

COLLIER COUNTY
Special Magistrate



AGENDA

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

October 3, 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: **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: **CENA20250004317**

OWNER: **Alejandra Lynch**

OFFICER: Doug Williams

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-181 and 54-179. The illegal recurring outside storage of but not limited to plastic bins, wood dressers, blue tarps covering furniture, debris in the front and backyard on this residential parcel.

FOLIO NO: 62260040000

PROPERTY ADDRESS: 5330 Broward St. Naples, FL 34113

7.A.2. 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 34133

7.A.3. CASE NO: CENA20250007833

OWNER: **William Rennie and Gloria B Rennie**
OFFICER: Wade Cohen
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass, weeds and similar non-protected overgrowth in excess of 18 inches.
FOLIO NO: 36434720001
PROPERTY ADDRESS: 3173 53rd St SW, Naples, FL 34116

7.A.4. CASE NO: CEPM20250006212

OWNER: **VF 3955 VILLAGE LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(i) and 22-231(15). Pool that is green, stagnant, and not properly maintained, missing wooden planks on the pool barrier, and windows that are screwed shut and do not properly open and close.
FOLIO NO: 39203960002
PROPERTY ADDRESS: 1130 Golden Gate Blvd E, Naples, FL 34117

7.A.5. CASE NO: CEPM20250004543

OWNER: **HOLE IN ONE FAIRWAY LLC**
OFFICER: Wade Cohen
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-240(1)(i), 22-240(1)(j), 22-240(1)(n)(3) and 22-240(2)(i). Vacant commercial property not being properly maintained: damages to the plastic cover on the pylon sign, leaning parking lot light pole, missing cover on both light poles with exposed wires, missing lighting fixtures in the front of the store, exposed wires throughout the structure, unsecured soffit, appearance of microbial growth on the storefront apron and fascia around the building, damaged junction box located in the parking lot, exterior outlet and junction box located on the exterior wall, outlet without a cover and both not properly capped. Graffiti and damage to the dumpster enclosure and damage to the wooden fence.
FOLIO NO: 36444600001
PROPERTY ADDRESS: 4820 Golden Gate Pkwy, Naples, FL 34116

7.A.6. CASE NO: CESD20240006993

OWNER: **Billy Edgardo Salinas**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section

10.02.06(B)(1)(a), and the Florida Building Code 109.1. Permit PRBD20211050903 has expired with fees due.

FOLIO NO: 73640105583
PROPERTY ADDRESS: 5574 Augustino Way, Ave Maria, FL 34142

7.A.7. CASE NO: CEPF20250001110

OWNER: Glenda J Estep

OFFICER: Dee Pulse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and the Florida Building Code 8th Edition (2023) Section 109.1. Permit PRBD20180105681 has expired with outstanding fees due of \$90.00.

FOLIO NO: 70121360002
PROPERTY ADDRESS: 63 Le Mans Dr, Naples, FL 34112

7.A.8. CASE NO: CESD20240000757

OWNER: Patricia Dillon Smith and Catherine Alexander Smith

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section(s) 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Unpermitted construction work consisting of, but not limited to: installed new drywall throughout the home, installed new kitchen cabinets to include electrical and plumbing and building and enclosing front porch.

FOLIO NO: 49582320007
PROPERTY ADDRESS: 9 Derhenson Dr, Naples, FL 34114

7.A.9. CASE NO: CEOCC20240006370

OWNER: TYLINSKI PROPERTIES LLC

OFFICER: Doug Williams

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(a) and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 126-114(c) and 126-111(b). The recurring violation of operation of a business without obtaining all Collier County approvals, Collier County Business Tax Required (BTR).

FOLIO NO: 60782160004
PROPERTY ADDRESS: 11342 Tamiami Trl E, Naples, FL 34113

7.A.10. CASE NO: CEPM20250004191

OWNER: Rene Gonzalez

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1), 22-231(12)(c), 22-231(12)(I), 22-231(19), 22-231(11) and 22-231(12)(b). Detached structure with damaged roof, soffit, fascia, ripped screening, exposed wires, appearance of microbial growth on the exterior walls, and unsecured opening on the exterior wall.

FOLIO NO: 38054120005
PROPERTY ADDRESS: 2540 39th St SW, Naples, FL 34117

7.A.11. CASE NO: **CEAC20250001785-01**

OWNER: **Kelly Normand**

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 August 17, 2025, 1st offense, "Pugsley".

FOLIO NO:

PROPERTY ADDRESS: 100 Rose Blvd, Naples, FL 34119

7.A.12. CASE NO: **CEAC20250001785**

OWNER: **Kelly Normand**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property, Citation issued on August 17, 2025, 1st offense, "Pugsley".

FOLIO NO:

PROPERTY ADDRESS: 100 Rose Blvd, Naples, FL 34119

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: **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

8.B.2. 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

ADDRESS:

8.B.3. 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

8.B.4. CASE NO: **CESD20230009119**

OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**

OFFICER: Delicia 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 roof-mounted grid system that are now expired.

FOLIO NO: 22670480009

PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

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: **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: **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

8.B.9. CASE NO: **CESD20240002779**

OWNER: **Sondra Bablitz**

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 wall build back after repairs in the unit bathroom wall.

FOLIO NO: 79621280007

PROPERTY ADDRESS: 1 Bluebill Ave, #311, Naples, FL 34108

8.B.10. 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 bedroom causing water damages to the drywall and floor.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4255 Heritage Cir, Unit 103, Naples, FL 34116

8.B.11. 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)(I). 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

ADDRESS:

- 8.B.12. 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.13. 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.14. 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.15. 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.16. 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.17. 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

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 - November 7, 2025, at 9:00 am.

13. Adjourn