

COLLIER COUNTY
Special Magistrate



AGENDA

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

December 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.B.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 portable 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

5.B.2. 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, PRFR202100944606 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

5.C. Motion for Re-Hearing

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

7.A. Hearings

7.A.1. CASE NO: **CEPM20250002211**

OWNER: **Angel Barrios and Amada Vega**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(c). Damage to the roof.

FOLIO NO: 81270600000

PROPERTY ADDRESS: 2634 Weeks Ave, Naples, FL 34112

7.A.2. CASE NO: **CELU20240004544**

OWNER: **MICELI FAMILY REVOCABLE TRUST**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 5.05.16, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Mobile food trailers/trucks being stored on the property in a way that is not consistent with the approved site plan. SDP/I required. Variation from approved site plan.

FOLIO NO: 53353200009

PROPERTY ADDRESS: 3929 Bayshore Dr, Naples, FL 34112

7.A.3. CASE NO: **CENA20250011460**

OWNER: **COLT 2021-4 MORT LOAN TRUST C/O SELECT PORTFOLIO SERVICE INC**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass and weeds exceed 18 inches.

FOLIO NO: 51692280009

PROPERTY ADDRESS: 2195 Palm St, Naples, FL 34112

7.A.4. CASE NO: **CELU20250011461**

OWNER: **COLT 2021-4 MORT LOAN TRUST C/O SELECT PORTFOLIO SERVICE INC**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Many items of prohibited storage items including but not limited to household furniture, bicycles, bicycle parts, bicycle trailer, generator, tools, buckets, totes, vacuum, coolers, grates, plywood, grill etc.

FOLIO NO: 51692280009

PROPERTY ADDRESS: 2195 Palm St, Naples, FL 34112

7.A.5. CASE NO: **CEV20250012124**

OWNER: **COLT 2021-4 MORT LOAN TRUST C/O SELECT PORTFOLIO SERVICE INC**

OFFICER: Stephanie Guttum

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(C). Silver Dodge truck parked on the grass with possible expired registration.

FOLIO NO: 51692280009

PROPERTY ADDRESS: 2195 Palm St, Naples, FL 34112

7.A.6. CASE NO: CESD20250003544

OWNER: Sterling Cato and Eugenia Nagrebianka

OFFICER: Courtney Lynch

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). Two unpermitted accessory structures.

FOLIO NO: 40925920005

PROPERTY ADDRESS: 2861 2nd Ave SE, Naples, FL 34117

7.A.7. CASE NO: CEV20250008399

OWNER: Guillermo Lara and Juana Cruz

OFFICER: Jernell Herard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Many inoperable vehicles in the driveway and on right of way and sidewalk.

FOLIO NO: 51240880000

PROPERTY ADDRESS: 507 N 11th St, Immokalee, FL 34142

7.A.8. CASE NO: CEROW20230011256

OWNER: Jose M Ferrer and Xenia Ferrer

OFFICER: Craig Cooper

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Work being done in the Right-of-Way prior to obtaining a Collier County Right-of-Way permit.

FOLIO NO: 39028520009

PROPERTY ADDRESS: 5022 44th St NE, Naples, FL 34120

7.A.9. CASE NO: CESD20250001571

OWNER: SUNRISE APT OF FLORIDA LLC

OFFICER: Maria Rodriguez

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 shed was erected without first obtaining the authorization of the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 73760005

PROPERTY ADDRESS: 1108 Palm Dr, Immokalee, FL 34142

7.A.10. CASE NO: CENA20240012360

OWNER: Patricia Briggs

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, and Collier County Code of Laws and Ordinances, Chapter

54, Article VI, Section 54-181. Prohibited outdoor storage and/or accumulation of litter, including but not limited to chairs, coolers, a/c handler, pressure tank, golf carts, kayaks, appliances, boat motors, lawn mower, yard carts/trailers and miscellaneous unidentifiable metal objects.

FOLIO NO: 1131681106
PROPERTY ADDRESS: 258 Lake Gloria Rd, Copeland, FL 34137

7.A.11. CASE NO: CESD20240011697

OWNER: **Damaris E Soto and Miguel A Soto**

OFFICER: Jaymie Robertson

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 garage/shed installed without first obtaining the authorization of the required permit(s).

