



## Special Magistrate Hearing

### **AGENDA**

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

October 07, 2022

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.

**I. CALL TO ORDER-SPECIAL MAGISTRATE PATRICK H. NEALE PRESIDING**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF AGENDA**

**IV. APPROVAL OF MINUTES**

**V. MOTIONS**

**A. MOTION FOR CONTINUANCE**

**B. MOTION FOR EXTENSION OF TIME**

**C. MOTION FOR RE-HEARING**

1. CASE NO: **CENA20220005657**  
OWNER: **HIGHLAND PROPERTIES OF LEE & COLLIER LIMITED**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181, 54-184(1)(c) and 54-184(1)(e). Extensive concrete, rebar and miscellaneous litter/debris piled/accumulated throughout the property.  
  
FOLIO NO: 00407360000, 00408160005, 00407320008  
PROPERTY ADDRESS: 4886 Santa Barbara BLVD, Naples, FL 34112

**VI. STIPULATIONS**

**VII. PUBLIC HEARINGS**

**A. HEARINGS**

1. CASE NO: **CEEX20220007996-PU6246**  
OWNER: **TOLL FL XIII LIMITED PARTNERSHIP**  
OFFICER: Olti Sefa  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Illegal tampering of Collier County owned RPZ/Backflow device. Back-leg of backflow assembly pulled out of ground and upward position at about 45 degree angle. Health, safety and welfare issue.  
  
FOLIO NO: 21800011003  
PROPERTY ADDRESS: 14600 Kingfisher Loop, Naples, FL 34120
2. CASE NO: **CEEX20220007999-PU6247**  
OWNER: **TOLL FL XIII LIMITED PARTNERSHIP**  
OFFICER: Olti Sefa  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Illegal tampering of Collier

County owned RPZ/Backflow device. Back-leg of device pulled out of ground and twisted up along with backflow up to a 45-degree angle. Health, safety, and welfare issue.

FOLIO NO: 21800012303  
PROPERTY ADDRESS: 14874 Loggerhead DR, Naples, FL 34120

3. CASE NO: **CEEX20220008002-PU6248**  
OWNER: **TOLL FL XIII LIMITED PARTNERSHIP**  
OFFICER: Olti Sefa  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Illegal tampering of Collier County owned RPZ/Backflow device. Back-leg pulled out of ground and twisted upwards along with backflow assembly. Health, safety, and welfare issue.

FOLIO NO: 21800010680  
PROPERTY ADDRESS: 14895 Loggerhead DR, Naples, FL 34120

4. CASE NO: **CENA20220007185**  
OWNER: **Nereida Macias, Trustee of Nereida Macias Revocable Living Trust, UTD 05/12/09**  
OFFICER: Jeff Letourneau  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article III, Sections 54-67, 54-69 and 54-70. Water with pollutants is being discharged from this property into the Stormwater Management System.

FOLIO NO: 00241520006  
PROPERTY ADDRESS: 5615 Taylor RD, Naples, FL 34109

5. CASE NO: **CENA20220007186**  
OWNER: **Filiberto Macias Jr**  
OFFICER: Jeff Letourneau  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article III, Sections 54-67, 54-69 and 54-70. Water with pollutants is being discharged from this property into the Stormwater Management System.

FOLIO NO: 00242880004  
PROPERTY ADDRESS: 5625 Taylor RD, Naples, FL 34109

6. CASE NO: **CEROW20220000044**  
OWNER: **Juana Gonzalez**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Installing a second driveway without a Collier County permit.

FOLIO NO: 62152520007  
PROPERTY ADDRESS: 5260 Floridan AVE, Naples, FL 34113

ADDRESS:

7. CASE NO: **CEV20220001950**  
OWNER: **Dominick Lento and Alycia Lento**  
OFFICER: John Delia  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Burned, inoperable vehicle in the driveway.  
  
FOLIO NO: 40184600001  
PROPERTY ADDRESS: 3775 29<sup>th</sup> AVE NE, Naples, FL 34120
8. CASE NO: **CENA20220006770**  
OWNER: **Dominick Lento & Alycia Lento**  
OFFICER: John Delia  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(b). Repeat violation of grass and weeds are more than 18 inches in height within 30 feet of the residential structure.  
  
FOLIO NO: 40184600001  
PROPERTY ADDRESS: 3775 29<sup>th</sup> Ave NE, Naples, FL 34120
9. CASE NO: **CEPM20210010696**  
OWNER: **FAIRWAY TOWERS CLUB, BUILDING D INC**  
OFFICER: Luis Macedo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(i). Damaged emergency door and main entrance door for the condo building.  
  
FOLIO NO: 54950080003  
PROPERTY ADDRESS: 200 Pebble Beach BLVD, Bldg D, Naples, FL 34113
10. CASE NO: **CESD20220001178**  
OWNER: **Tracey Dewrell and Mara Dewrell**  
OFFICER: Luis Macedo  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted repairs to the exterior of a mobile home.  
  
FOLIO NO: 81623640002  
PROPERTY ADDRESS: 190 Ocean Reef LN, Naples, FL 34114
11. CASE NO: **CELU20220004462**  
OWNER: **Thomas Remland**  
OFFICER: Tony Asaro  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Motor home and vehicle stored on an unimproved property.

