

COLLIER COUNTY
Special Magistrate



AGENDA

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

February 7, 2025
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.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes**
5. **Motions**

5.A. Motion for Continuance of Imposition of Fines Hearing

5.B. Motion for Extension of Compliance Deadline

5.B.1. 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

5.B.2. CASE NO: **CESD20230009960**

OWNER: **Kenneth J Woeste and Suanne Woeste**

OFFICER: Jason Packard

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). Interior renovations inside closet area of Multifamily unit prior to issuance of Collier County permits.

FOLIO NO: 21963001963

PROPERTY ADDRESS: 6670 Alden Woods Circle, Unit 102, Naples, FL 34113

5.B.3. CASE NO: **CESD20240002779**

OWNER: **Sondra Bablitz**

OFFICER: Adam Collier

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 wall build back after repairs in the unit bathroom wall.

FOLIO NO: 79621280007

PROPERTY ADDRESS: 1 Bluebill Ave, Unit 311, Naples, FL 34108

5.B.4. CASE NO: **CESD20230009119**

OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**

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). Two unpermitted structures on the property. Permit PRROW20200205637 for new paver driveway, and permit PRBD20190208512 for roof mounted grid system that are now expired.

FOLIO NO: 22670480009

PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

5.B.5. CASE NO: **CESD20230003522**

OWNER: **Bobby L Williams**

OFFICER: Adam Collier

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 interior renovations, see Contractor Licensing case CECV20230003430.

FOLIO NO: 74810200000

PROPERTY ADDRESS: 775 Palm View Dr, Naples, FL 34110

5.B.6. CASE NO: **CEPM20230009301**

OWNER: **Diego Sepulveda**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. Dwelling that was damaged due to a fire declared by the County Building Official to be a dangerous structure.

FOLIO NO: 53900600007

PROPERTY ADDRESS: 4396 Beechwood Lake Dr, Naples, FL 34112

5.C. Motion for Re-Hearing

6. Stipulations

7. Public Hearings

7.A. Hearings

7.A.1. CASE NO: **CESD20240009040**

OWNER: **Yissel Ortega Aliaga and Sergio Raul Ortega**

OFFICER: Craig Cooper

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). A shed in the back of the property constructed prior to obtaining a permit.

FOLIO NO: 39601080005

PROPERTY ADDRESS: 1385 47th Ave NE, Naples, FL 34120

7.A.2. CASE NO: **CEPM20220006522**

OWNER: **Lloyd L Bowein**

OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(b), 22-231(12)(p) and 22-236. Exterior and interior wall damaged to the structure where the building official declared it an unsafe structure.
FOLIO NO: 71781640006
PROPERTY ADDRESS: 3403 Bayshore Dr, Naples, FL 34112

7.A.3. CASE NO: **CEPM20240005608**

OWNER: **Kristy Valdes**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(2). Shower pan in disrepair. Leaks into below unit 101 per determination of licensed plumber.
FOLIO NO: 67958753206
PROPERTY ADDRESS: 173 Grand Oaks Way #202, Naples, FL 34110

7.A.4. CASE NO: **CEPM20240007906**

OWNER: **GOLD COAST PREM PROP VII LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Elevator out of service.
FOLIO NO: 61835000007
PROPERTY ADDRESS: 2600 Tamiami Trail E, Naples, FL 34112

7.A.5. CASE NO: **CEAU20230011182**

OWNER: **Hugo Andres Tartaro and Roxana G Armanza**
OFFICER: Maria Rodriguez
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), and The Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. A vinyl type fence with an electric gate in the front driveway and a metal type fence around the pool all installed without first obtaining the required permits, inspections and certificate of completion.
FOLIO NO: 40981880008
PROPERTY ADDRESS: 2675 12th Ave SE, Naples, FL 34117

7.A.6. CASE NO: **CEPM20240003042**

OWNER: **PLN PROPERTIES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Damaged window.
FOLIO NO: 35778740007
PROPERTY ADDRESS: 12215 Collier Blvd, Unit 5, Naples, FL 34116

7.A.7. CASE NO: **CENA20240002395**

OWNER: **Dominick Lento and Alycia Lento**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(b). Weeds/grass in excess of 18 inches within 30 feet of the principal structure and within the county Right-of-Way; repeat violation.

