



## Special Magistrate Hearing

### **AGENDA**

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

January 05, 2024

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 OF IMPOSITION OF FINES HEARING**

**B. MOTION FOR EXTENSION OF COMPLIANCE DEADLINE**

- 1. CASE NO: CESD20230000741**  
**OWNER: Travis James Hanrahan and Meredith Emery Hanrahan**  
**OFFICER: Delicia Pulse**  
**VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Building Official determined a permit is required for siding replacement in front of structure.**  
  
**FOLIO NO: 54050680002**  
**PROPERTY ADDRESS: 3915 Estero Bay Ln, Naples, FL 34112**
- 2. CASE NO: CESD20220009434**  
**OWNER: William J Snider**  
**OFFICER: Delicia Pulse**  
**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). Deck installed, screen enclosure removed and replaced with sliders. All these improvements and alterations require Collier County building permits.**  
  
**FOLIO NO: 24220001687**  
**PROPERTY ADDRESS: 2084 Pine Isle Ln, #2084, Naples, FL 34112**
- 3. CASE NO: CENA20230003093**  
**OWNER: Philip R Carr**  
**OFFICER: Adam Collier**  
**VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Outside storage and/or litter on industrial zoned property without the proper county approvals or site development plan.**  
  
**FOLIO NO: 00246320007**  
**PROPERTY ADDRESS: 1900 J and C Blvd, Naples, FL 34108**

**C. MOTION FOR RE-HEARING**

**VI. STIPULATIONS**

**VII. PUBLIC HEARINGS**

**A. HEARINGS**

- 1. CASE NO: CEEX20230010726-PU-5878**  
**OWNER: LENNAR HOMES LLC**  
**OFFICER: Kenneth Thompson**  
**VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(n). Unlawful connection to the Collier County curb stop with a black hose constituting a Health, Safety and Welfare issue.**  
  
**FOLIO NO: 47830001300**  
**PROPERTY ADDRESS: 2253 Avocado Ln, Naples, FL 34120**
- 2. CASE NO: CEEX20230010729-PU-5880**  
**OWNER: LENNAR HOMES LLC**  
**OFFICER: Kenneth Thompson**  
**VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(n). Unlawful connection to the Collier County curb stop with a black hose constituting a Health, Safety and Welfare issue.**  
  
**FOLIO NO: 47830001261**  
**PROPERTY ADDRESS: 2245 Avocado Ln, Naples, FL 34120**
- 3. CASE NO: CEP20230007099**  
**OWNER: Tracy St Cyr**  
**OFFICER: Stephen Athey**  
**VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(11), 22-228(1), 22-231(19) and 22-231(15). Elevated mold and mold growth in dwelling. Unmaintained private pool. Missing outlet covers. Electric meter in disrepair.**  
  
**FOLIO NO: 37748440005**  
**PROPERTY ADDRESS: 571 24<sup>th</sup> Ave NE, Naples, FL 34120**
- 4. CASE NO: CESD20230005146**  
**OWNER: Maria Betancourt-Guizado and Andy J Guerra**  
**OFFICER: Brian Owen**  
**VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Structures in rear yard are unpermitted. Lanai and sheds.**  
  
**FOLIO NO: 36382960007**  
**PROPERTY ADDRESS: 2217 52<sup>nd</sup> Ln SW, Naples, FL 34116**

5. CASE NO: **CEV20230004802**  
OWNER: **Rodney Nelson and Jacqueline Nelson**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed and/or inoperable vehicles being stored on an improved Estates-zoned property.  
  
FOLIO NO: 37015200004  
PROPERTY ADDRESS: 351 11<sup>th</sup> St SW, Naples, FL 34117
6. CASE NO: **CEV20230008613**  
OWNER: **Andrew James Shafer and Nicole DiGiacomo Shafer**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95, 130-97(1), 130-97(2) and 130-97(3). Unregistered enclosed utility trailer improperly stored on the property.  
  
