

**COLLIER COUNTY  
Special Magistrate**



**AGENDA**

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

**September 4, 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: CESD20240002299**

**OWNER: FC NAPLES I LLC, FC NAPLES II LLC, 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**

**5.B.2. CASE NO: CESD20250003695**

**OWNER: Maria E Moreno and Livan Moreno**

**OFFICER: Robert O'Boyle**

**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). Several unpermitted structures.

**FOLIO NO: 40929720007**

**PROPERTY ADDRESS: 391 Everglades Blvd S, Naples, FL 34117**

**5.C. Motion for Re-Hearing**

**5.C.1. CASE NO: CEP20250004543**

**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 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**

ADDRESS:

**6. Stipulations**

**7. Public Hearings**

**7.A. Hearings**

**7.A.1. CASE NO: CESD20250010424**

**OWNER: Sara M Severo and Pablo A Severo**

**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). Unpermitted construction of a screened Lanai, flat-roofed structure and a shed.

**FOLIO NO: 36815880007**

**PROPERTY ADDRESS: 310 27th St SW, Naples, FL 34117**

**7.A.2. CASE NO: CESD20220008841**

**OWNER: INTERGRATED TRUST LLC**

**OFFICER: Larry Sweet**

**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). Collier County Building permit PRFH20230204922 has expired for the unpermitted roofing, exterior and interior renovations.

**FOLIO NO: 62521040008**

**PROPERTY ADDRESS: 801 107th Ave N, Naples, FL 34108**

**7.A.3. CASE NO: CEP20260000383**

**OWNER: Alla Rudisill**

**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), and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Repairs to the unit after mold remediation to include the removal and expected replacement of drywall, vanity and countertop without first obtaining a valid Collier County Building permit.

**FOLIO NO: 83291040003**

**PROPERTY ADDRESS: 5272 Treetops Dr, Naples, FL 34113**

**7.A.4. CASE NO: CENA20260004278**

**OWNER: JULIUS BEMBRY EST**

**OFFICER: Ryan Kitts**

**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. Significant accumulation of trash, litter and prohibited outdoor storage on the property. Observed items included but were

not limited to: shopping carts, trash bags, a bathtub, tires, metal materials and piles of wood etc.

FOLIO NO: 00080360003  
PROPERTY ADDRESS: 1009 Ringo Ln, Immokalee, FL 34142

**7.A.5. CASE NO: CELU20260004279**

**OWNER: JULIUS BEMBRY EST**

**OFFICER:** Ryan Kitts

**VIOLATIONS:** Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Multiple recreational vehicles on the property are being utilized as residential dwellings without the required permits or approval from Planning and Zoning.

FOLIO NO: 00080360003  
PROPERTY ADDRESS: 1009 Ringo Ln, Immokalee, FL 34142

**7.A.6. 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.7. 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.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: CEPF20250000889**

**OWNER: Julien Francois Inois**

**OFFICER:** Ryan Kitts

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. Two expired permits: PRDM20220313300 and PRTM20220207478 with inspection(s) and fees due.

FOLIO NO: 117720105

PROPERTY ADDRESS: 407 13th St SE, Immokalee, FL 34142

8.B.2. 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 and replacement of a damaged wooden dock without a valid Collier County Building permit. Evidence was presented that the Building Official determined a permit was necessary for the work undertaken.

FOLIO NO: 70010480006

PROPERTY ADDRESS: 218 Riverwood Rd, Naples, FL 34114

8.B.3. CASE NO: **CEPM20240001807**

OWNER: **Rebecca J Matthews**

OFFICER: Brady Sullivan

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(11). Occupied dwelling without County approved electrical service.

FOLIO NO: 153360008

PROPERTY ADDRESS: 1112 Jacaranda Ct, Naples, FL 34110

8.B.4. CASE NO: **CESD20240002408**

OWNER: **Jose Luis Loyolas**

OFFICER: Adam Collier

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Roof replacement and an addition have been witnessed without the required permits.

FOLIO NO: 81731040002

PROPERTY ADDRESS: 2805 Storter Ave, Naples, FL 34112

8.B.5. CASE NO: **CESD20250000664**

OWNER: **3861 11TH AVE SW NAPLES LLC**

OFFICER: Rickey Migal

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). Attached garage converted into living space without the required Collier County Building Permit(s), included but not limited to: electrical, drywall, framing and the addition of siding to cover the garage door.

FOLIO NO: 37994600000

PROPERTY ADDRESS: 3861 11th Ave SW, Naples, FL, 34117

8.B.6. CASE NO: **CESD20250001571**

OWNER: **J Samuel Rodriguez**

OFFICER: Jernell Herard

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

8.B.7. CASE NO: **CENA20250010321**

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

OFFICER: Rickey Migal

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, windows, fence panels, washer/dryer and a bathtub.

FOLIO NO: 435560005

PROPERTY ADDRESS: 6911 Johns Rd, Naples, FL 34114

8.B.8. CASE NO: **CEROW20220008124**

OWNER: **Daniel Maurer and Kimberly Maurer**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Repair of culvert and driveway without permit.

FOLIO NO: 41822680007

PROPERTY ADDRESS: 5415 Teak Wood Dr, Naples, FL 34119

8.B.9. CASE NO: **CEVR20240003016**

OWNER: **Heriberto Cruz Gutierrez and Celsa Velasco Martinez**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A), 10.02.06(B)(1)(a), 10.02.065(B)(1)(e) and 3.05.07(C)(3)(b). Clearing of lands over allowed limit with Building permit and for area zoned as agricultural with an RFMUO-NRPA-SENDING overlay.

FOLIO NO: 397360000

PROPERTY ADDRESS: 4503 Le Buffs Rd, Naples, FL 34114

- 8.B.10. CASE NO: **CEVR20250005507**  
OWNER: **NAPLES TRISTAR LLC**  
OFFICER: Doug Williams  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Significant land clearing activity that exceeds the 10% threshold permitted under the (ST) Overlay.  
FOLIO NO: 722040005  
PROPERTY ADDRESS: 11566 Little Marco IS, Naples, FL 34113
- 8.B.11. 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.12. CASE NO: **CESD20250003159**  
OWNER: **2569 TAMIAMI TRAIL E**  
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). A/C mini-split installed without required permit. Driveway on west side of building used as parking. Site Development Plan is required for improvements and alterations to parking area.  
FOLIO NO: 76410800002  
PROPERTY ADDRESS: 2569 Tamiami Trl E, Naples, FL 34112
- 8.B.13. 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
- 8.B.14. CASE NO: **CEV20250009066**  
OWNER: **Nathan L Marchinsky**  
OFFICER: Rickey Migal  
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

**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. September 4, 2026, Foreclosure Memorandum**

**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 - OCTOBER 2, 2026, AT 9:00 AM.**

**13. Adjourn**