

COLLIER COUNTY
Special Magistrate



AGENDA

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

March 6, 2026
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.A.1. CASE NO: **CENA20180012429**

OWNER: **SHIRLEY STREET HOLDINGS LLC**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). The accumulation of exotics is hereby prohibited and declared to be a public nuisance when located upon any unimproved property in Collier County when the exotics are located within a 200-foot radius of any improved property located in a recorded or unrecorded subdivision. However, the requirements for abatement of the public nuisance as described in Section 54-187 shall only apply to that portion of unimproved property where the exotics exist within a 200-foot radius of any abutting, improved property. Furthermore, the requirements for abatement of the public nuisance as described in Section 54-187 shall only apply when the County received a complaint.

FOLIO NO: 00163080006

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34110

5.B. Motion for Extension of Compliance Deadline

5.B.1. 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

5.C. Motion for Re-Hearing

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

7.A. Hearings

7.A.1. CASE NO: **CEEX20260000112-PR065255**

OWNER: **PV HOLDING CORP**

OFFICER: Kurt Budde

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article I, Section 130-66(2)(i). Prohibited parking.

FOLIO NO:

PROPERTY ADDRESS: Bayview Park, Danford St, Naples, FL 34112

7.A.2. CASE NO: CESD20250003528

OWNER: **John J Holden and Diana S Holden**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted storage containers on an Estates-zoned property.

FOLIO NO: 40921160005

PROPERTY ADDRESS: 2560 2nd Ave SE, Naples, FL 34117

7.A.3. CASE NO: CELU20250012700

OWNER: **Trine Guajardo**

OFFICER: Jernell Herard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Two inoperable vehicles being stored on unimproved property.

FOLIO NO: 30681880004

PROPERTY ADDRESS: 1406 Orange St, Immokalee, FL 34142

7.A.4. CASE NO: CEOCC20250013994

OWNER: **SOUTH FLORIDA AQUAFARMS LLC**

OFFICER: Donald Joseph

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 5.02.03(J), and Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Operating an aquaculture business without proper Collier County approvals.

FOLIO NO: 26080840002

PROPERTY ADDRESS: 1241 S Lopez Ln, Chokoloskee, FL 34138

7.A.5. CASE NO: CEPF20250009520

OWNER: **DAVID PETERSON ET AL C/O GLASS GRAPHICS**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRPL20180851174 expired with open conditions for a V-Zone Certification remain incomplete.

FOLIO NO: 33400000240

PROPERTY ADDRESS: 412 La Peninsula Blvd, Naples, FL 34113

7.A.6. CASE NO: **CEROW20250005375**

OWNER: **Nadia Miller**

OFFICER: Larry Sweet

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Vegetation planted and rock placed in the County Right-of-Way without obtaining permits.

FOLIO NO: 63450880008

PROPERTY ADDRESS: 4480 E Alhambra Cir, Naples, FL 34103

7.A.7. CASE NO: **CEV20250009066**

OWNER: **Nathan L Marchinsky**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple unlicensed/inoperable vehicles on an Estates-zoned property.

FOLIO NO: 40867360008

PROPERTY ADDRESS: 3770 4th Ave SE, Naples, FL 34117

7.A.8. CASE NO: **CELU20250010739**

OWNER: **AIRPORT AND GLADES LLC**

OFFICER: Dee Pulse

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, Sections 54-179 and 54-181. Recurring activity/violation of Prohibited Land Use of living in vehicles, storage of commercial/misc vehicles. Litter on property consisting of but not limited to: trash, plastics, paper, etc.

FOLIO NO: 34840480005

PROPERTY ADDRESS: 1931 Airport Rd S, Naples, FL 34112

7.A.9. CASE NO: **CENA20250008683**

OWNER: **Jose Rodriguez**

OFFICER: Jernell Herard

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. Litter on the property such as rusty metal containers with trash bags piled up, cans, bikes piled up, empty containers, plastic and debris.