FOLIO NO: 68093360003  
PROPERTY ADDRESS: 2520 Poinciana St, Naples, FL 34105
7. CASE NO: **CESD20230007407**  
OWNER: **PACIFICA LAUREL RIDGE LLC CO PACIFICA COMPANIES LLC**  
OFFICER: Brian Owen  
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). Repairs to the units' bathrooms and closet to include replacing drywall and repairs to the plumbing and electrical, conducted without first obtaining a valid Collier County building permit.  
  
FOLIO NO: 36180080008  
PROPERTY ADDRESS: 5542 Laurel Ridge Ln, Unit 98, Naples, FL 34116
8. CASE NO: **CEAU20230009491**  
OWNER: **Robert P Yardley and Loretta L Yardley**  
OFFICER: Jason Packard  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Chapter 5, Section 5.03.02(F)(3). Chain-link fence in disrepair around entire parcel.  
  
FOLIO NO: 60780560004  
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34113
9. CASE NO: **CELU20230009811**  
OWNER: **Robert P Yardley and Louise L Yardley**  
OFFICER: Jason Packard  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130,

Article III, Section 130-96(a). People living in an RV on a residential property.

FOLIO NO: 60780600003  
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113

10. CASE NO: **CEPM20230002232**  
OWNER: **J & G FRANCOIS FAMILY LTD PRTN**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b), 22-231(12)(i) and 22-241(1). Damaged exterior window and sliding glass door, damaged ceiling in the lanai, and window and sliding glass door boarded up without a valid boarding certificate.
- FOLIO NO: 72180080004  
PROPERTY ADDRESS: 2346 41<sup>st</sup> St SW, Naples, FL 34119

11. CASE NO: **CESD20230009382**  
OWNER: **Mimose Erneus**  
OFFICER: Brian Owen  
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 additions to home, to include enclosure of screened in lanai with addition of AC to now enclosed lanai. Building of unpermitted additions on rear of residence.
- FOLIO NO: 36310840005  
PROPERTY ADDRESS: 5437 23<sup>rd</sup> Ct SW, Naples, FL 34116

12. CASE NO: **CEPM20230007516**  
OWNER: **Rebeca Gordon Silot**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(c). Damages to the roof.
- FOLIO NO: 77390002068  
PROPERTY ADDRESS: 13593 Koinonia Dr, Naples, FL 34114

13. CASE NO: **CESD20230008486**  
OWNER: **Ludner Marc and Pascale Leonville**  
OFFICER: Brian Owen  
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). Golden Gate City residence with unpermitted garage conversion. Additionally, a window has been covered with stucco. All work requires permits.
- FOLIO NO: 36117160001

PROPERTY ADDRESS: 2006 50<sup>th</sup> Ter SW, Naples, FL 34116

14. CASE NO: **CEPM20230008638**  
OWNER: **Mary C Hasselman Rev Trust**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(19). Unsanitary conditions in the units that would need to be cleaned and sanitized and air conditioning system that is not properly working. A/C drip pan is flooding causing a water intrusion.  
FOLIO NO: 63743751129  
PROPERTY ADDRESS: 4180 Looking Glass Ln #8, Naples, FL 34112
15. CASE NO: **CEEX20230010923-DASV23-018527**  
OWNER: **Fabiola Miguel**  
OFFICER: Hope Ress  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large on public/private property, 9<sup>th</sup> offense, "Yoyi".  
FOLIO NO:  
PROPERTY ADDRESS: 6011 Sea Grass Ln, Naples, FL 34116
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16. CASE NO: **CEEX20230010929-DASV23-018578**  
OWNER: **Fabiola Miguel**  
OFFICER: Connie Hunt  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large on public/private property, 10<sup>th</sup> offense, "Yoyi".  
FOLIO NO:  
PROPERTY ADDRESS: 5910 Sea Grass Ln, Naples, FL 34116
17. CASE NO: **CEEX20230010931-DASV23-018591**  
OWNER: **Fabiola Miguel**  
OFFICER: Hope Ress  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large on public/private property, 11<sup>th</sup> offense, "Yoyi".  
FOLIO NO:  
PROPERTY ADDRESS: 6011 Sea Grass Ln, Naples, FL 34116

