

COLLIER COUNTY
Special Magistrate



AGENDA

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

July 10, 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: **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 pergolas and geodesic dome structures and interior improvements to a permitted metal building, including walls, bathroom, mezzanine with stairs, plumbing, electric and septic.

FOLIO NO: 38222520000

PROPERTY ADDRESS: 6158 Sea Grass Ln, Naples, FL 34116

5.A.2. CASE NO: **CESD20250002894**

OWNER: **Joseph Martineau and Carolina Hernandez**

OFFICER: Jernell Herard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired permit PRFH20230309833 for construction of new single-family home.

FOLIO NO: 40420000006

PROPERTY ADDRESS: 2305 Desoto Blvd N, Naples, FL 34120

5.B. Motion for Extension of Compliance Deadline

5.B.1. CASE NO: **CESD20250007287**

OWNER: **11750 RIGGS RD LLC**

OFFICER: Donald Joseph

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A), and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-184(1), 54-184(1)(c) and 54-184(1)(e). Concrete and dock pilings being stored on site and used as fill in various locations of the property without Collier County permits and/or approvals.

FOLIO NO: 761000006

PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL 34114

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, 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: **CEEX20260004718-SOE260943**

OWNER: **Ronald Herbert Fiedel**

OFFICER: Thomas Fahey

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66(1)(c). Stop, stand or park a vehicle: on a sidewalk, bike path or bike lane. Citation issued on April 17, 2026.

FOLIO NO:

PROPERTY ADDRESS: Republic Drive, Naples, FL 34112

7.A.2. CASE NO: **CEEX20260004719-SO188871**

OWNER: **Karl J Uhrig**

OFFICER: Jaymes Seekell

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66. Unauthorized motor vehicle area. Citation issued on April 15, 2026.

FOLIO NO:

PROPERTY ADDRESS: Sugden Park, Alladin Lane, Naples, FL 34112

7.A.3. CASE NO: **CELU20250004978**

OWNER: **P Matthew Cammuso**

OFFICER: Jernell Herard

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

FOLIO NO: 37749800000

PROPERTY ADDRESS: 691 22nd Ave NE, Naples, FL 34120

7.A.4. CASE NO: CEAU20260003903

OWNER: 2355 HERITAGE TRAIL LLC

OFFICER: Craig Cooper

VIOLATIONS: Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1, Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1), and 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 front gate, gate keypad (disrepair/broken), perimeter fence on property in disrepair, unpermitted PVC fence (behind garage), unpermitted chicken coop, and unpermitted wooden deck with stairs, unpermitted cold plunge platform with electric.

FOLIO NO: 402000006

PROPERTY ADDRESS: 2355 Heritage Trl, Naples, FL 34112

7.A.5. CASE NO: CEPM20260003885

OWNER: 2355 HERITAGE TRAIL LLC

OFFICER: Craig Cooper

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 454.2.17.1 through 454.2.17.3. Exposed wires in newly added room, on pool equipment and exterior of main house. Water stains in the ceiling above the air return. No pool barrier. Rotting stairs.

FOLIO NO: 402000006

PROPERTY ADDRESS: 2355 Heritage Trl, Naples, FL 34112

7.A.6. CASE NO: CESD20260001085

OWNER: 2355 HERITAGE TRAIL LLC

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). Unpermitted alterations and remodeling to the primary dwelling, the metal Quonset hut structure and both garages, including but not limited to: structural, mechanical, electrical and plumbing modifications. Construction, alterations and interior remodel work to the main house, including but not limited to: unpermitted A/C installation, electrical work, electrical panel modifications, including chillers, plumbing, installation of an instant hot water heater, bathroom renovations, kitchen renovations, installation of doors and windows, exit signs and the addition of one or more rooms. Mini-split A/C unit installed at the newly constructed garage/carport without the required permits. Additional unpermitted construction in the existing garage, including but not limited to: the creation of a living space with a full bathroom, the installation of doors, windows, plumbing, electrical and mechanical systems, the construction of a storage room and A/C units. Unpermitted interior remodel work within the Quonset hut, including but not limited to: plumbing, electrical, structural and mechanical modifications, construction of a second story, creation of a lower level room and installation of a bathroom. Unpermitted construction of a cold plunge deck.

Unpermitted construction of a chicken coop. Unpermitted lift stations.

