

COLLIER COUNTY
Special Magistrate



AGENDA

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

June 6, 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: CEPM20240007980

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

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.2. CASE NO: CEVR20220010806

OWNER: Luc Goemaere and Liping Wu

OFFICER: Donald Joseph

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: 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 damage to the structure where the building official declared it an unsafe structure.

FOLIO NO: 71781640006

PROPERTY ADDRESS: 3403 Bayshore Dr, Naples, FL 34112

5.B.4. CASE NO: CESD20220009434

OWNER: William J Snider

OFFICER: Dee 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.C. Motion for Re-Hearing

6. Stipulations

7. Public Hearings

7.A. Hearings

7.A.1. CASE NO: **CEEX20250005581-PU5423**

OWNER: **7801 AIRPORT PULLING RD LLC**

OFFICER: Michelle Scavone

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Tampering switches on the potable water device. Tampering with district equipment without the consent of the district. Previous Notice of Violation and citations have been issued for the same violation.

FOLIO NO: 00236400005

PROPERTY ADDRESS: 7801 Airport Rd N, Naples, FL 34109

7.A.2. CASE NO: **CEEX20250004223-PR066855**

OWNER: **JD SOLAR CONSULTANTS LLC**

OFFICER: Lisa Hunsberger

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-55. Beach parking, collection of fees, citation issued on April 3, 2025.

FOLIO NO:

PROPERTY ADDRESS: Bayview Boat Ramp, 1500 Danford St, Naples, FL 34112

7.A.3. CASE NO: **CEEX20250004225-PR066856**

OWNER: **JD SOLAR CONSULTANTS LLC**

OFFICER: Lisa Hunsberger

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-55. Beach parking, collection of fees, citation issued on April 3, 2025.

FOLIO NO:

PROPERTY ADDRESS: Bayview Boat Ramp, 1500 Danford St, Naples, FL 34112

7.A.4. CASE NO: **CEEX20250004227-PR066857**

OWNER: **JD SOLAR CONSULTANTS LLC**

OFFICER: Lisa Hunsberger

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-55. Beach parking, collection of fees, citation issued on April 3, 2025.

FOLIO NO:

PROPERTY ADDRESS: Bayview Boat Ramp, 1500 Danford St, Naples, FL 34112

7.A.5. CASE NO: **CESD20240005208**

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

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

FOLIO NO: 52342240000

PROPERTY ADDRESS: 14 Hawk St, Naples, FL 34113

7.A.6. CASE NO: **CELU20250000661**

OWNER: **THOMAS BURGESS GST TRUST**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Land Development Code 04-41 as amended, Sections 1.04.01(A) and 2.02.03. Patrons of Rebecca's wine bar parking their vehicles on the unimproved lot.

FOLIO NO: 71580250008

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34112

7.A.7. CASE NO: **CESD20240006115**

OWNER: **SPT DOLPHIN WHISTLERS COVE LLC**

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). A/C condenser installed without a valid Collier County permit.

FOLIO NO: 439840006

PROPERTY ADDRESS: 11440 Whistlers Cove Circle, Unit 338, Naples, FL 34113

7.A.8. CASE NO: **CEROW20240006023**

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

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Division 1, Sections 110-30 and 110-31(A). Second driveway entrance installed without proper County permit(s) or inspections.

FOLIO NO: 37994600000

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

7.A.9. CASE NO: **CEPM20240011145**

OWNER: **Lloyd L Bowein**

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(12)(i), 22-231(12)(p), 22-231(9), 22-231(12)(m), 22-231(12)(b) and 22-231(19). Dwelling without running water, damages to the soffit, fascia, roof, windows, ceiling, and exterior walls, missing outlet plates.

FOLIO NO: 62099840002

PROPERTY ADDRESS: 5441 Carlton St., Naples, FL 34113

7.A.10. CASE NO: **CESD20250002027**

OWNER: **Lloyd L Bowein**

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). Alterations to the plumbing without a valid Collier County permit.

FOLIO NO: 62099840002

PROPERTY ADDRESS: 5441 Carlton St., Naples, FL 34113

7.A.11. CASE NO: **CEV20240012235**

OWNER: **SKOLL I LLC**

OFFICER: Wade Cohen

VIOLATIONS: Collier County Land Development Code, 2004-41, as amended, Section 4.05.03(A), and the Collier County Code of Laws and Ordinances, Article III, Chapter 130, Section 130-97(4). Commercial vehicle parked on the driveway. Passenger vehicle parked on grass.

FOLIO NO: 36451560008

PROPERTY ADDRESS: 2895 50th Ter SW, Naples, FL 34116

7.A.12. CASE NO: **CESD20240006054**

OWNER: **Jantina Hanna**

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). Room addition with electric and plumbing, and mini-split A/C system built without a valid Collier County permit.

FOLIO NO: 29280280003

PROPERTY ADDRESS: 2732 Van Buren Ave., Naples, FL 34112

7.A.13. CASE NO: **CESD20240012073**

OWNER: **DS GOLDEN GATE BLVD NAPLES FL LANDLORD LLC**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.13(F). Snowy Egret Plaza PUD has failed to submit their required monitoring report.