18. CASE NO: **CEEX20230010933-DASV23-018525**  
OWNER: **PET SUPERMARKET**  
OFFICER: Connie Hunt  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-39(7). Failure to obtain an animal related business permit, 4<sup>th</sup> offense.
- FOLIO NO:  
PROPERTY ADDRESS: 12665 Tamiami Trail E, Naples, FL 34113
19. CASE NO: **CEEX20230010932-DASV23-018600**  
OWNER: **Jose Cid Gonzalez**  
OFFICER: Hope Ress  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-48(2). Livestock at large, 4<sup>th</sup> Offense, "Horse-Ramon".
- FOLIO NO:  
PROPERTY ADDRESS: 1428 Saint Clair Shores Rd, Naples, FL 34104

**B. EMERGENCY CASES**

**VIII. NEW BUSINESS**

**A. MOTION FOR REDUCTION/ABATEMENT OF FINES**

**B. MOTION FOR IMPOSITION OF FINES AND LIENS**

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
2. CASE NO: **CEPM20220005460**  
OWNER: **Alberto J Garza and Marlene A Garza**  
OFFICER: Stephen Athey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p), 22-231(12)(b), 22-231(12)(i), 22-231(12)(r) and 22-231(19). Interior walls, floor, ceiling in disrepair. Kitchen cabinets in disrepair. Exterior doors in disrepair. Insect infestation. A/C inoperable, inoperable toilet. Exterior walls and gutters in disrepair.
- FOLIO NO: 66560005  
PROPERTY ADDRESS: 2721 State St, Immokalee, FL 34142

3. CASE NO: **CEAU20220011080**  
OWNER: **Nancy C Bunney**  
OFFICER: Jason Packard  
VIOLATIONS: Florida Building Code 7<sup>th</sup> Edition (2020), Chapter 1, Section 105.1. Failure to obtain a permit for work which required a permit.  
  
FOLIO NO: 61780600002  
PROPERTY ADDRESS: 3140 Caledonia Ave, Naples, FL 34112
4. CASE NO: **CEPM20230003335**  
OWNER: **PACIFICA LAUREL RIDGE LLC C/O PACIFICA COMPANIES LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(12)(c), 22-231(19) and 22-231(20). Damaged water heater, water damaged ceiling, walls, and floor located in the laundry room, kitchen, living room, and guest bedroom closet, chirping smoke detectors that need battery replaced, microbial growth in the A/C vents, and damaged soffit.  
  
FOLIO NO: 36180080008  
PROPERTY ADDRESS: 5472 Laurel Ridge Ln, Unit 53, Naples, FL 34116
5. CASE NO: **CENA20230000258**  
OWNER: **Lucy B Soto**  
OFFICER: Joseph Marino  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181 and 54-185(b). Outside storage and/or litter consisting of but not limited to wood, plastics, metals, mattresses, and bins. Weeds in excess of 18 inches within 30 feet of the residence.  
  
FOLIO NO: 41048960006  
PROPERTY ADDRESS: 4070 14<sup>th</sup> Ave SE, Naples, FL 34117
6. CASE NO: **CELU20220000539**  
OWNER: **Massimo Maffei**  
OFFICER: Charles 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 34116

7. CASE NO: **CESD20210009269**  
OWNER: **Moises Hernandez and Alma Y Hernandez**  
OFFICER: Cristina Perez  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.2.06(B)(1)(e), and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Expired permit PRROW20190625067 incomplete construction of culvert pipe.  
  
FOLIO NO: 38782440002  
PROPERTY ADDRESS: 3240 60<sup>th</sup> Ave NE, Naples, FL 34120
8. CASE NO: **CEPM20220005683**  
OWNER: **Donna Juliette Anne Hall**  
OFFICER: Doug Williams  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b) and 22-231(12)(c). Vacant structure with damaged roof and exterior wall damage.  
  
FOLIO NO: 22625000007  
PROPERTY ADDRESS: 4608 Dominion Dr, Naples, FL 34112

**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, FEBRUARY 2, 2024 AT 9:00 A.M.**

**XIII. ADJOURN**