FOLIO NO: 40473200002
PROPERTY ADDRESS: 4121 16th Ave NE, Naples, FL 34120

7.A.12. CASE NO: CENA20250006468

OWNER: **ILONA DASBACH EST**

OFFICER: Jason Packard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds and grass in excess of 18 inches throughout improved unoccupied parcel.

FOLIO NO: 55101000006
PROPERTY ADDRESS: 224 Pine Valley Cir, Naples, FL 34113

7.A.13. CASE NO: CEP20250004191

OWNER: **Rene Gonzalez**

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)(c), 22-231(12)(l) and 22-231(19). 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.14. CASE NO: CENA20250007279

OWNER: **11750 RIGGS RD LLC**

OFFICER: Jason Packard

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, Sections 1.04.01(A) and 2.02.03. Outside storage/litter throughout the property including but not limited to vehicles both inoperable and operable, boats, trailers, trucks, concrete blocks, pavers, wood, wooden pilings, engines, engine parts, tires, various boat lift parts, ladders, 5 gallon buckets both full and

empty, cables, RV air conditioner units, tarps, poly and wood decking, steel plates, roofing materials, various tractor and crane parts, various tractors/cranes, pipes and culverts, crushed cars, pallets, fiberglass boat parts, metal barrels both full and empty, plastic barrels, cylindrical metal storage container, broken/crushed concrete, various plastic bins, push mowers, gas cans, ladders, tires, and various car parts.

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

7.A.15. CASE NO: **CEAU20250007282**

OWNER: **11750 RIGGS RD LLC**
OFFICER: Jason Packard

VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Two fences (one coming off of the main structure and one coming off of accessory structure) constructed without permits.

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

7.A.16. 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.17. CASE NO: **CEAU20250008523**

OWNER: **Maikel Velazquez Marino**
OFFICER: Donald Joseph

VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Chain link fence constructed on property without first obtaining the required Collier County Permit.

FOLIO NO: 1131960005
PROPERTY ADDRESS: 210 Turnstile Dr, Copeland, FL 34137

7.A.18. 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). I observed 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 approval.

FOLIO NO: 722040005

PROPERTY ADDRESS: 11566 Little Marco IS, Naples, FL 34113

7.A.19. CASE NO: **CEAC20250004636-01**

OWNER: **Gerardo Torres Vazquez**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(C). Failure to provide sanitary conditions, citation issued on October 6, 2025, 1st offense, "Charlie".

FOLIO NO:

PROPERTY ADDRESS: 4803 Christian Ter W, Immokalee, FL 34142

7.A.20. CASE NO: **CEAC20250004636-02**

OWNER: **Gerardo Torres Vasquez**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-37(1)(E). Act of animal cruelty, citation issued on October 6, 2025, 1st offense, "Charlie".

FOLIO NO:

PROPERTY ADDRESS: 4803 Christian Ter W, Immokalee, FL 34142

7.A.21. CASE NO: **CEAC20250004636-03**

OWNER: **Gerardo Torres Vasquez**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(A). Failure to provide shelter, citation issued on October 6, 2025, 1st offense, "Charlie".

FOLIO NO:

PROPERTY ADDRESS: 4803 Christian Ter W, Immokalee, FL 34142

7.A.22. CASE NO: **CEAC20250004636-04**

OWNER: **Gerardo Torres Vasquez**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(G). Failure to provide humane care and treatment, citation issued on October 6, 2025, 1st offense, "Charlie".

FOLIO NO:

PROPERTY ADDRESS: 4803 Christian Ter W, Immokalee, FL 34142

7.A.23. CASE NO: **CEAC20250009619-03**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-39(9). Failure to obtain a breeder permit, citation issued on October 28,

2025, 3rd offense.

FOLIO NO:

PROPERTY
ADDRESS:

4740 10th Ave SE, Naples, FL 34117

7.A.24. CASE NO: **CEAC20250011773-01**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-29(3). Interfering with an officer, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY
ADDRESS:

7610 Davis Blvd, Naples, FL 34112

7.A.25. CASE NO: **CEAC20250011773-02**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY
ADDRESS:

4740 10th Ave SE, Naples, FL 34117

7.A.26. CASE NO: **CEAC20250011773-03**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY
ADDRESS:

4740 10th Ave SE, Naples, FL 34117

7.A.27. CASE NO: **CEAC20250011773-04**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY
ADDRESS:

