



Special Magistrate Hearing

AGENDA

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

March 03, 2023

9:00 AM

NOTE: ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THE SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE SHALL BE RESPONSIBLE FOR PROVIDING THIS RECORD.

I. CALL TO ORDER-SPECIAL MAGISTRATE PATRICK H. NEALE PRESIDING

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

V. MOTIONS

A. MOTION FOR CONTINUANCE

B. MOTION FOR EXTENSION OF TIME

- 1. CASE NO: CEROW20220001483**
OWNER: WEJ JR LLC
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Unpermitted fencing and electric powered gate installed within Collier County Right-of-Way (within drainage swale) and over Hickory Wood Drive blocking access to Hickory Wood Drive section on the Western side of Logan Blvd N.

FOLIO NO: 41820480005
PROPERTY ADDRESS: 5405 Hickory Wood Dr, Naples, FL 34119
- 2. CASE NO: CEROW20200007860**
OWNER: Robert P Richman
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), Collier County ROW Construction Standards Handbook, Section III. Turn Lanes, Driveways, Access Roads Design Requirements Subsections (C)(1)(f) and (C)(1)(h), and Collier County Code of Laws and Ordinances Chapter 22, Article VI, Section 22-228(1). A driveway access with a culvert pipe that does not conform to the requirements of the Collier County Right-of-Way handbook.

FOLIO NO: 37929240008
PROPERTY ADDRESS: 4160 11th Ave SW, Naples, FL 34116

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20230000974-SO-190367**
OWNER: **Frances R Richmond**
OFFICER: Donald Eliasek
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Disabled Parking.

FOLIO NO:
PROPERTY ADDRESS: 8340 Collier Blvd, Naples, FL 34114
2. CASE NO: **CEEX20220010646-SO-190593**
OWNER: **Kana Branislay**
OFFICER: Dillan Fahey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66. Unlawful Area

FOLIO NO:
PROPERTY ADDRESS: 1500 Danford St, Naples, FL 34112
3. CASE NO: **CEEX20230000773-PR-064267**
OWNER: **Spencer D Shull**
OFFICER: William Rardin
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicap Parking.

FOLIO NO:
PROPERTY ADDRESS: Eagle Lakes Park, Naples, FL 34113
4. CASE NO: **CEPM20220005583**
OWNER: **Janelle Hunt and Donna Jean Hunt GDN of Jameson Hunt**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(b), 22-231(12)(c), 22-231(12)(i), 22-231(12)(p) and 22-231(13). Roof exterior walls, interior walls/floor/ceiling, windows in disrepair with rot, holes, discolored, unfinished, exposed wiring in dwelling. A/C inoperable, dwelling occupied by 5 unrelated adults.

FOLIO NO: 26430720002
PROPERTY ADDRESS: 3535 North Rd, Naples, FL 34104
5. CASE NO: **CENA20220008544**
OWNER: **Knickerbocker Properties Inc.**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). The accumulation of weeds, grass, or other similar non-protected overgrowth in excess of 18 inches in height.

FOLIO NO: 256480005
PROPERTY ADDRESS: 3105 La Costa Circle, Naples, FL 34105

ADDRESS:

6. CASE NO: **CEPM20220009607**
OWNER: **George Francis Crowley, Chanel J Noel, and Maricia Noel Inc.**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), and 22-231(12)(i). A Leak in the line that feeds water to the master tub and/or sink and damaged glass panels located on the window adjacent to the front door.

FOLIO NO: 266040189
PROPERTY ADDRESS: 3141 Carriage Cir, Naples, FL 34105
7. CASE NO: **CEPM20220010286**
OWNER: **Jacsonne Aristide and Islande Andris**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(p) and 22-231(19). Interior ceiling effected by water damage and what appears to be microbial growth inside and around the A/C vent.

FOLIO NO: 62266280000
PROPERTY ADDRESS: 5442 Texas Ave, Naples, FL 34113
8. CASE NO: **CELU20230001246**
OWNER: **Beach Tower At Moraya Bay, The A Condominium**
OFFICER: Adam Collier
VIOLATIONS: Collier County Vanderbilt Beach Customary Use Ordinance, Article IV, Chapter 146, Sections 146-91, 146-92, 146-93, 146-94, 146-95, 146-96, 146-97, 146-98. Restricting access to the beach in a way that does not conform to Article IV Collier County Vanderbilt Beach Customer Use Ordinance.

FOLIO NO: 22870220001
PROPERTY ADDRESS: 11125 Gulf Shore Dr, Naples, FL 34108
9. CASE NO: **CEPM20220010499**
OWNER: **Auburn Mermaid LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(c) and 22-231(12)(i). Damaged roof in need of repair and damaged or missing window panels on the side garage door and windows.

FOLIO NO: 32488400009
PROPERTY ADDRESS: 4639 Flamingo Dr, Naples, FL 34104

10. CASE NO: **CENA20220008308**
OWNER: **Robert P and Louise L Yardley**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds and grass in excess of 18" throughout improved property including right-of-way and swale.

FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113
11. CASE NO: **CEPM20220009301**
OWNER: **Bayview Inn LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(1), 22-231(9), 22-231(11), 22-231(12)(b), 22-231(12)(p), 22-231(12)(d), 22-231(12)(j) and 22-231(20). Kitchen sink with missing counter space. One outlet next to the front door not working. Electric panel with loose breakers. Interior water damage to the walls and damage to the exterior wall corner of the unit. Windows are screwed shut not allowing for the windows to properly open. Windows have damaged or missing hardware to properly open and close the windows. Missing smoke detector.

FOLIO NO: 48170160007
PROPERTY ADDRESS: 2800 Bayview Dr. Unit #5, Naples, FL 34112
12. CASE NO: **CESD20220001649**
OWNER: **Advanced Titan Inc/16th Avenue Acres LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-242, 22-236 and the Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Burnt remains of a single-family dwelling that has been determined by the Building Official as a Dangerous Structure and the remains need to be removed from the property. A Collier County Building/Demolition permit will be required.

FOLIO NO: 40992120100
PROPERTY ADDRESS: 3315 16th Ave SE, Naples, FL 34117
13. CASE NO: **CEEX20230001194-DASV23-015213**
OWNER: **Juliza Martinez**
OFFICER: Jason Jimenez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large on the roadway "Tyson" fourth offense.

FOLIO NO:

PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

14. CASE NO: **CEEX20230000406-DASV23-014881**
OWNER: **Leticia Anastacio**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide current Collier County License "Rex" Fourth offense.

FOLIO NO:
PROPERTY ADDRESS: Thomasson Ln, Naples, FL 34113

15. CASE NO: **CEEX20230000402-DASV23-014880**
OWNER: **Leticia Anastacio**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide current Rabies Vaccine certificate "Rex" Fourth Offense.

FOLIO NO:
PROPERTY ADDRESS: Thomasson Ln, Naples, FL 34112

16. CASE NO: **CEEX20230001377-DASV23-015018**
OWNER: **Beth Danielson**
OFFICER: Jason Jimenez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). "Rambo" attacked and caused injury to "Diesel" while running at large.

FOLIO NO:
PROPERTY ADDRESS: 4004 27th Ave NE, Naples, FL 34120

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CEOCC20210011891**
OWNER: **Andrew's Venture's LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 126-111(b) and 126-114(c). A grocery store operating without required Collier County Business Tax Receipt.

FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Avenue SW, Naples, FL 34116

ADDRESS:

2. CASE NO: **CEPM20220001115**
OWNER: **Royal Palm Vacation Rentals LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(11), 22-231(12)(b), 22-231-(12)(o), 22-231(12)(p), 22-231(12)(c), 22-231(q), and 22-231(12)(i). Damages caused by fire consisting of but not limited to the garage door, interior and exterior doors, roof, ceiling and walls, electrical system, ripped and/or missing screens and broken windows.
FOLIO NO: 35758000000
PROPERTY ADDRESS: 4448 18th Ave SW, Naples, FL 34116
3. CASE NO: **CEPM20200008860**
OWNER: **Villages at Stella Maris Master Association Inc**
OFFICER: Luis Macedo
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). A seawall in need of repair.
FOLIO NO: 74890000301
PROPERTY ADDRESS: 356 Stella Maris Dr N, Naples, FL 34114
4. CASE NO: **CEPM20210004918**
OWNER: **Lloyd L Bowein**
OFFICER: John Johnson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(i) and 22-228(1). A mixed-use building has multiple broken windows with boarding.
FOLIO NO: 71781320009
PROPERTY ADDRESS: 3385 Bayshore Drive, Naples, FL 34112
5. CASE NO: **CEAU20220001764**
OWNER: **Farman Ullah**
OFFICER: Joseph Mucha
VIOLATIONS: Florida Building Code (2020), Chapter 1, Part 2, Section 105.1. Chain link fence built between 2021 and 2022 without a valid Collier County permit.
FOLIO NO: 62095840006
PROPERTY ADDRESS: 5318 Martin St. #1, Naples, FL 34113
6. CASE NO: **CEROW20220001483**
OWNER: **WEJ JR LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110,

Article II, Sections 110-31(a) and 110-32. Unpermitted fencing and electric powered gate installed within Collier County Right-of-Way (within drainage swale) and over Hickory Wood Drive blocking access to Hickory Wood Drive section on the Western side of Logan Blvd. N.

FOLIO NO: 41820480005
PROPERTY ADDRESS: 5405 Hickory Wood Drive, Naples, FL 34119

7. CASE NO: **CEROW20200007860**
OWNER: **Robert P Richman**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Collier County ROW Construction Standards Handbook, Section III. Turn Lanes, Driveways, Access Roads Design Requirements Subsections (c)(1)(f) and (c)(1)(h) and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). A driveway access with a culvert pipe that does not conform to the requirements of the Collier County right-of-way handbook.
- FOLIO NO: 37929240008
PROPERTY ADDRESS: 4160 11th Ave SW, Naples, FL 34116

IX. OLD BUSINESS

- A. MOTION TO AMEND PREVIOUSLY ISSUED ORDER
- B. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER

X. CONSENT AGENDA

- A. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE NUISANCE ABATEMENT LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.
- B. REQUEST TO FORWARD CASES TO COUNTY ATTORNEY'S OFFICE AS REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.
- C. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE DAS CITATION LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.

XI. REPORTS

XII. NEXT MEETING DATE- FRIDAY- APRIL 7, 2023 AT 9:00 A.M.

XIII. ADJOURN