

COLLIER COUNTY
Special Magistrate



AGENDA

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

May 2, 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: CESD20230000435

OWNER: Marcos Benavides Ramos and Josefina Almaraz Ramirez

OFFICER: Payten Curl

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). Shed erected in rear yard without proper Collier County permit. Determination concluded a permit is needed for the addition on rear of property.

FOLIO NO: 36238520009

PROPERTY ADDRESS: 5375 Hunter Blvd, Naples, FL 34116

5.B.2. CASE NO: CEVR20220010806

OWNER: Luc Goemaere and Liping Wu

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 3.05.07(C)(3)(b), 3.05.07(F)(3)(a) and 3.05.07(F)(3)(g)(i)(b). Trees and vegetation removed from lot and fill brought into lot without issuance of appropriate Collier County permits or other approvals.

FOLIO NO: 437560003

PROPERTY ADDRESS: 306 Sabal Palm Rd, Naples, FL 34114

5.B.3. CASE NO: CEPM20240007980

OWNER: BRITTANY BAY APTS I LLC C/O SPIRA BRITTANY BAY I LLP

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Water damage to the ceiling and interior walls.

FOLIO NO: 25117900023

PROPERTY ADDRESS: 14855 Mystic Lake Circle, Unit 104, Naples, FL 34119

5.B.4. CASE NO: CESD20220002913

OWNER: Margarita Granados

OFFICER: Thomas Pitura

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). Modifications and additions made to the mobile home that require a Collier County Building Permit.

FOLIO NO: 293400006
PROPERTY ADDRESS: 237 Polk PL, Naples, FL 34104

5.B.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

5.C. Motion for Re-Hearing

5.C.1. 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 Dr., Naples, FL 34112

6. Stipulations

7. Public Hearings

7.A. Hearings

7.A.1. CASE NO: **CEEX20250002171-3940-FCJ**

OWNER: **Charline Heriveaux**

OFFICER: David Bowman

VIOLATIONS: State Uniform Traffic Control, Section 316-1955(1). Illegal handicap parking spot. Citation issued on 01-30-2025.

FOLIO NO:

PROPERTY ADDRESS: 2600 Tamiami Trail East, Naples, FL 34112

7.A.2. CASE NO: **CEEX20250003240-PR066712**

OWNER: **AVIS BUDGET CAR RENTAL LLC**

OFFICER: Heather Kyles

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-55. Parking fees, citation issued on 03-03-2025.

FOLIO NO:

PROPERTY
ADDRESS:

Goodland Boat Ramp, 750 Palm Point Dr, Goodland, FL 34140

7.A.3. CASE NO: **CEPM20240006299**

OWNER: **ARMSTRONG CHESNER LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1), 22-231(12)(i) and 22-242. Unsecured dwelling, boarded-up windows, damage to the windows and exterior door on the side of the garage.

FOLIO NO: 68042840008

PROPERTY
ADDRESS: 3000 Poinciana Dr., Naples, FL 34105

7.A.4. CASE NO: **CESD20240005208**

OWNER: **John C Rogers and Susan H Alexander**

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). Renovations including but not limited to concreting/enclosing windows and doors throughout the property and installation of a new A/C system without appropriate Collier County Permits and/or approvals.

FOLIO NO: 52342240000

PROPERTY
ADDRESS: 14 Hawk St, Naples, FL 34113

7.A.5. CASE NO: **CENA20240005220**

OWNER: **John C Rogers and Susan H Alexander**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 02.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Outside storage/litter including but not limited to, vegetative debris located on the NE corner of the parcel.

FOLIO NO: 52342240000

PROPERTY
ADDRESS: 14 Hawk St, Naples, FL 34113

7.A.6. CASE NO: **CEPM20240003255**

OWNER: **WEST SHORE BELVEDERE LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Damages to the pipe causing water intrusion in the kitchen peninsula.

FOLIO NO: 23908502807

PROPERTY
ADDRESS: 492 Quail Forest Blvd, Unit 801, Naples, FL 34105

7.A.7. CASE NO: **CEVR20240003156**

OWNER: **Kris Kristoff**

OFFICER: Donald Joseph
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 3.05.01(B). Clearing of vegetation and filling of land without obtaining applicable permits.
FOLIO NO: 01134802306
PROPERTY ADDRESS: 525 Webb Rd., Copeland, FL 34137

7.A.8. CASE NO: **CEPM20240012316**

OWNER: **INFINITY SOUTH BAY LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(19). Elevated moisture in the hallway, bedroom, and A/C closet, visible mold in the hallway, bedroom, bathroom, A/C closet, living room, linen closet, entry, and laundry room, and elevated mold spores in the kitchen, living room and bedroom.
FOLIO NO: 74029003580
PROPERTY ADDRESS: 2062 Rookery Bay Dr, Unit 2403, Naples, FL 34114

7.A.9. CASE NO: **CEPM20240009131**

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(19), 22-231(20) and 22-231(12)(p). Inoperable A/C, missing smoke detector and other smoke detectors are chirping indicating that the battery needs to be replaced, appearance of microbial growth on the ceiling in the dining room, bedroom, bathroom wall, bathroom exhaust vent and vanity.
FOLIO NO: 35830040001
PROPERTY ADDRESS: 4220 Washington LN, Unit 202, Naples, FL 34116

