



Special Magistrate Hearing

AGENDA

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

February 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

1. CASE NO: **CEPM20220004164**
OWNER: **West Shore Point Naples LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(f). Damaged staircase in need of repair.

FOLIO NO: 389880006
PROPERTY ADDRESS: 2125 Scrub Oak Circle, Naples, FL 34112

B. MOTION FOR EXTENSION OF TIME

1. CASE NO: **CEV20220008482**
OWNER: **Marco A Hernandez-Bello**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95, 130-97(1), 130-97(2), 130-97(3), 130-97(4) and 130-97(5) and Collier County Land Development Code 04-41, as amended, Section 4.05.03(c). Unlicensed inoperable vehicle and commercial vehicles not properly stored on the property and vehicles parked on the grass or non-stabilized surface.

FOLIO NO: 35779720000
PROPERTY ADDRESS: 2090 41st Street SW, Naples, FL 34116
2. 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

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

- 1. CASE NO: CEPM20220010440**
OWNER: Emilie Mae Clark
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(20), 22-231(12)(o), 22-231(19). Missing smoke detectors, damaged interior doors, sanitary issues to include animal droppings and pest infestation as noted by Harrison Pest Control, and microbial growth later identified by Inspector Lab as an elevated presence of mold.

FOLIO NO: 68300007907
PROPERTY ADDRESS: 12936 Violino Ln, Unit 304, Naples, FL 34105
- 2. CASE NO: CEV20220009039**
OWNER: Minerva C Olivarez
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-97(1), 130-97(2), 130-97(3), 130-97(4), 130-97(5) and Collier County Land Development Code 04-41, as amended, Section 4.05.03(C). Multiple vehicles parked on the grass and commercial vehicles not properly stored on the property.

FOLIO NO: 35648520001
PROPERTY ADDRESS: 2374 45th St SW, Naples, FL 34116
- 3. CASE NO: CENA20220009041**
OWNER: Minerva C Olivarez
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article IV, Sections 54-179 and 54-181 and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and debris on the property, also prohibited outside storage of items on the property.

FOLIO NO: 35648520001
PROPERTY ADDRESS: 2374 45th St SW, Naples, FL 34116
- 4. CASE NO: CESD20220000046**
OWNER: Juana Gonzalez
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). Screen enclosure built without a valid Collier County permit.

FOLIO NO: 62152520007

PROPERTY ADDRESS: 5260 Floridian Ave, Naples, FL 34113

5. CASE NO: **CEPM20220005884**
OWNER: **Richard A Faust Rev Trust**
OFFICER: **Tony Asaro**
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-240(1)(n)(3). An advertising structure (plaza sign) in disrepair.
FOLIO NO: 35832800003
PROPERTY ADDRESS: 12555 Collier Blvd, Naples, FL 34116
6. CASE NO: **CEPM20210009816**
OWNER: **Ivisa Land Holdings LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(c), 22-231(i) and 22-242. Unoccupied/unsecured dwelling. At least one window missing/broken, roof/soffits in disrepair, and window awnings in disrepair.
FOLIO NO: 22620920001
PROPERTY ADDRESS: 4509 Orchard Ln, Naples, FL 34112
7. CASE NO: **CEPM20220001649**
OWNER: **Advanced Titan Inc and 16th Avenue Acres LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-242 and 22-236. 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.
FOLIO NO: 40992120100
PROPERTY ADDRESS: 3315 16th Ave SE, Naples, FL 34117
8. CASE NO: **CEEX20220010993-DASV22-014398**
OWNER: **Marissa Santonastaso**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(e). Damage to property violation, affidavit and medical bills received, showing proof of injury to Maui. "Rylo" First offense.
FOLIO NO:
PROPERTY ADDRESS: 857 Summerfield Dr, Naples, FL 34120

ADDRESS:

9. CASE NO: **CEEX20220010995-DASV22-014399**
OWNER: **Marissa Santonastaso**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(e). Damage to property violation, affidavit and medical bills received showing proof of injury to Maui. "Leyla" First Offense.

FOLIO NO:
PROPERTY ADDRESS: 857 Summerfield Dr, Naples, FL 34120
10. CASE NO: **CEEX20230000281-DASV22-014649**
OWNER: **John Rudolf**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(J). Injury to person violation, affidavit and photos received showing proof of injury to Marisa Santonastaso. "Maui" First Offense.

FOLIO NO:
PROPERTY ADDRESS: 857 Summerfield Dr. Naples, FL 34120
11. CASE NO: **CEEX20230000290-DASV22-014510**
OWNER: **James Rudd**
OFFICER: Jason Jimenez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large in public and private property, "Lani" Fourth Offense.

FOLIO NO:
PROPERTY ADDRESS: 22nd Ave NE, Naples, FL 34120
12. CASE NO: **CEEX20230000289-DASV22-014592**
OWNER: **James Rudd**
OFFICER: Kayla Fajardo
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large on Public or Private property, "Lani" Fifth Offense.

FOLIO NO:
PROPERTY ADDRESS: 2380 16th St NE, Naples, FL 34120
13. 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

FOLIO NO: Vaccination Certificate, "Rex" Fourth offense.
PROPERTY ADDRESS: Thomasson Ln, Naples, FL 34112

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 34112

15. CASE NO: **CEEX20230000290 DASV22-014510**
OWNER: **Travis Young**
OFFICER: Connie Hunt
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide proof of current Rabies vaccine, "Roxeanne" Second offense.