FOLIO NO: 40184600001

PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL 34120

7.A.8. CASE NO: **CEPM20230011300**

OWNER: **BH NAPLES INVESTMENTS LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-240(1)(e) and 22-242. Unoccupied buildings not properly secured, damages to the exterior windows and doors.

FOLIO NO: 54000160006

PROPERTY ADDRESS: 4710 Lakewood Blvd, Naples, FL 34112

7.A.9. CASE NO: **CENA20230011168**

OWNER: **A PAUL GREGG TR**

OFFICER: Jason Packard

VIOLATIONS: Collier County Code of Laws and Ordinances, Article VI, Section 54-185(d). Prohibited Collier County Exotics present on an unimproved property including but not limited to Earleaf Acacia and Brazilian Pepper within 200 feet of multiple improved parcels.

FOLIO NO: 55254880005

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34113

7.A.10. CASE NO: **CEPM20240008639**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p) and 22-231(i). Leak coming from the ceiling in the restroom and closet, water damages to the ceiling in the restroom and closet, and damages to the weather stripping on the front door.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4310 Jefferson Ln, Unit 107, Naples, FL 34116

7.A.11. CASE NO: **CEAC20240011662**

OWNER: **James Warner**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, Citation issued on December 20, 2024, 3rd Offense "Prince".

FOLIO NO:
PROPERTY
ADDRESS: 695 Lambton Ln, Naples, FL 34104

7.A.12. CASE NO: **CEAC20240012376-01**

OWNER: **Ingris Manueles**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(A). Failure to provide shelter, Citation issued on January 1, 2025, 2nd Offense, "Princess".

FOLIO NO:
PROPERTY
ADDRESS: 4135 15th Ave SW, Naples, FL 34116

7.A.13. CASE NO: **CEAC20240012376-02**

OWNER: **Ingris Manueles**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(A). Failure to provide shelter, Citation issued on January 1, 2025, 2nd Offense, "Oreo".

FOLIO NO:
PROPERTY
ADDRESS: 4135 15th Ave SW, Naples, FL 34116

7.B. Emergency Cases

8. New Business

8.A. Motion for Reduction/Abatement of Fines

8.B. Motion for Imposition of Fines and Liens

8.B.1. CASE NO: **CEPM20240001034**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(5) and 22-231(19). Inoperable A/C, inoperable oven, and roach infestation in the microwave vent.

FOLIO NO: 35830040001
PROPERTY
ADDRESS: 4225 Heritage Cir, Unit 106, Naples, FL 34116

8.B.2. CASE NO: **CEPM20240006785**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(20). Inoperable A/C unit and inoperable smoke detector not properly secured to the ceiling.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4300 Jefferson Ln, Unit 104, Naples, FL 34116

8.B.3. CASE NO: **CEPM20240002432**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). A leak within the wall between the closet and master bathroom causing water damages to the drywall and floor.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4255 Heritage Cir, Unit 103, Naples, FL 34116

8.B.4. CASE NO: **CEPM20240004571**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(i) and 22-231(19). Inoperable A/C system not properly cooling the dwelling, microbial growth on the A/C Handler that would need to be cleaned and sanitized, front door not weather-tight and weatherproof and rotting wood on the door frame.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4185 Heritage Cir, Unit 207, Naples, FL 34116

8.B.5. CASE NO: **CEPM20240008133**

OWNER: **PACIFICA NAPLES LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11) and 22-231(19). Presence of mold in the hallway closet, leak that appears to be coming from the ceiling hallway closet, inoperable disposal unit, clogged drain in the kitchen sink, leak in the refrigerator, loose front doorknob not properly secured, and missing doorbell with exposed wires.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4185 Heritage Cir, Unit 108, Naples, FL 34116

8.B.6. CASE NO: **CEPM20240004179**

OWNER: **Janice Nicole Young**

OFFICER: Stephen Athey

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 22-231(11). Exterior surfaces in disrepair, exterior light fixture missing, window broken/missing on front of dwelling.

FOLIO NO: 27582320003

PROPERTY ADDRESS: 366 Pine Ave, Naples, FL 34108

8.B.7. CASE NO: **CESD20230008241**

OWNER: **K2 HOUSING NAPLES LLC**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Work beginning on soffit/fascia area prior to issuance of Collier County Building permits.