- FOLIO NO: 766640005  
PROPERTY ADDRESS: No Site Address, Naples, FL 34114
12. CASE NO: **CENA20220002259**  
OWNER: **Mark R Messina and Michelle M Messina**  
OFFICER: Jordann Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.08(C). Multiple plants along the neighbor's fence line that appear to be prohibited exotic species.  
FOLIO NO: 36660560006  
PROPERTY ADDRESS: 4691 7<sup>th</sup> AVE NW, Naples, FL 34119
13. CASE NO: **CESD20220004635**  
OWNER: **Hubert M Parra Guerrero and Judith Susvila Santana**  
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 enclosures and exterior lighting installed without building permits.  
FOLIO NO: 62207200007  
PROPERTY ADDRESS: 5477 Carlton ST, Naples, FL 34113
14. CASE NO: **CESD20210001952**  
OWNER: **HANAPEPE LLC**  
OFFICER: John Negra  
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). Installation of unpermitted doors.  
FOLIO NO: 35647520002  
PROPERTY ADDRESS: 4311 Golden Gate PKWY, Naples, FL 34116
15. CASE NO: **CEROW20220001483**  
OWNER: **WEJ JR LLC**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a) and 110-32. Unpermitted fencing and an electric powered gate installed within a Collier County right-of-way (within drainage swales and over Hickory Wood Dr. blocking access to Hickory Wood Dr. section on the western side of Logan Blvd N).  
FOLIO NO: 41820480005  
PROPERTY ADDRESS: 5405 Hickory Wood DR, Naples, FL 34119
16. CASE NO: **CEAU20220004549**

OWNER: **Joseph Hunt**  
OFFICER: John Johnson  
VIOLATIONS: Florida Building Code 7<sup>th</sup> Edition (2020), Chapter 1, Section 105.1. A fence has been installed without the required permits.  
FOLIO NO: 48173640003  
PROPERTY ADDRESS: 2667 Lakeview Drive, Naples, FL 34112

17. CASE NO: **CENA20220007344**  
OWNER: **JP Morgan Chase Bank NA**  
OFFICER: William Shanahan  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass and weeds over 18 inches high.  
FOLIO NO: 62410040009  
PROPERTY ADDRESS: 10975 Tamiami Trail N, Naples, FL 34108

#### **B. EMERGENCY CASES**

### **VIII. NEW BUSINESS**

#### **A. MOTION FOR REDUCTION/ABATEMENT OF FINES**

#### **B. MOTION FOR IMPOSITION OF FINES AND LIENS**

1. CASE NO: **CELU20210013112**  
OWNER: **Marie A Louis, Fernande Douyon and Jean R Louis**  
OFFICER: Maria Rodriguez  
VIOLATIONS: Collier County Land Development Code 04-41, as amended Section 1.04.01(A). Selling merchandise under tent in front of occupied residential property.  
FOLIO NO: 22430018048  
PROPERTY ADDRESS: 946 Hamilton ST, Immokalee, FL 34142
2. CASE NO: **CESD20200005998**  
OWNER: **Gilverto Villagomez Rosas and Rosa Maria Lopez Cruz**  
OFFICER: Rickey Migal  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Investigator observed a building with a new roof on an improved agriculture parcel with no Collier County building permit.  
FOLIO NO: 00337840001  
PROPERTY ADDRESS: 1840 Washburn AVE, Naples, FL 34117
3. CASE NO: **CESD20210002032**  
OWNER: **Fabricio Fernandez and Allison J Fernandez**  
OFFICER: Jordann 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 enclosure of open porch. Alterations consisting of, but not limited to, windows, doors and walls erected to structure.

FOLIO NO: 36457240005  
PROPERTY ADDRESS: 5472 32<sup>nd</sup> AVE SW, Naples, FL 34116

4. CASE NO: **CESD20210013242**  
OWNER: **NOVAK SEVEN LLC**  
OFFICER: Adam Collier  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Interior alterations, wall removal and electrical, without required Collier County permits, inspections and certificate of completion.  
  
FOLIO NO: 68987000042  
PROPERTY ADDRESS: 2011 Trade Center Way, Naples, FL 34109
5. CASE NO: **CESD20210005896**  
OWNER: **Esteban Ramirez Jr, Isikel Ramirez and Francisca Ramirez**  
OFFICER: John Connetta  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Non-permitted roof-over on an existing mobile home and a non-permitted covered front porch erected on improved occupied residential property.  
  
FOLIO NO: 62600008  
PROPERTY ADDRESS: 5010 Lake Trafford RD, Immokalee, FL 34142
6. CASE NO: **CEAU20220001764**  
OWNER: **Farman Ullah**  
OFFICER: Joseph Mucha  
VIOLATIONS: Florida Building Code (2020), Chapter 1, Section 105.1. Chain link and vinyl fence built between 2021 and 2022 without a valid Collier County permit.  
  
FOLIO NO: 62095840006  
PROPERTY ADDRESS: 5318 Martin ST, Unit #1, Naples, FL 34113
7. CASE NO: **CENA20210011108**  
OWNER: **COASTAL MOUNTAIN HOME BUYERS LLC**  
OFFICER: Christopher Ambach  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181 and 54-185(b). Collier County Land Development Code 04-41, as amended, Section 2.02.03. Weeds/grass exceeding 18 inches in height within 30 feet of the house and litter consisting of, but not limited to, toilets, car parts, pipes, buckets, propane tanks, tools and paper

throughout the property.  
FOLIO NO: 41345360008  
PROPERTY 2960 30<sup>th</sup> AVE SE, Naples, FL 34117  
ADDRESS:

**IX. OLD BUSINESS**

- A. MOTION TO AMEND PREVIOUSLY ISSUED ORDER**
- B. MOTION TO RESCIND PREVIOUSLY ISSUED ORDER**

**X. CONSENT AGENDA**

- A. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE NUISANCE ABATEMENT LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.**
- B. REQUEST TO FORWARD CASES TO COUNTY ATTORNEY'S OFFICE AS REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.**

**1.**

- C. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE DAS CITATION LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.**

**XI. REPORTS**

**XII. NEXT MEETING DATE- FRIDAY, NOVEMBER 4, 2022 AT 9:00 A.M.**

**XIII. ADJOURN**