

COLLIER COUNTY
Special Magistrate



AGENDA

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

July 11, 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: CESD20230009119

OWNER: Jose Jaramillo and Maria Guadalupe Jaramillo

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

FOLIO NO: 22670480009

PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

5.B.2. CASE NO: CEPM20230009301

OWNER: URBAN CONSTRUCTION AND INVESTMENTS LLC

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.B.3. 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.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 with 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 in the past for the same violation.

FOLIO NO: 00236400005

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

7.A.2. CASE NO: **CEPM20240008282**

OWNER: **AUGUSTA WOODS CONDOMINIUM**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(b). Cracks and water damages on the wall and ceiling of the lanai of unit 103.

FOLIO NO: 431800002

PROPERTY ADDRESS: 5825 Rattlesnake Hammock Rd, Unit 103, Naples, FL 34113

7.A.3. CASE NO: **CEA20250005478**

OWNER: **Javier Guevara and Mileydi Guevara**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07. Property is over the allowed limit for livestock by two-hooved animals.

FOLIO NO: 38055680007

PROPERTY ADDRESS: 3510 31st Ave SW, Naples, FL 34117

7.A.4. CASE NO: **CEV20250001934**

OWNER: **Michael K Sanford**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-96(a). Unlicensed red vehicle parked in the grass in the front yard and a boat on a trailer with a flat tire parked in the driveway.

FOLIO NO: 61330080001

PROPERTY ADDRESS: 2045 Danford St, Naples, FL 34112

7.A.5. CASE NO: **CEPM20220001493**

OWNER: **VALLEY STREAM COURT INC A CONDOMINIUM**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section

22-231(12)(f). Exterior stairwell in disrepair.
FOLIO NO: 55150960003
PROPERTY ADDRESS: 200 Valley Stream Dr, Naples, FL 34113

7.A.6. CASE NO: CESD20250002938

OWNER: **JMD DEVELOPMENT AND INVESTMENTS LLC**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.13(F). Antilles PUD has failed to submit their required monitoring report.
FOLIO NO: 25891700468
PROPERTY ADDRESS: 202 Indies Dr E, Unit 201, Naples, FL 34114

7.A.7. CASE NO: CESD20240001178

OWNER: **LA CASA BLANCA REALTY LLC**
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). Alterations and improvements consisting of but not limited to: Mini-split A/C installed in garage, bedroom doorway removed, wall with electrical and door added without required permits.
FOLIO NO: 74411600009
PROPERTY ADDRESS: 3511 Caloosa St, Naples, FL 34112

7.A.8. CASE NO: CEP20240009134

OWNER: **PS FLORIDA ONE INC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Elevators out of service.
FOLIO NO: 28440000024
PROPERTY ADDRESS: 7325 Davis Blvd, Naples, FL 34104

7.A.9. CASE NO: CEROW20220008124

OWNER: **Daniel Maurer and Kimberly Maurer**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Division 1, Section 110-31(a). Repair of culvert and driveway without permit.
FOLIO NO: 41822680007
PROPERTY ADDRESS: 5415 Teak Wood Dr., Naples, FL 34119

7.A.10. CASE NO: CEAU20240001601

OWNER: **Lazaro Y Ebanks Estevez**
OFFICER: Sherry Patterson

VIOLATIONS: Florida Building Code, 8th Edition (2023), Chapter 1, Part 2, Section 105.1, and Collier County Land Development Code 04-41, as amended, Sections 4.02.07 and 10.02.06(B)(1)(e)(i). Fence(s) and fenced animal enclosures were erected on the Estates zoned property prior to obtaining the required Collier County Building Permit(s).

FOLIO NO: 40240280006

PROPERTY ADDRESS: 2885 27th Ave NE, Naples, FL 34120

7.A.11. CASE NO: **CEPM20250000627**

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)(c). Damages to the roof that is causing water intrusion into the unit as mentioned in the report completed by Roofing Services LLC.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4215 Heritage Cir, Unit 201, Naples, FL 34116

7.A.12. CASE NO: **CEAC20240012082**

OWNER: **Graham Rockley**

OFFICER: Cara Frank

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 21, 2025, 2nd offense, "Fritz".

FOLIO NO: 55550640004

PROPERTY ADDRESS: 16 Lanai Cir, 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: **CESD20220007489**

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: **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.
FOLIO NO: 39661920008
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

8.B.3. CASE NO: **CESD20230009849**

OWNER: **WEST SHORE POINT NAPLES 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). Repaired the damage to the staircases in buildings 7 and 12 without first obtaining a valid Collier County permit.
FOLIO NO: 389880006
PROPERTY ADDRESS: 2155 Great Blue Dr, Naples, FL 34112

8.B.4. CASE NO: **CESD20240004037**

OWNER: **Juana Gonzalez**
OFFICER: Doug Williams
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). Shed permit PRBD20150514035 that did not receive Certificate of Completion. Shed has since been modified beyond the scope of the original plans to include electric and an addition. There is also an additional unpermitted structure on the property.
FOLIO NO: 62152520007
PROPERTY ADDRESS: 5260 Floridan Ave, Naples, FL 34113

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: **CEPM20230006244**

OWNER: **Eugene M Lamento**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-236. Fire damaged property that was declared by the Building Official to be a dangerous building.

FOLIO NO: 70470760007
PROPERTY ADDRESS: 104 Fleur De Lis Ln, Naples, FL 34112

8.B.7. 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.8. 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.9. 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.10. 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.11. 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 Cir, Unit 108, Naples, FL 34116
- 8.B.12. CASE NO: **CEPM20240009425**
- 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(9), 22-231(12)(p) and 22-231(19). A/C out of service, guest bathroom tub does not properly drain, kitchen sink drain plumbing not properly connected, appearance of microbial growth throughout the interior ceiling and walls in the unit, and light switch does not properly turn on.
- FOLIO NO: 35830040001
- PROPERTY ADDRESS: 4190 Washington Ln, Unit 105, Naples, FL 34116
- 8.B.13. 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
- 8.B.14. 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.15. 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.16. CASE NO: **CESD20230003522**
- OWNER: **Bobby L Williams**
- 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 renovations, see Contractor Licensing Case CECV20230003430.
- FOLIO NO: 74810200000
- PROPERTY ADDRESS: 775 Palm View Dr, Naples, FL 34110

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

(2025-2176)

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, AUGUST 1, 2025, AT 9:00AM

13. Adjourn