7.A.10. CASE NO: **CESD20230003748**

OWNER: **Wisdom D Akpaka**
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 permit.
FOLIO NO: 63760001904
PROPERTY ADDRESS: 6035 Diamonte Pl, Ave Maria, FL 34142

7.A.11. CASE NO: **CESD20250000741**

OWNER: **6158 SEA GRASS LANE LLC**
OFFICER: Rickey Migal
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 construction work, including pergola and geodesic dome structures, and interior improvements to a permitted metal building, including partition walls,

bathroom, mezzanine with stairs, plumbing, electric and septic.
FOLIO NO: 38222520000
PROPERTY ADDRESS: 6158 Sea Grass LN, Naples, FL 34116

7.A.12. CASE NO: **CEAC20250003347**

OWNER: **Erick Innis and Alyssa Innis**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-39(7). Failure to obtain a permit.

FOLIO NO:

PROPERTY ADDRESS: 1470 9th St. SW, 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: **CEVR20220007489**

OWNER: **TITUS ENTERPRISES LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Clearing of vegetation prior to obtaining a Vegetation Removal Permit.

FOLIO NO: 335800001

PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117

8.B.2. CASE NO: **CESD20240003884**

OWNER: **Patricia E Rodriguez and Fredi Rodriguez**

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). Expired permit (PRCP20220103451) for a large metal shed and unpermitted shed in the back of property constructed before obtaining a permit.

FOLIO NO: 37695280004

PROPERTY ADDRESS: 2887 2nd St. NE, Naples, FL 34120

8.B.3. CASE NO: **CENA20230011168**

OWNER: **A PAUL GREGG TR**

OFFICER: Jason Packard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, 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

8.B.4. 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 54-184. Weeds/grass in excess of 18 inches within 30 feet of the principal structure and within the county Right-of-Way in an Estates zoned property; Repeat Violation.
FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Avenue NE, Naples, FL 34120

8.B.5. CASE NO: **CENA20230009867**

OWNER: **Adele P Beatty**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, 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 a 200-foot radius of an abutting, improved property.
FOLIO NO: 61945720206
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34103

8.B.6. CASE NO: **CESD20200000453**

OWNER: **Carlos Gonzalez and Barbara Reyes**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted addition/improvements.
FOLIO NO: 40982200001
PROPERTY ADDRESS: 2660 8th Ave. SE, Naples, FL 34117

8.B.7. 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 damage to the drywall and floor.
FOLIO NO: 35830040001
PROPERTY ADDRESS: 4225 Heritage Cir, Unit 103, Naples, FL 34116

8.B.8. CASE NO: **CEPM20240005059**

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)(b), 22-231(c), 22-231(12)(n), 22-231(r) and 22-240(1)(l). Uneven parking lot, damages to the exterior lights, chain link and vinyl fence, exterior walls, fascia, downspout, missing gate on the dumpster enclosure, and trash overflowing from the dumpster.
FOLIO NO: 35830040001
PROPERTY ADDRESS: 4250 Heritage Cir, Naples, FL 34116

8.B.9. CASE NO: **CEPM20240006303**

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(12)(p), 22-231(19) and 22-231(20). Microbial growth in the A/C vents and on the drywall behind the toilet. Water stains on the ceiling and interior walls. Damaged vanity. Bathroom sink disconnected. Inoperable smoke detector.
FOLIO NO: 35830040001
PROPERTY ADDRESS: 4235 Heritage Cir, Unit 108, Naples, FL 34116

8.B.10. 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.11. 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

8.B.12. CASE NO: **CEPM20240009020**

OWNER: **PACIFICA NAPLES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Inoperable A/C, damages to the bathroom vanity and kitchen cabinet.

FOLIO NO: 35830040001
PROPERTY ADDRESS: 4235 Heritage Cir, Unit 105, Naples, FL 34116

8.B.13. CASE NO: **CEPM20240009212**

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), 22-231(12)(p) and 22-231(19). Inoperable air conditioning, damages to the ceiling, linoleum, rotting wood on the door frame, front door not weather tight, and appearance of microbial growth in the master bathroom vanity and bathtub.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4200 Washington Ln, Unit 106, Naples, FL 34116

8.B.14. CASE NO: **CESD20220010237**

OWNER: **John A Wurtz and Maureen Wurtz**

OFFICER: Eric Pirosseno

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 re-model including but not limited to plumbing, electrical, and drywall.

FOLIO NO: 77779000306

PROPERTY ADDRESS: 6057 Ashford Ln, Unit 403, Naples, FL 34110

8.B.15. CASE NO: **CESD20230005146**

OWNER: **Maria Betancourt-Guizado and Andy J Guerra**

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). Structures in rear yard are unpermitted. Lanai and sheds.

FOLIO NO: 36382960007

PROPERTY ADDRESS: 2217 52nd Ln. SW, Naples, FL 34116

8.B.16. 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

8.B.17. 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 the property. Additionally, the outdoor grill installed requires a permit.

FOLIO NO: 36239120000

PROPERTY ADDRESS: 5114 19th Ct SW, Naples, FL 34116

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.B.1. Foreclosure Collection Authorization (2025-1329)

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

11. Reports

12. Next Meeting Date

13. Adjourn