

COLLIER COUNTY
Special Magistrate



AGENDA

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

May 1, 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.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: **CEEX20260002096-SOE260839**

OWNER: **HERTZ RENTALS**

OFFICER: Travis Radford

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicapped parking.

FOLIO NO:

PROPERTY ADDRESS: 3920 City Gate Blvd N, Naples, FL 34117

7.A.2. CASE NO: **CEEX20260002253-SO192061**

OWNER: **Michael J O'Neill**

OFFICER: Donald Eliasek

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicapped parking.

FOLIO NO:

PROPERTY ADDRESS: 9885 Collier Blvd, Naples, FL 34114

7.A.3. CASE NO: **CEEX20260003560-CE006579**

OWNER: **Edward E Radecki and Adelfa Radecki**

OFFICER: Josiah Lasala

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66. Prohibited/Restricted parking.

FOLIO NO:

PROPERTY ADDRESS: Pago Pago Dr W and Capri Blvd, Naples, FL 34113

7.A.4. CASE NO: **CESD20240001221**

OWNER: **George Archibald and Peggy Archibald**
OFFICER: Bradley Holmes
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). 3 unpermitted doors on the dwelling structure. Storage building alterations including but not limited to: removal of a garage-style door - replaced with a wall and window, two exterior doors added on the north side of the structure, two windows installed on the north side of the structure and a large addition on the south side of the structure. An unpermitted storage shed.
FOLIO NO: 189400000
PROPERTY ADDRESS: 100 Nursery Ln, Naples, FL 34119

7.A.5. CASE NO: CELU20260001488

OWNER: **Miguel Angel Mejia Mendoza**
OFFICER: Ryan Kitts
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03 and 10.02.06(B)(1)(a). Shipping container being stored on commercial property without active permits or approved SDPA/SDPI or SIP from Collier County Planning and Zoning.
FOLIO NO: 52650200004
PROPERTY ADDRESS: 704 W Main St, Immokalee, FL 34142

7.A.6. CASE NO: CEPS20260002621

OWNER: **Timothy R Spencer**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.04.02(D). Property owner commenced working on a re-roof within 660' of a Bald Eagles nest, during "Bald Eagle Nesting Season" after a "Stop Work Order" was posted and having been verbally told to cease working until "Bald Eagle Nesting Season" ended on May 15, 2026, and have been issued a USFWS permit.
FOLIO NO: 53900120008
PROPERTY ADDRESS: 4348 Beechwood Lake Dr, Naples, FL 34112

7.A.7. CASE NO: CEPS20260002517

OWNER: **Timothy R Spencer**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.04.02(D). Property owner commenced working on a re-roof within 660' of a Bald Eagles nest, during "Bald Eagle Nesting Season" after a "Stop Work Order" was posted and having been verbally told to cease working until "Bald Eagle Nesting Season" ended on May 15, 2026, and have been issued a USFWS permit.
FOLIO NO: 53900080009
PROPERTY ADDRESS: 4344 Beechwood Lake Dr, Naples, FL 34112

7.A.8. CASE NO: **CEPS20260002782**

OWNER: **ROOFING SOLUTIONS GROUP LLC C/O JAMES W DALE**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.04.02(D). Contractor commenced working on a re-roof within 660' of a Bald Eagles nest, during "Bald Eagle Nesting Season" after a "Stop Work Order" was posted, and having been verbally told to cease working until "Bald Eagle Nesting Season" ended on May 15, 2026.

FOLIO NO: 53900120008

PROPERTY ADDRESS: 4348 Beechwood Lake Dr, Naples, FL 34112

7.A.9. CASE NO: **CEPS20260003095**

OWNER: **ROOFING SOLUTIONS GROUP LLC C/O JAMES W DALE**

OFFICER: Craig Cooper

VIOLATIONS: Contractor commenced working on a re-roof within 660' of a Bald Eagle's nest, during "Bald Eagle Nesting Season" after a "Stop Work Order" was posted, and having been verbally told to cease working until "Bald Eagle Nesting Season" ended on May 15, 2026.

FOLIO NO: 53900080009

PROPERTY ADDRESS: 4344 Beechwood Lake Dr, Naples, FL 34112

7.A.10. CASE NO: **CEPM20240008282**

OWNER: **AUGUSTA WOODS CONDOMINIUM**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(b). Damage to the ceiling of the lanai of unit 103.

FOLIO NO: 431800002

PROPERTY ADDRESS: 5825 Rattlesnake Hammock Rd, Bldg II Unit 103, Naples, FL 34113

7.A.11. CASE NO: **CESD20260000989**

OWNER: **BUILD-MAX RESTORATION CORP INC**

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). Estates zoned property with a structure being built without county permits or inspections.

FOLIO NO: 39321320003

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

7.A.12. CASE NO: **CEROW20260001136**

OWNER: **BUILD-MAX RESTORATION CORP INC**

OFFICER: Brian Owen

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Estates zoned property with no permitted ROW that allows access to property.

FOLIO NO: 39321320003
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

7.A.13. CASE NO: **CEVR20260000678**

OWNER: **BUILD-MAX RESTORATION CORP INC**

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). Estates-zoned property that has vegetation removed without the proper permits.

FOLIO NO: 39321320003

PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34120

7.A.14. CASE NO: **CESD20250009935**

OWNER: **JM SOUTHWEST LLC**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRGS20211049834 for a ground sign has expired with inspections commenced.