FOLIO NO: 76885005005

PROPERTY ADDRESS: 3880 Tollgate Blvd, Naples, FL 34114

8.B.8. CASE NO: **CESD20230007975**

OWNER: **K2 HOUSING NAPLES LLC**

OFFICER: Jason Packard

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). Installation of exterior LED lights around entire building and wired video security system prior to issuance of Collier County Building permits and/or approvals.

FOLIO NO: 76885005005

PROPERTY ADDRESS: 3880 Tollgate Blvd, Naples, FL 34114

8.B.9. CASE NO: **CEPM20220005683**

OWNER: **Donna Juliette Anne Hall**

OFFICER: Stephanie Guttum

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 that is not being properly maintained. The structure has a damaged roof and exterior wall damage which constitute a violation of the aforementioned ordinances.

FOLIO NO: 22625000007

PROPERTY ADDRESS: 4608 Dominion Drive, Naples, FL 34112

8.B.10. CASE NO: **CESD20230004016**

OWNER: **David Camacho and Hilda I Perez Soto**

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). Removed the majority of the dock without a Collier County demolition permit or permit to rebuild a new dock.

FOLIO NO: 70010280002

PROPERTY ADDRESS: 228 Riverwood Rd, Naples, FL 34114

8.B.11. CASE NO: **CESD20230005491**

OWNER: **Santiago D Bazan**

OFFICER: Payten Curl

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Two unpermitted structures in the rear of property. Additionally, the outdoor grill installed requires a permit.

FOLIO NO: 36239120000
PROPERTY ADDRESS: 5114 19th Ct SW, Naples, FL 34116

8.B.12. CASE NO: **CESD20230007807**

OWNER: **TJS NAPLES LLC C/O WALGREEN CO**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired permit PRHV20180212003 for AC replacements for which work had commenced.

FOLIO NO: 25368000028

PROPERTY ADDRESS: 12780 Tamiami Trl E, Naples, FL 34113

8.B.13. CASE NO: **CESD20240006008**

OWNER: **KATHLEEN M TROTTER REV TRUST**

OFFICER: Adam Collier

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 109.1. Permit PRBD20180427708 has expired with outstanding fees due.

FOLIO NO: 65271120000

PROPERTY ADDRESS: 169 Viking Way, Naples, FL 34110

8.B.14. CASE NO: **CEROW20240008754**

OWNER: **John Christmas**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-32. Vegetative materials in the right-of-way that is obstructing the natural flow of water.

FOLIO NO: 36912560000

PROPERTY ADDRESS: 321 21st St NW, Naples, FL 34120

8.B.15. CASE NO: **CENA20240002123**

OWNER: **NAZDAR INC C/O DALE E CHLUMSKY**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). Prohibited exotic vegetation, including Brazilian pepper hedges, was witnessed that are growing on this unimproved parcel and need to be removed.

FOLIO NO: 26880040206

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34112

8.B.16. CASE NO: **CEAU20240004668**

OWNER: **Guy C Francois**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). Wood fence is damaged on both left and right sides of the property.

FOLIO NO: 62104000009

PROPERTY ADDRESS: 5413 Catts St, Naples, FL 34113

8.B.17. CASE NO: **CEV20240004646**

OWNER: **Guy C Francois**

OFFICER: Jason Packard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-97(3). Food trailer observed being stored in the driveway of the residence.

FOLIO NO: 62104000009

PROPERTY ADDRESS: 5413 Catts St, Naples, FL 34113

9. Old Business

9.A. Motion to Amend Previously Issued Order

9.B. Motion to Rescind Previously Issued Order

10. Consent Agenda

10.A. Request for Special Magistrate to Impose Nuisance Abatement Liens on Cases Referenced in Submitted Executive Summary.

10.B. Request to Forward Cases to County Attorney's Office as Referenced in Submitted Executive Summary.

10.C. Request for Special Magistrate to Impose DAS Citation Liens on Cases Referenced in Submitted Executive Summary.

11. Reports

12. Next Meeting Date - Friday - March 7, 2025, at 9:00 am.

13. Adjourn