

COLLIER COUNTY
Special Magistrate



AGENDA

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

March 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.A.1. CASE NO: **CESD20230003747**

OWNER: **BROUWER ENTERPRISES 2010 INC**

OFFICER: Cristina Perez

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). Mini split air conditioning unit installed without a valid/issued permit.

FOLIO NO: 63760002220

PROPERTY ADDRESS: 6032 Diamonte Pl, Ave Maria, FL 34142

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: **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 PRROW200205637 for a 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.C. Motion for Re-Hearing

6. **Stipulations**

7. Public Hearings

7.A. Hearings

7.A.1. 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 Ear leaf Acacia and Brazilian Pepper within 200 feet of multiple improved parcels.

FOLIO NO: 55254880005

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34113

7.A.2. CASE NO: **CESD20240008336**

OWNER: **Dennis Ray Krum Jr**

OFFICER: Charles Marinos

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). An improved Estates zoned property with multiple sheds on site constructed without permits.

FOLIO NO: 4144208000

PROPERTY ADDRESS: 4252 26th Ave SE, Naples, FL 34117

7.A.3. CASE NO: **CELU20240010182**

OWNER: **Gerardo Ramirez Aguilar**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. A large amount of litter dumped in the rear portion of the property that includes, but is not limited to: vegetative debris generated off-site.

FOLIO NO: 40627680009

PROPERTY ADDRESS: 2861 Golden Gate Blvd E, Naples, FL 34120

7.A.4. CASE NO: **CENA20230009867**

OWNER: **Adele P Beatty**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Code of Laws and Ordinances, Article VI, Section 54-185(d). Presence of prohibited exotic vegetation, including but not limited to Brazilian Pepper, Acacia and Carrotwood on an unimproved property located within 200-foot radius of an abutting, improved property.

FOLIO NO: 61945720206

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34103

7.A.5. CASE NO: **CEVR20240011832**

OWNER: **3861 11TH AVE SW NAPLES LLC**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(D)(3)(e)(i) and 10.02.06(D)(3)(e)(ii). Unpermitted land clearing.

FOLIO NO: 37994600000

PROPERTY ADDRESS: 3861 11th Ave SW, Naples, FL 34117

7.A.6. CASE NO: **CEAC20240012307-03**

OWNER: **Shirley Garcia**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, Citation issued on February 2, 2025, 3rd Offense, "Ellie".

FOLIO NO:

PROPERTY ADDRESS: 1448 Everglades Blvd S, Naples, FL 34117

7.A.7. CASE NO: **CEAC20240012307-06**

OWNER: **Raquel Steele**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at Large. Citation issued on February 2, 2025. 3rd offense. "Ceasar".

FOLIO NO:

PROPERTY ADDRESS: 1448 Everglades Blvd S, Naples, FL 34117

7.A.8. CASE NO: **CEAC20240012307-07**

OWNER: **Raquel Steele**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property. Citation issued on February 2, 2025. 1st offense. "Ceaser".

FOLIO NO:

PROPERTY ADDRESS: 1448 Everglades Blvd S, Naples, FL 34117

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: **CEPM20240001807**

OWNER: **Rebecca J Matthews**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(11). Occupied dwelling without County approved electrical service.
FOLIO NO: 153360008
PROPERTY ADDRESS: 1112 Jacaranda Ct, Naples, FL 34110

8.B.2. CASE NO: **CESD20240006008**

OWNER: **KATHLEEN M TROTTER REV TRUST**
OFFICER: Eric Pirosseno
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The 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.3. 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.4. 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.5. 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.6. 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.7. CASE NO: CEPM20240004482

OWNER: 2754 SHOREVIEW 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(11), 22-231(12)(b), 22-231(12)(p) and 22-231(12)(c). Fire damages to the exterior walls, roof, interior walls, ceiling, and floors, and electrical and plumbing system.

FOLIO NO: 81270640002

PROPERTY ADDRESS: 2632 Weeks Ave, Naples, FL 34112

8.B.8. 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. AC replacements for which work had commenced.

FOLIO NO: 25368000028

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

8.B.9. 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(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 Circle Unit 108, Naples, FL 34116

8.B.10. CASE NO: CEPM20240002432

OWNER: PACIFCA 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 Circle Unit 103, Naples, FL 34116

8.B.11. CASE NO: **CESD20230003747**

OWNER: **BROUWER ENTERPRISES 2010 INC**

OFFICER: Cristina Perez

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). Mini split air conditioning unit installed without a valid/issued permit.

FOLIO NO: 63760002220

PROPERTY ADDRESS: 6032 Diamonte Pl, Ave Maria, FL 34142

8.B.12. CASE NO: **CEPM20220005683**

OWNER: **Donna Juliette Anne Hall**

OFFICER: Delicia Pulse

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

9. Old Business

9.A. Motion to Amend Previously Issued Order

9.B. Motion to Rescind Previously Issued Order *(2025-638)*

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.B.1. Foreclosure Collection Authorization

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 - APRIL 4, 2025, AT 9:00AM.

13. Adjourn