FOLIO NO: 402000006
PROPERTY ADDRESS: 2355 Heritage Trl, Naples, FL 34112

7.A.7. CASE NO: CEV20250012697

OWNER: **Maykoll Manso Perez and Anelys Navarro Silveira**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Recreational vehicle on property without current registration or a tag affixed.
FOLIO NO: 38671440003
PROPERTY ADDRESS: 3515 48th Ave NE, Naples, FL 34120

7.A.8. CASE NO: CESD20260001659

OWNER: **GOEMAERE AND WU LAND TRUST**
OFFICER: Adam Collier
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). Building(s), structures, accessory structures constructed onsite without Collier County approvals and/or Flood Review.
FOLIO NO: 437560003
PROPERTY ADDRESS: 306 Sabal Palm Rd, Naples, FL 34114

7.A.9. CASE NO: CELU20250014296

OWNER: **Bradley P Johnson and Robin A Johnson**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Estates-zoned property measuring 2.73 acres. Violations consist of but not limited to: property is continually breeding and selling animals at 2 or more litters per year on a property that does not meet the acres required for the total number of litters bred each year.
FOLIO NO: 38501320002
PROPERTY ADDRESS: 61 35th Ave NE, Naples, FL 34120

7.A.10. 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.11. CASE NO: **CESD20230005669**

OWNER: **Jon C Steffen and Sandy Steffen**

OFFICER: Joseph Mucha

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). The construction of permanent structures consisting of a shed, metal building with attached shed, chicken coop and carport with attached storage room without first obtaining building permits.

FOLIO NO: 40690480003

PROPERTY ADDRESS: 3810 4th Ave NE, Naples, FL 34120

7.A.12. CASE NO: **CEV20250014580**

OWNER: **Carmen Rives De Pinero**

OFFICER: Paula Lawrence

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-97(1) and 130-97(4), and Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Commercial and non-commercial vehicle(s) parked in the grass in the front of the property.

FOLIO NO: 35765840004

PROPERTY ADDRESS: 1749 42nd Terr SW, Naples, FL 34116

7.A.13. CASE NO: **CESD20250007968**

OWNER: **Charles J Grieser**

OFFICER: Delicia Pulse

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 2.02.03, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Multiple sheds, solar panels, an animal pen with a roof, two inoperable box trailers with a roof attached between them, and a detached garage with solar power, all constructed on an estates-zoned unimproved property, have been built before obtaining Collier County Building permits.

FOLIO NO: 39720320002

PROPERTY ADDRESS: 4670 45th 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: 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.2. CASE NO: CESD20240007365

OWNER: Joshua Dale Thompson

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). Demolition of Lanai and construction of steps and landing to front door without obtaining required Collier County permits.

FOLIO NO: 81628000003

PROPERTY ADDRESS: 281 Pine Key Ln, Naples, FL 34114

8.B.3. CASE NO: CEPM20250013807

OWNER: Howard Winston Young Jr

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p), 22-231(19) and 22-231(20). Unsanitary conditions, pest infestation, damage to the kitchen cabinets, appearance of microbial growth on the interior A/C vents, ceiling and walls, missing smoke detector, missing exhaust fan in the guest bathroom, damage to the interior wall and ceiling and damage to the guest bathroom vanity.

FOLIO NO: 74862280007

PROPERTY ADDRESS: 1340 Green Valley Cir #1601, Naples, FL 34104

8.B.4. CASE NO: CEPM20250007747

OWNER: Maira A Campos and Ismael Cid Trujillo

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b) and 22-231(12)(c). Mobile home on the property is being maintained in a dilapidated and unsafe condition.

FOLIO NO: 81320760007

PROPERTY ADDRESS: 2023 Immokalee Dr, Immokalee, FL 34142

- 8.B.5. CASE NO: **CEPM20240009839**
- OWNER: **SFR 2012-1 FLORIDA LLC**
- OFFICER: Brian Owen
- 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
- 8.B.6. CASE NO: **CEVR20250004722**
- OWNER: **WPM SOUTHERN LLC**
- OFFICER: Chance Nipper
- 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.7. CASE NO: **CESD20250002894**
- OWNER: **Joseph Martineau and Carolina Hernandez**
- OFFICER: Jernell Herard
- VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired permit PRFH20230309833 for construction of new single-family home.
- FOLIO NO: 40420000006
- PROPERTY ADDRESS: 2305 Desoto Blvd N, Naples, FL 34120
- 8.B.8. 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
- 8.B.9. 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 USFWC permit.

FOLIO NO: 53900080009

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

8.B.10. 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

8.B.11. CASE NO: **CEPS20260003095**

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 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

8.B.12. 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

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. July 10, 2026, Foreclosure Collection Authorization Memorandum *(2026-1679)*

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 - AUGUST 7, 2026, AT 9:00 AM.

13. Adjourn