

COLLIER COUNTY
Special Magistrate



AGENDA

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

September 5, 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.C. Motion for Re-Hearing

6. **Stipulations**
7. **Public Hearings**

7.A. Hearings

7.A.1. CASE NO: **CEEX20250007823-FA217274**

OWNER: **DEPARTMENT OF CORRECTIONS/STATE PROBATION**

OFFICER: Tami Canger

VIOLATIONS: Collier County Ordinance No. 2019-04. Excessive false alarms: Commercial.

FOLIO NO:

PROPERTY ADDRESS: 2500 Airport Rd. S #114, Naples, FL 34112

7.A.2. CASE NO: **CEEX20250007885-FA217230**

OWNER: **DEPARTMENT OF CORRECTIONS/STATE PROBATION**

OFFICER: Tami Canger

VIOLATIONS: Collier County Ordinance No. 2019-04. Excessive false alarms: Commercial.

FOLIO NO:

PROPERTY ADDRESS: 2500 Airport Rd S #114, Naples, FL 34112

7.A.3. CASE NO: **CEPF20250000889**

OWNER: **Julien Francois Inois**

OFFICER: Maria Rodriguez

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. Two expired permits: PRDM20220313300 and PRTM20220207478 with inspection(s) and fees due.

FOLIO NO: 117720105

PROPERTY ADDRESS: 407 13th St. SE, Immokalee, FL 34142

7.A.4. 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.5. CASE NO: **CEPF20240010736**

OWNER: **Lawrence S Conti and Kathleen F Conti**

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). Permit PRBD20210944853 for a pool has expired and cannot be finalized due to an outstanding condition requiring a separate permit for the screen enclosure.

FOLIO NO: 82679000747

PROPERTY ADDRESS: 7218 Wiregrass Ct, Naples, FL 34114

7.A.6. CASE NO: **CESD20250004557**

OWNER: **DGC&B LLC**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.13(F). 15501 Old US 41 PUD has failed to submit their required monitoring report.

FOLIO NO: 143160001

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34110

7.A.7. CASE NO: **CEPM20240002457**

OWNER: **TARGET CORPORATION**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Irrigation leak that washed out a large section of the berm.

FOLIO NO: 67410000808

PROPERTY ADDRESS: 2442 Pine Ridge Rd., Naples, FL 34105

7.A.8. CASE NO: **CELU20250004345**

OWNER: **WPM SOUTHERN LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Violations consist of, but are not limited to, storage of debris, vehicles, storage containers and signage.

FOLIO NO: 337760000
PROPERTY ADDRESS: 3350 Smith Rd, Naples, FL 34117

7.A.9. CASE NO: **CEVR20250004722**

OWNER: **WPM SOUTHERN LLC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(D)(3)(e)(i) and 10.02.06(D)(3)(e)(ii). Clearing of natural vegetation without obtaining a valid permit first.

FOLIO NO: 337760000
PROPERTY ADDRESS: 3350 Smith Rd, Naples, FL 34117

7.A.10. CASE NO: **CEROW20230004346**

OWNER: **Charles M Page**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Fence installed along Logan Blvd. encroaches into Right of Way of Mahogany Ridge Rd. Fence must terminate a minimum of 30 feet from the centerline of the road.

FOLIO NO: 38280640003
PROPERTY ADDRESS: 225 Logan Blvd S, Naples, FL 34119

7.A.11. CASE NO: **CESD20250007285**

OWNER: **11750 RIGGS RD 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). Unpermitted chicken coops and other animal structures at the rear of the main structure.

FOLIO NO: 761000006
PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL 34114

7.A.12. CASE NO: **CESD20250007286**

OWNER: **11750 RIGGS RD 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). Screened porch enclosed as living space without Collier County permits and/or approvals.

FOLIO NO: 761000006
PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL 34114

7.A.13. CASE NO: **CEA20250007288**

OWNER: **11750 RIGGS RD LLC**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07.
Hog/pig being kept on property.

FOLIO NO: 761000006

PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL 34114

7.A.14. CASE NO: **CEPM20240001322**

OWNER: **9500 VANDERBILT DR LAND TRUST**

OFFICER: Larry Sweet

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b), 22-231(12)(c) and 22-231(12)(m).
Unfinished/untreated exterior walls of dwelling. Unfinished roof/soffit.

FOLIO NO: 62830400009

PROPERTY ADDRESS: 9500 Vanderbilt Dr, Naples, FL 34108

7.A.15. CASE NO: **CEPM20240003046**

OWNER: **DEL SUR HOLDINGS LLC**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Damages to the entrance of the elevator and elevator.

FOLIO NO: 61834920007

PROPERTY ADDRESS: 2616 Tamiami Trail E, Naples, FL 34112

7.A.16. CASE NO: **CEAC20250005437-01**

OWNER: **Clayton Misener**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(J). Injury to a person. Citation was issued on June 30, 2025, 1st offense, "Case".