FOLIO NO: 63857400007

PROPERTY ADDRESS: 607 Glades St, Immokalee, FL 34142

7.A.10. CASE NO: **CEV20250008684**

OWNER: **Jose Rodriguez**

OFFICER: Jernell Herard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section

130-95. Unlicensed vehicles being stored on the property.
FOLIO NO: 63857400007
PROPERTY ADDRESS: 607 Glades St, Immokalee, FL 34142

7.A.11. CASE NO: **CEPM20240005226**

OWNER: **Andrew O Velazquez and Bonifacio Velazquez**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(b) and 22-231(12)(c). Exterior wall, roof and soffit damage.
FOLIO NO: 65072240008
PROPERTY ADDRESS: 621 Palmetto Ave, Immokalee, FL 34142

7.A.12. CASE NO: **CESD20240002299**

OWNER: **FC NAPLES I LLC, FC NAPLES II LLC AND FC NAPLES III LLC**
OFFICER: Jonathan Musse
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). Kitchen sink drain repair without obtaining an approved Collier County permit.
FOLIO NO: 35830560002
PROPERTY ADDRESS: 4311 Atoll Ct Unit 2, Naples, FL 34116

7.A.13. CASE NO: **CEPM20240009839**

OWNER: **SFR 2012-1 FLORIDA LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(c), 22-231(12)(i) and 22-231(12)(n). Chain link fence in disrepair. Front entrance in disrepair, screens torn and screen door hanging on hinges. Front windows broken/boarded. Rear fascia in disrepair, wood rot. Electrical/utility box cover missing on exterior side of dwelling.
FOLIO NO: 38509080001
PROPERTY ADDRESS: 510 39th Ave NE, Naples, FL 34120

7.A.14. CASE NO: **CEPM20250013128**

OWNER: **Eugene M Lamento**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-242. Unoccupied dwelling with open windows leaving it unsecured.
FOLIO NO: 70470760007
PROPERTY ADDRESS: 104 Fleur De Lis Ln, Naples, FL 34112

7.A.15. CASE NO: **CESD20220000580**

OWNER: **Angel H Herrera**

OFFICER: Stephanie Guttum
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), and Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Fence was constructed without the proper permitting.
FOLIO NO: 48173680005
PROPERTY ADDRESS: 2649 Lakeview Dr, Naples, FL 34112

7.A.16. CASE NO: **CEPM20260000802**

OWNER: **COLT 2021-4 MORT LOAN TRUST C/O SELECT PORTFOLIO SERVICE INC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-236. Dwelling sustained severe fire damage determined by the building official to be a dangerous building.
FOLIO NO: 51692280009
PROPERTY ADDRESS: 2195 Palm St, Naples, FL 34112

7.A.17. CASE NO: **CEA20250005914**

OWNER: **DLBLAL**
OFFICER: Courtney Lynch
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07. Estates-zoned property consisting of 2.5 acres that has an excess of the permissible number of horses which is 2 per acre.
FOLIO NO: 40801200001
PROPERTY ADDRESS: 4235 4th Ave SE, Naples, FL 34117

7.A.18. CASE NO: **CEVR20250007491**

OWNER: **DLBLAL**
OFFICER: Courtney Lynch
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Clearing an excess of the allowable one acre without a vegetation removal permit.
FOLIO NO: 40801200001
PROPERTY ADDRESS: 4235 4th Ave SE, Naples, FL 34117

7.A.19. CASE NO: **CEAU20250008161**

OWNER: **DLBLAL**
OFFICER: Courtney Lynch
VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Estates-zoned property with unpermitted fence.
FOLIO NO: 40801200001
PROPERTY ADDRESS: 4235 4th Ave SE, Naples, FL 34117

7.A.20. CASE NO: **CESD20250007493**

OWNER: **DLBLAL**

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). Estates-zoned property with unpermitted horse stable and shed. Permit PRSPL20230932391 for above ground pool not finalized.