FOLIO NO:
PROPERTY ADDRESS: Floridian Ave, Naples, FL 34113

16. CASE NO: **CEEX20230000278-DASV22-013398**
OWNER: **Mariah Lopez**
OFFICER: Connie Hunt
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide current Collier County License, "Yorkie/Chi Mix" First offense.

FOLIO NO:
PROPERTY ADDRESS: 5346 Broward St, Naples, FL 34113

B. EMERGENCY CASES

1. CASE NO: **CEPM20220010816**
OWNER: **1725 W Vogel LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(1). Sewage line missing a cap discharging raw sewage onto the property.

FOLIO NO: 61483000006
PROPERTY ADDRESS: 2996 Francis Ave #5, Naples, FL 34112

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CESD20210013242**
OWNER: **Novak Seven LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior alterations, wall removal and electrical without required Collier County permits, inspections, and certificate of completion.

FOLIO NO: 68987000042
PROPERTY ADDRESS: 2011 Trade Center Way, Naples, FL 34109
2. CASE NO: **CEROW20170015842**
OWNER: **Elizabeth Fox**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Failed culvert pipes under the driveways along Ridge Drive and a failed/blocked drainage culvert/swale along the north side of the property between Ridge Drive and Goodlette-Frank Road, impeding stormwater flow.

FOLIO NO: 67184800004
PROPERTY ADDRESS: 110/122 Ridge Drive, Naples, FL 34108
3. CASE NO: **CELU20220000539**
OWNER: **Massimo Maffei**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal storage of commercial materials and equipment not associated with an approved use on an Estates zoned property.

FOLIO NO: 38336640009
PROPERTY ADDRESS: 5960 Green Blvd, Naples, FL 34110
4. CASE NO: **CEPM20220004129**
OWNER: **S & O LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, as amended, Section 22-236. Dangerous structure exists on the property as determined by the Building Official.

FOLIO NO: 35832160002
PROPERTY ADDRESS: 1790 40th Terr SW, Naples, FL 34116

5. CASE NO: **CENA20220007344**
OWNER: **JP Morgan Chase Bank NA**
OFFICER: William Shanahan
VIOLATIONS: Collier County Code of Laws and Ordinances, Article VI, Section 54-185(a). Grass and weeds over 18 inches high.
FOLIO NO: 62410040009
PROPERTY ADDRESS: 10975 Tamiami Trail N, Naples, FL 34108
6. 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). Grocery store operating without required Collier County Business Tax Receipt.
FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Avenue SW, Naples, FL 34116
7. CASE NO: **CESD20210011990**
OWNER: **Francisco J Torres and Yanara Gonzalez Martell**
OFFICER: John Negra
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 shed and screen room/lanai.
FOLIO NO: 36382040008
PROPERTY ADDRESS: 2696 54th Street SW, Naples, FL 34116
8. CASE NO: **CEV20220001950**
OWNER: **Dominick and Alycia Lento**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. A burned, inoperable vehicle in the driveway.
FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL 34120
9. CASE NO: **CEV20220000857**
OWNER: **Marie D Newman Est.**
OFFICER: **Thomas Pitura**
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Inoperable vehicle with four (4) flat tires and expired registration.
FOLIO NO: 32483560009
PROPERTY ADDRESS: 4639 Parrot Ave, Naples, FL 34104

10. CASE NO: **CEROW20210000627**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Christopher Ambach
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a) 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). Culvert pipe and dirt added in the right of way without obtaining required Collier County permits.

FOLIO NO: 41442960000
PROPERTY ADDRESS: 4344 32nd Ave SE, Naples, FL 34117
11. CASE NO: **CEVR20210000625**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Christopher Ambach
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of native vegetation and/or prohibited exotics from unimproved estate owned property using heavy machinery without first obtaining approval from the Florida Department of Environmental Protection and obtaining required Collier County permits.

FOLIO NO: 41442960000
PROPERTY ADDRESS: 4344 32nd Avenue SE, Naples, FL 34117
12. CASE NO: **CESD20190005229**
OWNER: **Jean Wilner Dorlis and Orriane Dorlis**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Permit # PRBD20180953285, issued for a new open porch on an existing slab, was expired.

FOLIO NO: 77390001344
PROPERTY ADDRESS: 13452 Covenant Road, Naples, FL 34114
13. CASE NO: **CEPM20220004164**
OWNER: **West Shore Point Naples LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(f). Damaged staircase in need of repair.

FOLIO NO: 389880006
PROPERTY ADDRESS: 2125 Scrub Oak Circle, Naples, FL 34112
14. CASE NO: **CEV20220008482**
OWNER: **Marco A Hernandez Bello**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130,

Article III, Sections 130-95, 130-97(1), 130-97(2), 130-97(3), 130-97(4) and 130-97(5) and Collier County Land Development Code 04-41, as amended, Section 4.05.03(c). Unlicensed inoperable vehicle and commercial vehicles not properly stored on the property and vehicles parked on the grass or non-stabilized surface.

FOLIO NO: 35779720000
PROPERTY ADDRESS: 2090 41st Street, Naples, FL 34116

15. 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

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.**
 - 1.**
- C. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE DAS CITATION LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.**

XI. REPORTS

XII. NEXT MEETING DATE- FRIDAY - MARCH 3, 2023 AT 9:00 AM.

XIII. ADJOURN