



Special Magistrate Hearing

AGENDA

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

September 02, 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

1. 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 electric powered gate installed within Collier County Right-of-way (within drainage swale(s) 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

B. MOTION FOR EXTENSION OF TIME

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20220006665-SOE220028**
OWNER: **Linda Kay Mullen**
OFFICER: Deputy Jacob Beauvais
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67(a). Handicapped Parking. Failure to display handicap parking permit.

FOLIO NO:
PROPERTY ADDRESS: Health Park BLVD, Naples, FL 34110
2. CASE NO: **CEEX20220005727-SO189306**
OWNER: **Oleg G Iakovlev**
OFFICER: Deputy David Holzinger
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicapped parking. No placard displayed.

FOLIO NO:
PROPERTY ADDRESS: 2000 Rookery Bay DR, Naples, FL 34114

3. CASE NO: **CEROW20220001483**
OWNER: **WEJ JR LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 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 Drive blocking access to Hickory Wood Drive section on the western side of Logan Blvd N.
- FOLIO NO: 41820480005
PROPERTY ADDRESS: 5405 Hickory Wood DR, Naples, FL 34119

4. CASE NO: **CESD20220005047**
OWNER: **Gary Custard**
OFFICER: John Connetta
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Several structures added to the rear of the main structure without first obtaining the required Collier County building permits, inspections, and certificate of completion/occupancy.
- FOLIO NO: 63501800102
PROPERTY ADDRESS: 3333 Hibiscus Ave, Naples, FL 34104

5. CASE NO: **CESD20210011315**
OWNER: **Elizabeth Brittany Smith and Karen Ormeno Arguedas**
OFFICER: John Connetta
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). Interior work being performed without first obtaining a Collier County building permit.
- FOLIO NO: 54670000826
PROPERTY ADDRESS: 223 Leawood Circle, Naples, FL 34104

6. CASE NO: **CEVR20220004073**
OWNER: **RIVERSTONE AT NAPLES HOA INC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.07(H)(3). Dead grass along the edge of the preserve caused by spray application of chemical herbicide.
- FOLIO NO: 72640030442
PROPERTY ADDRESS: Preserve Tract P-7, Naples, FL 34119

7. CASE NO: **CESD20220002071**
OWNER: **Wendy Sparks**
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). An unpermitted shed structure.

FOLIO NO: 38399460006
PROPERTY ADDRESS: 4880 Sycamore DR, Naples, FL 34119
8. CASE NO: **CEPM20220005460**
OWNER: **Alberto J Garza and Marlene A Garza**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p), 22-231(12)(b), 22-231(12)(i), 22-231(12)(r) and 22-231(19). Interior walls, floor, ceiling in disrepair/unfinished, holes, rotting. Kitchen cabinets in disrepair. Exterior doors in disrepair. Insect infestation. A/C inoperable. Inoperable toilet. Exterior walls and gutters in disrepair.

FOLIO NO: 66560005
PROPERTY ADDRESS: 2721 State ST, Immokalee, FL 34142
9. CASE NO: **CELU20220005334**
OWNER: **Kenneth A Robey and Ruth E Robey**
OFFICER: Ryan Cathey
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/prohibited outside storage including, but not limited to, bikes, furniture, containers, and other various items/materials.

FOLIO NO: 68093400002
PROPERTY ADDRESS: 3560 Tortuga Way, Naples, FL 34105
10. CASE NO: **CEOCC20210011891**
OWNER: **ANDREW'S VENTURE'S LLC**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 126-111(b) and 126-114(c). A grocery store operating without required Collier County Business Tax Receipt(s).

FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Ave SW, Naples, FL 34116
11. CASE NO: **CEPM20220004625**
OWNER: **Angela Niro and Peter Niro III**
OFFICER: Thomas Pitura

VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 4, Section 454.2.17. Unsecured pool without a permanent protective barrier.

