

COLLIER COUNTY
Special Magistrate



AGENDA

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

August 7, 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.B.1. CASE NO: **CENA20250002691**

OWNER: **Susan Novotny**

OFFICER: Brady Sullivan

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Accumulation of litter consisting of but not limited to chairs, tables, furniture and more.

FOLIO NO: 71321000006

PROPERTY ADDRESS: 125 Royal Cove Dr, Naples, FL 34110

5.B.2. CASE NO: **CEV20250003058**

OWNER: **Susan Novotny**

OFFICER: Brady Sullivan

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

FOLIO NO: 71321000006

PROPERTY ADDRESS: 125 Royal Cove Dr, Naples, FL 34110

5.C. Motion for Re-Hearing

6. Stipulations

7. Public Hearings

7.A. Hearings

7.A.1. CASE NO: **CENA20260006234**

OWNER: **Wendy A Stoughton**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and outside storage to include but not limited to: tree stumps, construction materials, crab traps and a metal ramp.

FOLIO NO: 70970880005

PROPERTY ADDRESS: 1200 Rosemary Ln, Naples, FL 34103

7.A.2. CASE NO: **CEV20260006235**

OWNER: **Wendy A Stoughton**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Chapter 130, Sections 130-97(2), 130-97(3) and 130-97(4). Utility trailers and boat barge illegally parked on the property.

FOLIO NO: 70970880005

PROPERTY ADDRESS: 1200 Rosemary Ln, Naples, FL 34103

7.A.3. CASE NO: **CEVR20240009576**

OWNER: **Yandy Sanchez Camargo**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Removal of native vegetation where the total area cleared exceeds the one (1) acre allowed to be cleared by the Building Permit issued for construction of the principal structure. Alteration of land through placement of fill that removed or otherwise destroyed vegetation without first obtaining approval from the County.

FOLIO NO: 40238920006

PROPERTY ADDRESS: 2829 Randall Blvd, Naples, FL 34120

7.A.4. CASE NO: **CENA20260002723**

OWNER: **GLORIA MIZE SELLS EST**

OFFICER: Thomas Pitura

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code, 04-41, as amended, Section 2.02.03. Accumulation of litter and outside storage to include but not limited to: plastics, boxes, yard debris, construction and auto supplies, shopping cart and a variety of small household items scattered throughout the front yard and driveway.

FOLIO NO: 73931760006

PROPERTY ADDRESS: 1226 Pompei Ln, Naples, FL 34103

7.A.5. CASE NO: **CEAU20220007031**

OWNER: **Alexander Leoni and Victoria Hernandez**

OFFICER: Rickey Migal

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 105.1. Unpermitted fence on an improved estates-zoned property.

FOLIO NO: 36963280009

PROPERTY ADDRESS: 115 21st St SW, Naples, FL 34117

7.A.6. CASE NO: **CEPM20260004505**

OWNER: **Gregory Pawlas**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(15). Unmaintained green pool.

FOLIO NO: 80220480006

PROPERTY ADDRESS: 9826 Sandringham Gate, Naples, FL 34109

7.A.7. CASE NO: **CENA20260004398**

OWNER: **Gregory Pawlas**

OFFICER: Courtney Lynch

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

FOLIO NO: 80220480006

PROPERTY ADDRESS: 9826 Sandringham Gate, Naples, FL 34109

7.A.8. CASE NO: **CEPM20220008894**

OWNER: **LILLY BASS CHURCH OF GOD UNITY INC**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-236. Fire damaged structure.

FOLIO NO: 65073520002

PROPERTY ADDRESS: 626 Maple Dr, Immokalee, FL 34142

7.A.9. CASE NO: **CEROW20250013724**

OWNER: **Joseph Janisch and Rachel Linse**

OFFICER: Brady Sullivan

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted Right-of-Way construction.

FOLIO NO: 24534960003

PROPERTY ADDRESS: 527 W Valley Dr, Bonita Springs, FL 34134

7.A.10. CASE NO: **CEPM20260007035**

OWNER: **JULIUS BEMBRY EST**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-236. The primary structure is in a dilapidated and deteriorated condition, constituting a potential health, safety, and welfare hazard to the public. The condition of the structure may pose risks due to structural deterioration, lack of maintenance and unsafe building conditions.

FOLIO NO: 80360003

PROPERTY ADDRESS: 1009 Ringo Ln, Immokalee, FL 34142

ADDRESS:

7.A.11. CASE NO: **CESD20260007063**

OWNER: **JULIUS BEMBRY EST**

OFFICER: Ryan Kitts

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). Multiple unpermitted structures on the property.

