: 46273160003  
PROPERTY ADDRESS: 241 Harbor Pl N, Goodland, FL
- 15.** CASE NO: **CESD20190008029**  
OWNER: **Claudel Victor and Altagrace Talleybrand**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Rear exterior door sealed without a valid Collier County permit.  
FOLIO NO: 62103040002  
PROPERTY ADDRESS: 5430 Hardee St, Naples, FL
- 16.** CASE NO: **CEV20190009972**  
OWNER: **Fausnel Bornelus and Elette Desir**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section(s) 130-95 and 130-97(4). Unlicensed/Inoperable vehicle(s) and commercial vehicle(s) being stored on a residentially zoned property.  
FOLIO NO: 62096970001  
PROPERTY ADDRESS: 5325 Hardee St, Naples, FL
- 17.** CASE NO: **CEPM20180014737**  
OWNER: **William J Fotre Jr**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,

Article VI, Sections 22-228(1) and 22-231(12)(n). Damaged boat dock.

FOLIO NO: 29830760009  
PROPERTY ADDRESS: 2948 Orange St, Naples, FL

18. CASE NO: **CESD20190006694**  
OWNER: **William James Morgan**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Voided permit #930015719 for a storage and balcony addition and converted the storage and balcony additions to living space.

FOLIO NO: 77212480001  
PROPERTY ADDRESS: 171 3<sup>rd</sup> St, Naples, FL

19. CASE NO: **CEPM20180015946**  
OWNER: **Monsur Ahmad**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). A mobile home in need of required property maintenance, specifically resetting and securing the mobile home structure on its support pilings.

FOLIO NO: 53351840005  
PROPERTY ADDRESS: 4016 Harvest Ct, Naples, FL

20. CASE NO: **CESD20190009336**  
OWNER: **Jesus Llorca Rives and Martha Lahitte Tamayo**  
OFFICER: Daniel Hamilton  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Elevated wood structure and multiple sheds on property without permits.

FOLIO NO: 25967802889  
PROPERTY ADDRESS: 14733 Apalachee St, Naples, FL

21. CASE NO: **CEAU20190004477**  
OWNER: **Joanna Rodriguez Aliaga**  
OFFICER: Jonathan Musse  
VIOLATIONS: Florida Building Code 6<sup>th</sup> Edition, Chapter 1, Part 2, Section 105.1. Damaged wooden fence with expired permit PRBD20131231199.

FOLIO NO: 62099400002  
PROPERTY ADDRESS: 5377 Carlton St, Naples, FL

22. CASE NO: **CES20190008119**

OWNER: **NAPLES/DAVIS BLVD LP**  
OFFICER: William Marchand  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Section 5.06.11(A)(1). Observed a altered plaza sign without a  
Collier County Permit.  
FOLIO NO: 401960008  
PROPERTY ADDRESS: 6350 Davis Blvd, Naples, FL

## VI. OLD BUSINESS

### A. MOTION FOR REDUCTION/ABATEMENT OF FINES/LIENS

### B. MOTION FOR RE-HEARING

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

1. CASE NO: **CEPM20180011461**  
OWNER: **Graciela Gonzales**  
OFFICER: Steven Lopez-Silvero  
VIOLATIONS: Collier County Code of Laws and Ordinances, Sections 22-242  
and 22-231(12)(i). Unsecured dwelling (open side door) and  
broken/missing windows on unoccupied residential property.  
FOLIO NO: 79040004  
PROPERTY ADDRESS: 1019 Ringo Ln, Immokalee, FL
  
2. 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  
PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL
  
3. CASE NO: **CESD20160015155**  
OWNER: **Tomas Avila Reyes**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended,  
Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). extensive  
remodeling in progress, including plumbing, electric and  
interior drywall being removed/replaced, and studs removed  
without required Collier County Building Permits.  
FOLIO NO: 36960880004  
PROPERTY ADDRESS: 2430 Golden Gate Blvd W, Naples, FL

4. CASE NO: **CESD20190002150**  
OWNER: **Kirill Guminskiy**  
OFFICER: Paula Guy  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired new construction permits: PRWL20180102898, PRBD20160621813 and PRROW20160621820.  
FOLIO NO: 40992120100  
PROPERTY ADDRESS: 3315 16<sup>th</sup> Ave SE, Naples, FL
5. CASE NO: **CENA20190002191**  
OWNER: **Kirill Guminskiy**  
OFFICER: Paula Guy  
VIOLATIONS: Collier County Code of Laws and Ordinances, Section 54-181. Construction trash and materials not contained to include but not limited to, wood scraps, plastic scraps and buckets, metal drums, construction debris, household junk trash and debris.  
FOLIO NO: 40992120100  
PROPERTY ADDRESS: 3315 16<sup>th</sup> Ave SE, Naples, FL
6. CASE NO: **CEPM20180008642**  
OWNER: **Chad Barancyk**  
OFFICER: Sherry Patterson  
VIOLATIONS: Florida Building Code, Sixth Edition (2017), Sections 454.2.17.1.1 through 454.2.17.1.15 and Collier County Code of Laws and Ordinances, Section 22.26. Swimming pool on residentially zoned property without approved safety barrier.  
FOLIO NO: 51441280001  
PROPERTY ADDRESS: 1974 Countess Ct, Naples, FL
7. CASE NO: **CESD20180000943**  
OWNER: **A D G N P MORTGAGE INC**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Guest house was converted into three units. The first unit, the garage and utility room were converted into living with an unpermitted kitchen and bathroom. Second unit, an exterior wall was added in the kitchen and bedroom of the main structure, and the third unit, an unpermitted kitchen and bathroom all constructed without first obtaining the authorization of the required permit(s) and certificate(s) of occupancy as required by the Collier County Building.  
FOLIO NO: 37162681000  
PROPERTY ADDRESS: 891 5<sup>th</sup> St SW, Naples, FL



8. CASE NO: **CESD20180005831**  
OWNER: **Luis D Diez**  
OFFICER: William Shanahan  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted structures on improved, occupied residential property.  
  
FOLIO NO: 36456800006  
PROPERTY ADDRESS: 5300 32<sup>nd</sup> Ave SW, Naples, FL
9. CASE NO: **CESD20180011522**  
OWNER: **Favian Rodriguez and Caridad Salceiro**  
OFFICER: Thomas Pitura  
VIOLATIONS: Florida Building Code, Sixth Edition (2017), Section 105, Collier County Code of Laws and Ordinances, Section 22-26 and Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired permit PRBD20150514925 for aluminum framing and roof panel. No permit for open porch addition to the rear with concrete block wall. Voided permit 2011030226 for 6" vinyl fence with gate.  
  
FOLIO NO: 77390002589  
PROPERTY ADDRESS: 13671 Legacy Ln, Naples, FL
10. CASE NO: **CEPM20180012992**  
OWNER: **Elaine M Kostka**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-28(1) and 22-231(12)(C). Damages including, but not limited to, the roof, frame work and siding. The home was identified as being substantially damaged after hurricane Irma.  
  
FOLIO NO: 81624520008  
PROPERTY ADDRESS: 211 Ocean Reef Ln, Naples, FL
11. CASE NO: **CESDSD20170016853**  
OWNER: **Guixian Wu**  
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). Building/remodeling without first obtaining a permit.  
  
FOLIO NO: 50880006025  
PROPERTY ADDRESS: 623 Palm Dr, Naples, FL

**D. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER**

**E. 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- FRIDAY NOVEMBER 22, 2019 AT 9:00AM**

**XIV. ADJOURN**