FOLIO NO: 53902760000

PROPERTY ADDRESS: 508 Whitewater Way, Naples, FL 34112

- 12. CASE NO: CESD20220002913**
OWNER: Margarita Granados
OFFICER: John Delia
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). Modifications and additions made to the mobile home that requires a Collier County Building permit.
FOLIO NO: 293400006
PROPERTY ADDRESS: 237 Polk PL, Naples, FL 34104
- 13. CASE NO: CESD20210008774**
OWNER: Thomas A Donahue and Debra L Donahue
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired permit PRBD20200310994 for wood pilings and to re-furbish seawall.
FOLIO NO: 46372680002
PROPERTY ADDRESS: 715 Palm Point Dr, Goodland, FL 34140
- 14. CASE NO: CEP20210005212**
OWNER: Jacqueline B Kranz
OFFICER: Jonathan Musse
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 4, Section 454.2.17. Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). Swimming pool without a permanent barrier. Pool water is also not being maintained.
FOLIO NO: 46270960002
PROPERTY ADDRESS: 310 Pear Tree Ave, Goodland, FL 34140
- 15. CASE NO: CEP20210007833**
OWNER: Michael A Carufe Jr
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Unmaintained roof partially covered by blue tarps.
FOLIO NO: 82530880006
PROPERTY ADDRESS: 51 Wickcliffe Dr, Naples, FL 34110

16. CASE NO: **CENA20220004618**
OWNER: **Kevin E Goodlet**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Code of Laws and Ordinance, Chapter 54, Article VI, Sections 54-179 and 54-181. Collier County Land Development Code 04-41, as amended, Section 2.02.03. A pile of cut, dead vegetation in the front yard of a residentially zoned property.
FOLIO NO: 36246040005
PROPERTY ADDRESS: 5214 17th Ave SW, Naples, FL 34116
17. CASE NO: **CESD20220002013**
OWNER: **Willi Danilo Reynoso Aguilar**
OFFICER: Jordan 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). A parcel with a rear overhang, constructed prior to obtaining proper permitting.
FOLIO NO: 36380200002
PROPERTY ADDRESS: 2356 55th ST SW, Naples, FL 34116
18. CASE NO: **CEROW20200007860**
OWNER: **Robert P Richman**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Collier County ROW Construction Standards Handbook, Section III. Turn Lanes, Driveways, Access Roads Design Requirements Subsections (C)(1)(f) and (C)(1)(h), and Collier County Code of Laws and Ordinances Chapter 22, Article VI, Section 22-228(1). A driveway access with a culvert pipe that does not conform to the requirements of the Collier County right-of-way handbook.
FOLIO NO: 37929240008
PROPERTY ADDRESS: 4160 11th Ave SW, Naples, FL 34116
19. CASE NO: **CEPM20210010152**
OWNER: **The Oasis at Naples Condominium Association Inc.**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). Carport for Building #20 and #21 in deplorable condition with fascia boards deteriorating and starting to rot. The roof has missing/broken roof tiles and is starting to sag.
FOLIO NO: 238446009
PROPERTY ADDRESS: 2202 Arbour Walk Circle, Building #20 and #21, Naples, FL 34109

20. CASE NO: **CEPM20220001649**
OWNER: **ADVANCED TITAN INC**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-242 and 22-236. Burnt remains of a single-family dwelling that has been determined by the Building Official as a dangerous structure and the remains need to be removed from the property.

FOLIO NO: 40992120100
PROPERTY ADDRESS: 3315 16th Ave SE, Naples, FL 34117
21. CASE NO: **CESD20220002500**
OWNER: **Cynthia Minor**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An electrical awning installed without the required Collier County building permit.

FOLIO NO: 50865006325
PROPERTY ADDRESS: 8 Arapaho Trail, Naples, FL 34113
22. CASE NO: **CELU20220004303**
OWNER: **Thomas Remland**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Recreational vehicles, vehicles, and other prohibited storage items on this unimproved property.