FOLIO NO: 40801200001

PROPERTY ADDRESS: 4235 4th Ave SE, Naples, FL 34117

7.A.21. CASE NO: **CESD20230001127**

OWNER: **Frank A Ferri**

OFFICER: Stephanie Guttum

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 full interior remodel of this property was being done without required permits.

FOLIO NO: 71120240009

PROPERTY ADDRESS: 1627 Sandpiper St, Naples, FL 34112

7.A.22. CASE NO: **CESD20250002222**

OWNER: **Mayelyn U Garcia**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Multiple unpermitted structures (horse barn, chicken coop) and unpermitted electrical pole.

FOLIO NO: 41612320001

PROPERTY ADDRESS: 3541 36th Ave SE, Naples, FL 34117

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: **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 54-179, and 54-181. 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

ADDRESS:

8.B.2. 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

8.B.3. 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

8.B.4. 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

8.B.5. 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

8.B.6. 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.7. CASE NO: **CELU20250004345**

OWNER: **WPM SOUTHERN LLC**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Storage of debris, vehicles, storage containers and signage.
FOLIO NO: 337760000
PROPERTY ADDRESS: 3350 Smith Rd, Naples, FL 34117

8.B.8. CASE NO: **CEVR20250004722**

OWNER: **WPM SOUTHERN LLC**
OFFICER: Charles Marinos
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 first obtaining a valid permit.
FOLIO NO: 337760000
PROPERTY ADDRESS: 3350 Smith Rd, Naples, FL 34117

8.B.9. CASE NO: **CENA20250004733**

OWNER: **Randi L Willie**
OFFICER: Cherlson Paul
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-185(a), and Collier County Land Development Code, 04-41 as amended, Section 2.02.03. Weeds/grass in excess of 18 inches throughout the property. Litter and/or prohibited outdoor storage including but not limited to: ladder(s), cinderblock(s), pillow(s) and refuse.
FOLIO NO: 36373160007
PROPERTY ADDRESS: 2231 54th St SW, Naples, FL 34116

8.B.10. CASE NO: **CEPM20230010532**

OWNER: **Nicole M Lechler**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(m). Driveway and garage door in disrepair, garage door and soffit paint is chipped and in need of a paint job.
FOLIO NO: 29780920009

PROPERTY ADDRESS: 1086 Highland Dr, Naples, FL 34103

8.B.11. 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: 74810200000

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

8.B.12. CASE NO: **CENA20250008955**

OWNER: **Mark A Clegg**

OFFICER: Cherlson Paul

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

FOLIO NO: 36436800000

PROPERTY ADDRESS: 5031 32nd Ave SW, Naples, FL 34116

8.B.13. CASE NO: **CESD20240001058**

OWNER: **BUOYANCY LLC**

OFFICER: Charles Marinos

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.14. CASE NO: **CESD20220000046**

OWNER: **Juana Gonzalez**

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). Screen enclosure built without a valid Collier County permit.

FOLIO NO: 62152520007

PROPERTY ADDRESS: 5260 Floridan Ave, Naples, FL 34113

8.B.15. CASE NO: **CESD20250000741**

OWNER: **6158 SEA GRASS LANE LLC**

OFFICER: Charles Marinos

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

8.B.16. 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.17. 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.18. CASE NO: **CENA20180012429**

OWNER: **SHIRLEY STREET HOLDINGS LLC**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). The accumulation of exotics is hereby prohibited and declared to be a public nuisance when located upon any unimproved property in Collier County when the exotics are located within a 200-foot radius of any improved property located in a recorded or unrecorded subdivision. However, the requirements for abatement of the public nuisance as described in Section 54-187 shall only apply to that portion of unimproved property where the exotics exist within a 200-foot radius of any abutting, improved property. Furthermore, the requirements for abatement of the public nuisance as described in Section 54-187 shall only apply when the County received a complaint.

FOLIO NO: 00163080006

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34110

8.B.19. 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

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

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 - APRIL 3, 2026, AT 9:00 AM.

13. Adjourn