FOLIO NO: 37169520009

PROPERTY ADDRESS: 30 Golden Gate Blvd. W, Naples, FL 34117

7.A.14. CASE NO: **CEPM20250001707**

OWNER: **SUNNY TRAIL A CONDOMINIUM**

OFFICER: Jeff Letourneau

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article XII, the Collier County Mandatory Inspection of Aging Condominium & Cooperative Buildings, Section 22-429 Inspection Reporting & Repairs, Subsections A through F. Failure to submit the required milestone report and associated fee in accordance with the cited ordinance.

FOLIO NO: 75460600004

PROPERTY ADDRESS: 828 Wiggins Pass Rd, Naples, FL 34110

7.A.15. 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 Floridan Ave, Naples, FL 34113

7.A.16. CASE NO: **CEPM20250001986**

OWNER: **GULF COVE CONDOMINIUM**

OFFICER: Jeff Letourneau

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article XII, Collier County Mandatory Inspection of Aging Condominium & Cooperative Buildings Ordinance, Section 22-429, Inspection, Reporting & Repairs, Subsections A through F. Failure to submit the required milestone report and associated fee in accordance with the cited ordinance.

FOLIO NO: 27531200006

PROPERTY ADDRESS: 10562 Gulf Shore Dr, Naples, FL 34108

7.A.17. CASE NO: **CEAC20250003643-01**

OWNER: **Fabiola Miguel**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, citation was issued on April 17, 2025, 15th offense, "Yoyi".

FOLIO NO: 38225640000

PROPERTY ADDRESS: 5930 Sea Grass Ln, Naples, FL 34116

7.A.18. CASE NO: **CEAC20250003643-02**

OWNER: **Fabiola Miguel**

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 April 17, 2025, 3rd offense, "Palomo".

FOLIO NO: 38225640000

PROPERTY ADDRESS: 5930 Sea Grass LN, Naples, FL 34116

7.A.19. CASE NO: **CEAC20250004127-23**

OWNER: **Yunior Bautista**

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 May 5, 2025, 2nd offense, "Sammie".

FOLIO NO:

PROPERTY ADDRESS: 4200 Block Pearl Harbor Dr, Naples, FL 34112

7.A.20. CASE NO: **CEAC20250004127-24**

OWNER: **Yunior Bautista**

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 May 4, 2025, 1st offense, "Sultan".

FOLIO NO:

PROPERTY ADDRESS: 4200 Block Pearl Harbor Dr, Naples, FL 34112

7.A.21. CASE NO: **CEAC20250004127-25**

OWNER: **Yunior Bautista**

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 May 4, 2025, 1st offense, "Elcon".

FOLIO NO:

PROPERTY ADDRESS: 4200 Block Pearl Harbor Dr, Naples, FL 34112

7.A.22. CASE NO: **CEAC20250004127-26**

OWNER: **Yunior Bautista**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(H). Threatening behavior, citation issued on May 4, 2025, 1st offense, "Sammie".

FOLIO NO:

PROPERTY ADDRESS: 4260 Block Pearl Harbor Dr, Naples, FL 34112

7.A.23. CASE NO: **CEAC20250004127-27**

OWNER: **Yunior Bautista**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(H). Threatening behavior, citation issued on May 4, 2025, 1st offense, "Sultan".

FOLIO NO:

PROPERTY ADDRESS: 4260 Block Pearl Harbor Dr, Naples, FL 34112

7.A.24. CASE NO: **CEAC20250004127-28**

OWNER: **Yunior Bautista**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(H). Threatening behavior, citation issued on May 4, 2025, 1st offense, "Elcon".

FOLIO NO:

PROPERTY ADDRESS: 4260 Block Pearl Harbor Dr, Naples, FL 34112

7.A.25. CASE NO: **CEAC20240012082**

OWNER: **Graham Rockley**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Section 14-35(1)(B). Running at large, citation issued on April 21, 2025, 2nd offense, "Fritz".

FOLIO NO: 55550640004

PROPERTY ADDRESS: 16 Lanai Circle, Naples, FL 34112

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: **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.3. 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.4. CASE NO: **CELU20230008823**

OWNER: **Johanna Dominguez**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Shipping container stored on an unimproved Estates zoned property. The Stipulation is in legally sufficient and good form and testimony was presented that the Respondent executed the Stipulation.
FOLIO NO: 39661920008
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

8.B.5. 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

8.B.6. 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: 358300400001
PROPERTY ADDRESS: 4225 Heritage Cir, Unit 103, Naples, FL 34116

8.B.7. 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.8. 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.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, a 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.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

- 8.B.11. 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, damage to the bathroom vanity and kitchen cabinet.
- FOLIO NO: 35830040001
- PROPERTY ADDRESS: 4235 Heritage Cir, Unit 105, Naples, FL 34116
- 8.B.12. 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 the appearance of microbial growth in the master bathroom vanity and bathtub.
- FOLIO NO: 35830040001
- PROPERTY ADDRESS: 4200 Washington LN, Unit 106, 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.C. Request for Special Magistrate to Impose DAS Citation Liens on Cases Referenced in Submitted Executive Summary.

11. Reports

12. Next Meeting Date - FRIDAY JULY 11, 2025, AT 9:00AM

13. Adjourn