FOLIO NO:

PROPERTY ADDRESS: 710 27th St NW, Naples, FL 34120

7.A.17. CASE NO: **CEAC20250005437-02**

OWNER: **Clayton Misener**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to license (4 months or older). Citation issued on June 30, 2025, "Case".

FOLIO NO:

PROPERTY ADDRESS: 710 27th St NW, Naples, FL 34120

7.A.18. CASE NO: **CESD20240011447**

OWNER: **Joseph Ceraulo**
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)(i) and 10.02.06(B)(1)(e). A shed has been constructed prior to obtaining a Collier County Building Permit.
FOLIO NO: 95200006
PROPERTY ADDRESS: 750 Sanctuary Rd, Naples, FL 34120

7.A.19. CASE NO: **CEAU20240008577**

OWNER: **Montgomery Blair and Nanette D Blair**
OFFICER: Charles Marinos
VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. An improved estates zoned property with fencing columns in the front without proper Collier County permits.
FOLIO NO: 41169900000
PROPERTY ADDRESS: 4845 18th Ave SE, Naples, FL 34117

7.A.20. CASE NO: **CESD20240011774**

OWNER: **Ana E Alvarez, Ana Laura Monduy Alvarez and Delbys J Perez**
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)(i) and 10.02.06(B)(1)(e). An electrical post/outlet installed on the property prior to obtaining a Collier County Building Permit.
FOLIO NO: 38503280001
PROPERTY ADDRESS: 173 33rd Ave NE, Naples, FL 34120

7.A.21. CASE NO: **CEAC20250009068-01**

OWNER: **Jeffrey G Gallucci**
OFFICER: Jessica Lowes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(C). Failure to provide sanitary conditions. Citation was issued on August 7, 2025, 1st offense, 18 cats/kittens.
FOLIO NO:
PROPERTY ADDRESS: 41 Henderson Dr, Naples, FL 34114

7.A.22. CASE NO: **CEAC20250009068-02**

OWNER: **Jeffrey G Gallucci**
OFFICER: Jessica Lowes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(6)(A). Abandonment, Citation was issued on August 7, 2025, 1st offense, 18 cats/kittens.
FOLIO NO:

PROPERTY ADDRESS: 41 Henderson Dr, Naples, FL 34114

7.A.23. CASE NO: **CESD20240011772**

OWNER: **Ernesto M Castillo**

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)(i) and 10.02.06(B)(1)(e). An electrical post/outlet installed in the back of the property prior to obtaining a Collier County Building Permit.

FOLIO NO: 38503320000

PROPERTY ADDRESS: 181 33rd Ave NE, Naples, FL 34120

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: **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

8.B.2. 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 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.3. 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.4. 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.5. 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

8.B.6. CASE NO: **CESD20240006372**

OWNER: **Rafael Alejandro De La Torre and Monica Vecino De La Torre**
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 construction including, but not limited to, build out of two rooms, mini-split installation, and screen enclosure modifications.
FOLIO NO: 82537840007
PROPERTY ADDRESS: 181 Mentor Dr, Naples, FL 34110

8.B.7. CASE NO: **CEPM20230005694**

OWNER: **2014 CESARIO FAMILY TRUST**
OFFICER: Jonathan Musse
VIOLATIONS: Florida Building Code, 7th Edition (2020), Chapter 4, Sections 454.2.17.1 through 454.2.17.3 and 454.2.20. Pool without a county approved permitted pool barrier.
FOLIO NO: 53054640007
PROPERTY ADDRESS: 2528 Kings Lake Blvd, Naples, FL 34112

8.B.8. CASE NO: **CESD20230003522**

OWNER: **Bobby L. Williams**

OFFICER: Eric Pirosseno

VIOLATIONS: Collier County Land Development 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. The stipulation has an incorrect date of August 5, 2024. Petitioner testified under oath that the correct date was September 5, 2024.

FOLIO NO: 74810200000

PROPERTY ADDRESS: 775 Palm View Dr, Naples, FL 34110

8.B.9. CASE NO: CESD20250000664

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

OFFICER: Bradley Holmes

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). Attached garage converted into living space without the required Collier County Building Permit(s), including but not limited to: electrical, drywall, framing, and the addition of siding to cover the garage door.

FOLIO NO: 37994600000

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

8.B.10. 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

8.B.11. CASE NO: CEVR20250001140

OWNER: **Gerardo Ramirez Aguilar**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(D)(3)(e)(i) and 10.02.06(D)(3)(e)(ii). Estates zoned property cleared of vegetation beyond the 1 acre permitted with the original construction of a single-family home.

FOLIO NO: 40627680009

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

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. September 5, 2025, Foreclosure Memorandum *(2025-2691)*

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 - OCTOBER 3, 2025, AT 9:00 AM.

13. Adjourn