FOLIO NO: 55150680008

PROPERTY ADDRESS: 9995 Tamiami Trl E, Naples, FL 34113

7.A.15. CASE NO: **CEVR20250000478**

OWNER: **JM SOUTHWEST LLC**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 4.06.05(K)(2) and 4.06.05(H)(6). Landscape buffer around perimeter of property is no longer in the originally approved/required condition.

FOLIO NO: 55150680008

PROPERTY ADDRESS: 9995 Tamiami Trl E, Naples, FL 34113

7.A.16. CASE NO: **CEVR20250003238**

OWNER: **BH NAPLES INVESTMENTS LLC**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.10 and 3.05.10(B)(2). Unmaintained pond with excessive growth of cattails.

FOLIO NO: 54000160006

PROPERTY ADDRESS: 4710 Lakewood Blvd, Naples, FL 34112

7.A.17. CASE NO: **CEVR20250005375**

OWNER: **Nadia Miller**

OFFICER: Larry Sweet

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 2, Article II, Sections

110-31(a) and 110-32, and Collier County Land Development Code 04-41, as amended, Section 4.06.01(D)(1). Vegetation planted and rock placed in the County Right-of-Way prior to obtaining permits.

FOLIO NO: 63450880008
PROPERTY ADDRESS: 4480 E Alhambra Cir, Naples, FL 34103

7.A.18. CASE NO: **CEV20250010363**

OWNER: **CECILIO CARRILLO JR EST**

OFFICER: Jernell Herard

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Inoperable vehicle parked out in plain view on property.

FOLIO NO: 30685120003

PROPERTY ADDRESS: 1403 Plum St, Immokalee, FL 34142

7.A.19. CASE NO: **CELU20250004978**

OWNER: **Matthew P Cammuso**

OFFICER: Jernell Herard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Between 10 and 15 dumpsters being stored on the property.

FOLIO NO: 37749800000

PROPERTY ADDRESS: 691 22nd 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: **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) and 10.02.06(B)(1)(e)(i). 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

8.B.2. CASE NO: **CESD20230005146**

OWNER: **Maria Betancourt-Guizado and Andy J Guerra**

OFFICER: Cherlson Paul

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.3. 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

8.B.4. CASE NO: **CESD20240000757**

OWNER: **Patricia Dillon Smith and Catherine Alexander Smith**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 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 the front porch.

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

8.B.5. CASE NO: **CEPM20250004168**

OWNER: **Rosemonde Michel**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1), and The Florida Building Code 8th Edition (2023), Chapter 4, Section 454.2.17. Damaged wooden fence leaving the pool without a proper barrier.

FOLIO NO: 36111040004
PROPERTY ADDRESS: 4900 23rd Ct SW, Naples, FL 34116

8.B.6. CASE NO: **CEAU20250008523**

OWNER: **Maikel Velazquez Marino**

OFFICER: Donald Joseph

VIOLATIONS: The 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

8.B.7. CASE NO: **CEPM20230007308**

OWNER: **Bienvenido Miranda**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-236. Fire damaged dwelling that has been declared a dangerous structure by the building official.

FOLIO NO: 36372120006

PROPERTY ADDRESS: 5350 21st Pl SW, Naples, FL 34116

8.B.8. 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.9. CASE NO: **CESD20250005262**

OWNER: **Helen Braughman**

OFFICER: Donald Joseph

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 mobile homes placed on the property with wood and metal awning style structures attached. A wood porch attached to one of the mobile homes. A shed/storage style structure with carport type structures on both sides. Electric and water hook-ups to several points on the property. No Collier County permits for any of these structures/improvements.

FOLIO NO: 1134803606

PROPERTY ADDRESS: 15859 Janes Scenic Dr, Copeland, FL 34137

8.B.10. CASE NO: **CENA20250002942**

OWNER: **Helen Braughman**

OFFICER: Donald Joseph

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. Accumulation of litter and/or prohibited outdoor storage consisting of but not limited to: metal objects, wood objects, plastic objects, appliances, tires, furniture, mattresses, engine parts, tarps and construction debris.

FOLIO NO: 1134803606

PROPERTY ADDRESS: 15859 Janes Scenic Dr, Copeland, FL 34137

ADDRESS:

8.B.11. CASE NO: **CEV20250005226**

OWNER: **Helen Braughman**

OFFICER: Donald Joseph

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-96(a). Numerous inoperable/unlicensed vehicles being stored on the property including but not limited to: passenger vehicles, recreational vehicles, tow campers/trailers, open style landscape trailers, auto trailers, boats and boat trailers.

FOLIO NO: 1134803606

PROPERTY ADDRESS: 15859 Janes Scenic Dr, Copeland, FL 34137

8.B.12. 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.13. CASE NO: **CEPF20250004823**

OWNER: **Corey Gustavus**

OFFICER: Craig Cooper

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1, and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRBD20170204532 has expired with fees due.

FOLIO NO: 00422240008

PROPERTY ADDRESS: 6192 Whitaker Rd, Naples, FL 34112

8.B.14. 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

8.B.15. CASE NO: **CESD20230000435**

OWNER: **Marcos Benavides Ramos and Josefina Almaraz Ramirez**
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). Shed erected in rear yard without proper Collier County permit. Determination concluded a permit is needed for addition on rear of property.
FOLIO NO: 36238520009
PROPERTY ADDRESS: 5375 Hunter Blvd, Naples, FL 34116

8.B.16. CASE NO: **CEPM20250004543**

OWNER: **HOLE IN ONE FAIRWAY LLC**
OFFICER: Paula Lawrence
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 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 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

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 - JUNE 5, 2026, AT 9:00 AM.

13. Adjourn

