

COLLIER COUNTY
Special Magistrate



AGENDA

Growth Management Community Development Department
Conference Room 609/610
2800 N. Horseshoe Dr
Naples, FL 34104

August 1, 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: **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

5.B.2. 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.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: CEEX20250007324-PR066898

OWNER: **Matthew G. Somers**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66. Parking in an area that is not a designated parking space. Citation issued on June 8, 2025, at 1:57 pm.

FOLIO NO:
PROPERTY ADDRESS: Gulf Shore Access Parking Lot, Naples, FL 34102

7.A.3. CASE NO: CEPM20240010017

OWNER: **CRAIGS FAMILY TRUST**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Damaged wooden dock.

FOLIO NO: 31155005408
PROPERTY ADDRESS: 41 Aquamarine Ave., Naples, FL 34114

7.A.4. CASE NO: CESD20230001030

OWNER: **ELEANOR S FIERMONTI LIV TRUST**
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 shade structure in the rear of the property erected prior to obtaining a Collier County Building Permit.

FOLIO NO: 39022720009
PROPERTY ADDRESS: 4140 54th Ave NE, Naples, FL 34120

7.A.5. CASE NO: CENA20250007142

OWNER: **Michael K Sanford**
OFFICER: Stephanie Guttum
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds and grass in excess of 18 inches.

FOLIO NO: 61330080001
PROPERTY ADDRESS: 2045 Danford St., Naples, FL 34112

7.A.6. CASE NO: CENA20250004525

OWNER: **John D Spengler and Joyce L Spengler**
OFFICER: Donald Joseph

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds and grass in excess of 18 inches on this improved property.
FOLIO NO: 26085960000
PROPERTY ADDRESS: 1299 E Chokoloskee Dr., Chokoloskee, FL 34138

7.A.7. CASE NO: CEAU20250003015

OWNER: **Becky L. Brooks**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). Damaged fence in excess of 10 feet laying onto neighboring property.
FOLIO NO: 38220920000
PROPERTY ADDRESS: 6200 Sea Grass LN, Naples, FL 34116

7.A.8. CASE NO: CENA20250004075

OWNER: **Miguel Hernandez Cruz and Irma Hernandez Cruz**
OFFICER: Jaymie Robertson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181 and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Large piles of vegetative debris on left side of driveway/road and debris/litter on ground toward back left side of driveway/road.
FOLIO NO: 40528080009
PROPERTY ADDRESS: 3780 10th Ave NE, Naples, FL 34120

7.A.9. CASE NO: CEPF20240012561

OWNER: **Salvatore G Blasi**
OFFICER: Dee Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and Florida Building Code 8th Edition (2023) Building, Chapter 1, Section 109.1. Permit PRBD20180102538 has expired with fees due. No certificate of completion received.
FOLIO NO: 53902400001
PROPERTY ADDRESS: 4465 Beechwood Lake Dr, Naples, FL 34112

7.A.10. CASE NO: CESD20250003349

OWNER: **HARTEM REVOCABLE TRUST**
OFFICER: Ryan Kitts
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). Multiple unpermitted structures and improvements on the property, including the following: improvised shooting range, tiki hut, fire pit, waterfall and water feature, covered storage structure, large storage shed, chicken coop, swimming pool, and solar panels. In addition, the main residence has undergone major renovations without the required permits.

FOLIO NO: 722040005
PROPERTY ADDRESS: 11566 Little Marco Island, Naples, FL 34113

7.A.11. CASE NO: **CEVR20250005507**

OWNER: **HARTEM REVOCABLE TRUST**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Significant land clearing activity that exceeds the 10% threshold permitted under the (ST) Overlay. This level of disturbance constitutes a violation, as any clearing beyond that limit requires a public hearing for approval.

FOLIO NO: 722040005
PROPERTY ADDRESS: 11566 Little Marco Island, Naples, FL 34113

7.A.12. CASE NO: **CESD20230009042**

OWNER: **PORT OF THE ISLANDS MARINA A CONDOMINIUM**

OFFICER: Donald Joseph

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permits PRBD20200727909, PRFR20210944606 and PRPL20211050169 are all expired. Work has been done and no inspections completed. No Certificates of Completion/Occupancy issued.

FOLIO NO: 1067083852
PROPERTY ADDRESS: 525 Newport Dr., Naples, FL 34114

7.A.13. CASE NO: **CEPM20250005668**

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(12)(i), 22-231(12)(p) and 22-231(11). Damages to the exterior wall, window, interior walls and ceiling, and no electricity.

FOLIO NO: 35830040001
PROPERTY ADDRESS: 4290 Jefferson LN, 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: **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, damage to the soffit, fascia, roof, windows, ceiling and exterior walls, missing outlet plates.

FOLIO NO: 62099840002

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

8.B.2. 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

8.B.3. 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

8.B.4. CASE NO: CESD20240001061

OWNER: BUOYANCY LLC

OFFICER: Brian Owen

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 a pump house in the rear erected without permits and including electrical and plumbing modifications.

FOLIO NO: 45960240004

PROPERTY ADDRESS: 2225 23rd St. SW, Naples, FL 34117

8.B.5. CASE NO: CESD20240001058

OWNER: BUOYANCY LLC

OFFICER: Brian Owen

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 extensive changes to the primary structure including, but not limited to the following: interior renovations, deletion of walls, addition of walls, electrical modifications, plumbing modifications, addition of multiple HVAC units, deletion of wet bar/kitchen and steam rooms, without proper permits.

FOLIO NO: 45960240004
PROPERTY ADDRESS: 2225 23rd St SW, Naples, FL 34117

8.B.6. CASE NO: **CESD20230008486**

OWNER: **Ludner Marc and Pascale Leonville**

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). Golden Gate City residence with unpermitted garage conversion. Additionally, a window has been covered with stucco. All work requires permits.

FOLIO NO: 36117160001

PROPERTY ADDRESS: 2006 50th TER 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.C. Request for Special Magistrate to Impose DAS Citation Liens on Cases Referenced in Submitted Executive Summary.

11. Reports

12. Next Meeting Date - FRIDAY, SEPTEMBER 5, 2025, AT 9:00 AM.

13. Adjourn