FOLIO NO: 80360003

PROPERTY ADDRESS: 1009 Ringo Ln, Immokalee, FL 34142

7.A.12. CASE NO: **CEPM20260004271**

OWNER: **JULIUS BEMBRY EST**

OFFICER: Ryan Kitts

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(2), 22-231(5), 22-231(11), 22-231(12)(b), 22-231(12)(c), 22-231(12)(f), 22-231(12)(g), 22-231(12)(j), 22-231(12)(m), 22-231(12)(p) and 22-231(19). Occupied dwelling is being maintained in a dilapidated condition with numerous structural and health hazards observed to include: deteriorating porch and porch roof, unmaintained exterior stairs leading into the residence, interior floor that is partially caving in, including a hole in the bathroom floor, unsafe electrical wiring is present, windows that are improperly fitted within the exterior frames, unsanitary condition with excessive accumulation of trash inside the dwelling and a toilet containing feces, kitchen sink lacking a faucet, evidence of insect infestation was also observed, inoperable refrigerator and no running water.

FOLIO NO: 80360003

PROPERTY ADDRESS: 1009 Ringo Ln, Immokalee, FL 34142

7.A.13. CASE NO: **CEPS20260006756**

OWNER: **J & G ROOFING LLC**

OFFICER: Adam Collier

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.04.01(A), 3.04.02, 3.04.02(D) and 3.04.01(C)(2)(a), and Collier County Code of Laws and Ordinances, Chapter 22, Article V, Section 22-166. J & G Roofing LLC performed construction on a roof within the 660' buffer zone of an active bald eagle nest without the appropriate Federal, State, or Local approvals; disregarding the posted stop work order.

FOLIO NO: 53900120008

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

7.A.14. CASE NO: **CEPS20260006549**

OWNER: **J & G ROOFING LLC**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.04.01(A), 3.04.02, 3.04.02(D) and 3.04.01(C)(2)(a), and Collier County Code

of Laws and Ordinances, Chapter 22, Article V, Section 22-166. J & G Roofing LLC performed construction on a roof within the 660' buffer zone of an active bald eagle nest without the appropriate Federal, State, or Local approvals; disregarding the posted stop work order.

FOLIO NO: 53900080009
PROPERTY ADDRESS: 4344 Beechwood Lake Dr, Naples, FL 34112

7.A.15. CASE NO: **CELU20220003485**

OWNER: **HOME DEPOT USA INC**

OFFICER: Courtney Lynch

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 4.02.12 and 10.02.03(A)(2)(d), and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Illegal outside storage of retail merchandise, litter, wood pallets, cardboard, plastic, building materials, ect. stored along/around the perimeter of the building and the parking and storage of rental equipment and vehicles in the parking lot area without County approval.

FOLIO NO: 50910000069
PROPERTY ADDRESS: 2251 Pine Ridge Rd, Naples, FL 34109

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: **CENA20250010321**

OWNER: **THOMAS A JOHNS JR EST AND TAMMY LEE JOHNS COMBS**

OFFICER: Chance Nipper

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 and litter including but not limited to: vehicles in various states of repair, vessels, construction debris, concrete, wood, empty plastic planters, plastic totes, tires, sinks, roofing material, golf carts, ladders, inoperable ATV, tree stand, mattresses, fence panels, washer/dryer and a bathtub.

FOLIO NO: 435560005
PROPERTY ADDRESS: 6911 Johns Rd, Naples, FL 34114

8.B.2. CASE NO: **CESD20250003528**

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

OFFICER: Rickey Migal

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

8.B.3. CASE NO: **CELU20240012405**

OWNER: **Patrice M Mobley**

OFFICER: Doug Williams

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Storage container in the rear of the property and a pallet of solar panels.

FOLIO NO: 77213480000

PROPERTY ADDRESS: 157 4th St, Naples, FL 34113

8.B.4. CASE NO: **CESD20230004008**

OWNER: **Gail Steffen**

OFFICER: Stephanie Guttum

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). Repair or replacement of a damaged wooden dock without a valid Collier County Building permit.

FOLIO NO: 70010480006

PROPERTY ADDRESS: 218 Riverwood Rd, Naples, FL 34114

8.B.5. CASE NO: **CEPM20240005226**

OWNER: **Bonifacio Velazquez and Isidro Jacobo**

OFFICER: Ryan Kitts

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

8.B.6. 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.7. 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

8.B.8. 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/trailer, open style landscape trailers, auto trailers, boats and boat trailers.

FOLIO NO: 1134803606

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

8.B.9. 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.10. CASE NO: **CENA20250006488**

OWNER: **B MUSSED LLC C/O LAW OFFICE OF DAMIAN G WALDMAN PA**

OFFICER: Adam Collier

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

8.B.11. 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.12. 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)(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

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 - SEPTEMBER 4, 2026, AT 9:00 AM.

13. Adjourn