4740 10th Ave SE, Naples, FL 34117

7.A.28. CASE NO: **CEAC20250011773-05**

OWNER: **Bethany Marie Azzaro**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 4740 10th Ave SE, Naples, FL 34117

7.A.29. CASE NO: **CEAC20250012494-01**

OWNER: **Bailey Bucci**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-29(3). Interfering with an officer, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 7610 Davis Blvd, Naples, FL 34112

7.A.30. CASE NO: **CEAC20250012494-02**

OWNER: **Bailey Bucci**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 4740 10th Ave SE, Naples, FL 34117

7.A.31. CASE NO: **CEAC20250012494-03**

OWNER: **Bailey Bucci**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 4740 10th Ave SE, Naples, FL 34117

7.A.32. CASE NO: **CEAC20250012494-04**

OWNER: **Bailey Bucci**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 4740 10th Ave SE, Naples, FL 34117

7.A.33. CASE NO: **CEAC20250012494-05**

OWNER: **Bailey Bucci**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(D). Failure to provide medical attention, citation issued on October 28, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 4740 10th Ave SE, Naples, FL 34117

7.A.34. CASE NO: **CEAC20250012484-01**

OWNER: **Robin Johnson**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-39(9). Failure to obtain a breeder permit, citation issued on November 4, 2025, 4th offense.

FOLIO NO:

PROPERTY ADDRESS: 61 35th Ave NE, Naples, FL 34120

7.A.35. CASE NO: **CEAC20250012484-02**

OWNER: **Robin Johnson**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-81(A)(1). Failure to provide Permit Number, citation issued on November 4, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 61 35th Ave NE, Naples, FL 34120

7.A.36. CASE NO: **CEAC20250012484-03**

OWNER: **Robin Johnson**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-81(A)(1). Failure to provide permit number, citation issued on November 4, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 61 35th Ave NE, Naples, FL 34120

7.A.37. CASE NO: **CEAC20250012484-04**

OWNER: **Robin Johnson**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-81(A)(1). Failure to provide permit number, citation issued on November 4, 2025, 1st offense.

FOLIO NO:

PROPERTY ADDRESS: 61 35th Ave NE, Naples, FL 34120

7.A.38. CASE NO: **CEAC20250010000-11**

OWNER: **James Burns**

OFFICER: Cara Frank

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(A). Failure to provide shelter, citation issued on October 13, 2025, 4th offense, "Teddy".

FOLIO NO:

PROPERTY ADDRESS: 301 Wells St., Lot #7, Immokalee, FL 34142

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: **CESD20240001218**

OWNER: **ST LAWRENCE PARK A CONDOMINIUM**

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). Unpermitted interior alterations to repair the plumbing.

FOLIO NO: 35640400006

PROPERTY ADDRESS: 2340 41st St. SW, Naples, FL 34116

8.B.2. CASE NO: **CESD20230003522**

OWNER: **Bobby L Williams**

OFFICER: Courtney Lynch

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: 7481020000

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

8.B.3. 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

- 8.B.4. CASE NO: **CESD20240003998**
- OWNER: **QUAIL CREEK COUNTRY CLUB INC**
- 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). Erecting driving range protection netting and posts without permit.
- FOLIO NO: 68590400000
- PROPERTY ADDRESS: 13304 Valewood Dr, Naples, FL 34119
- 8.B.5. CASE NO: **CEPM20240006299**
- OWNER: **ARMSTRONG CHESTNER 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 22-242. Unsecured dwelling, boarded-up windows, damage to the windows and exterior door on the side of the garage.
- FOLIO NO: 68042840008
- PROPERTY ADDRESS: 3000 Poinciana Dr, Naples, FL 34105
- 8.B.6. 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.7. 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 damaged to the structure where the building official declared it an unsafe structure.
- FOLIO NO: 71781640006
- PROPERTY ADDRESS: 3403 Bayshore Dr, Naples, FL 34112
- 8.B.8. 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

8.B.9. 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.10. 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.11. CASE NO: **CESD20200000453**

OWNER: **Carlos Gonzalez and Barbara Reyes**
OFFICER: Jeremiah Matos
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.12. 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.13. 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.14. 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.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)(i) and 22-231(p). 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

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 - JANUARY 9, 2026, AT 9:00 AM.

13. Adjourn