FOLIO NO: 766680007
PROPERTY ADDRESS: 17045 Blue Heron Dr, Naples, FL 34114
23. CASE NO: **CEEX20220006583-DASV22-012957**
OWNER: **Stephen Schessler**
OFFICER: Tad Bartareau
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide proof of rabies vaccination. Fifth offense; "Cain".

FOLIO NO:
PROPERTY ADDRESS: 1216 Rosemary LN, Naples, FL 34103
24. CASE NO: **CEEX20220006599-DASV22-012958**
OWNER: **Stephen Schessler**
OFFICER: Tad Bartareau
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide County license. Fifth offense; "Cain".

FOLIO NO:
PROPERTY ADDRESS: 1216 Rosemary LN, Naples, FL 34103

25. CASE NO: **CEEX20220007691-DASV22-012980**
OWNER: **Jayro Perez**
OFFICER: Bill Himaras
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large. 6th Offense (Lucy).

FOLIO NO:
PROPERTY ADDRESS: 4595 22nd Ave NE, Naples. FL 34120

26. CASE NO: **CEEX20220007576-DASV22-013296**
OWNER: **Mario Alvarez**
OFFICER: Tad Bartareau
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large. 6th Offense.

FOLIO NO:
PROPERTY ADDRESS: 6321 Painted Leaf Ln, Naples, FL 34116

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CEPM20220000877**
OWNER: **Gretchen L Saunders**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(11). Occupied dwelling without a Collier County approved source of electricity.

FOLIO NO: 69811480009
PROPERTY ADDRESS: 88 Twin Palms DR, Naples, FL 34114

2. CASE NO: **CELU20200008643**
OWNER: **Diane Sullivan**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Prohibited outside storage of miscellaneous household items, storage containers, wire shelving, ladders, tarps and construction material on residential property.

FOLIO NO: 48171160006
PROPERTY ADDRESS: 2754 Shoreview DR, Naples, FL 34112

ADDRESS:

3. CASE NO: **CENA20210011108**
OWNER: **Lenny Mujica**
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 ADDRESS: 2960 30th Ave SE, Naples, FL 34117
4. CASE NO: **CEPM20210002892**
OWNER: **Eulalia Manuel**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(n) and 22-228(1). A dilapidated carport on the property is in a state of disrepair and requires a building permit or demolition permit for repairs, alterations, or removal.

FOLIO NO: 00077720009
PROPERTY ADDRESS: 1900 8th Ave, Lot #70, Immokalee, FL 34142
5. CASE NO: **CEPM20210006406**
OWNER: **Alex F Chiappetta Revocable Living Trust**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). An unmaintained private swimming pool with algae growth.

FOLIO NO: 80400012508
PROPERTY ADDRESS: 4127 Los Altos CT, Naples, FL 34109
6. CASE NO: **CESD20200001724**
OWNER: **Oakes Farms Inc.**
OFFICER: John Connetta
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). Additional parking lot constructed on preserve/water management area without the required Collier County inspections, approvals, and certificate of completion.

FOLIO NO: 276360008 and 282089302
PROPERTY ADDRESS: 4176 Mercantile Ave, Naples, FL 34104, and Folio No. 282089302 (same parking lot)

7. CASE NO: **CEV20220002547**
OWNER: **John M Macek Estate**
OFFICER: John Negra
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Two unlicensed, inoperable vehicles are parked on a residential property.

FOLIO NO: 36374400009
PROPERTY ADDRESS: 2619 53rd Terrace SW, Naples, FL 34116
8. CASE NO: **CENA20220001186**
OWNER: **Julio Garcia**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 2.02.03 and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Litter and/or outside storage consisting of but not limited to large amounts of tools, car parts, wood, plastics, and metals located in the front and rear of the property.

FOLIO NO: 62264080008
PROPERTY ADDRESS: 5305 Trammell St. Naples, FL 34113

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

XI. REPORTS

XII. NEXT MEETING DATE- FRIDAY, OCTOBER 7, 2022 AT 9:00 A.M.

XIII. ADJOURN