



Special Magistrate Hearing

AGENDA

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

September 01, 2023

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: **CEROW20170015842**
OWNER: **Elizabeth Fox**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Failed culvert pipes under the driveways along Ridge Drive and a failed/blocked drainage culvert/swale along the north side of the property between Ridge Drive and Goodlette-Frank Road, impeding stormwater flow.

FOLIO NO: 67184800004
PROPERTY ADDRESS: 110/122 Ridge Drive, Naples, FL 34108

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20230006117-PR-064558**
OWNER: **Steven D Wagner**
OFFICER: Joseph Esquivel
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-55. Boat ramp parking.

FOLIO NO:
PROPERTY ADDRESS: Paddle Creek Park, Naples, FL 34113
2. CASE NO: **CEROW20230002298**
OWNER: **7-ELEVEN INC**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1) and Chapter 110, Article II, Section 110-31(a). Large pot holes in the Right-of-Way of commercially zoned property and is determined to be hazardous

condition to the public.
FOLIO NO: 136441805
PROPERTY ADDRESS: 105 Carver St, Immokalee, FL 34142

3. CASE NO: **CEROW20220006276**
OWNER: **Jandy Hernandez and Jose M Blanco Perez**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and the Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted driveway extension, failed culvert pipe, driveway extension material from unpermitted driveway extension obstructing the right of way.
FOLIO NO: 39775400003
PROPERTY ADDRESS: 3363 45th Ave NE, Naples, FL 34120

4. CASE NO: **CEROW20200012534**
OWNER: **11750 RIGGS RD LLC**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). A culvert was installed for the driveway without first obtaining a Collier County right-of-way permit.
FOLIO NO: 761000006
PROPERTY ADDRESS: 11750 Riggs Rd, Naples, FL 34114

5. CASE NO: **CEROW20220010132**
OWNER: **Felix Pantoja**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). A driveway installed prior to receiving a right-of-way permit.
FOLIO NO: 39773800003
PROPERTY ADDRESS: 3304 48th Ave NE, Naples, FL 34120

6. CASE NO: **CESD20230001722**
OWNER: **Carmen Palmisano and Yvonne Gallegos**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). New porch constructed without required Collier County permit.
FOLIO NO: 74413480007
PROPERTY ADDRESS: 3512 Okeechobee St, Naples, FL 34112

7. CASE NO: **CEPM20230001762**
OWNER: **Daniel J Hanuka**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(15), and Florida Building Code 7th Edition (2020) Building, Chapter 4, Section 454.2.20. Pool is green stagnant and not properly maintained and damaged aluminum fenced pool barrier.

FOLIO NO: 67031440009
PROPERTY ADDRESS: 126 Pinehurst Cir, Naples, FL 34113
8. CASE NO: **CESD20230000741**
OWNER: **Travis James Hanrahan and Meredith Emery Hanrahan**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Building Official Clum determined a permit is required for siding replacement in front of structure.

FOLIO NO: 54050680002
PROPERTY ADDRESS: 3915 Estero Bay Ln, Naples, FL 34112
9. CASE NO: **CESD20230003906**
OWNER: **Dockside of Naples Condo Assoc.**
OFFICER: Joseph Mucha
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). Unpermitted concrete block deck built on association property.

FOLIO NO: 725720005
PROPERTY ADDRESS: 1008 Dockside Ct. Naples, FL 34114
10. CASE NO: **CENA20230004916**
OWNER: **Dorothy Mary Bailey and Richard C A Bailey**
OFFICER: Alphonse Jones
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. Litter/prohibited outside storage including but not limited to, paper, plastic, cardboard, metal, propane tanks, and other various household items.

FOLIO NO: 62577000005
PROPERTY ADDRESS: 631 106th Ave 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: CESD20220007981**
OWNER: T D O R S Investments LLC
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). Commenced construction prior to obtaining Collier County building permits, and unpermitted shingle roof and roof extension.

FOLIO NO: 71271720009
PROPERTY ADDRESS: 42 Royal Cove Dr. Naples, FL 34110
- 2. CASE NO: CEPM20220009502**
OWNER: Irma Jovita Gallegos
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(c) and 22-228(1). Damaged roof, partially covered by torn blue tarp, allowing water intrusion. Missing roof fascia.

FOLIO NO: 56401160001
PROPERTY ADDRESS: 328 Rose Avenue, Immokalee, FL 34142
- 3. CASE NO: CENA20230000197**
OWNER: Martin H Anastacio
OFFICER: Delicia Pulse
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. Outdoor storage consisting of but not limited to plywood, wood, tabletop, plastic bins, cardboard box etc.

FOLIO NO: 67491120008
PROPERTY ADDRESS: 4409 Thomasson Ln, Naples, FL 34112
- 4. CASE NO: CELU20220000539**
OWNER: Massimo Maffei
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal storage of commercial materials and equipment not associated with an approved use on an Estates zoned property.

FOLIO NO: 38336640009
PROPERTY ADDRESS: 5960 Green Blvd, Naples, FL 34116

5. CASE NO: **CESD20210009168**
OWNER: **Juan Sanchez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An unpermitted metal frame structure erected on agriculturally zoned property.

FOLIO NO: 64000004
PROPERTY ADDRESS: 2002 SR 82, Immokalee, FL 34142
6. CASE NO: **CEV20210005345**
OWNER: **Michael J Liedke**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Two vehicles parked on residential property without current license plates.

FOLIO NO: 54300200006
PROPERTY ADDRESS: 4676 Lakewood Blvd, Naples, FL 34112
7. CASE NO: **CEV20220005839**
OWNER: **Janet Virginia Stoker Est C/O Melanie Ann Norris PR**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95, 130-97(2) and 130-97(3), and Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). A residentially zoned improved property with a commercial type trailer parked in the front, an inoperable and unlicensed vehicle on-site, and vehicles parked on the grass.

FOLIO NO: 36235560004
PROPERTY ADDRESS: 1755 54th Terr SW, Naples, FL 34116
8. CASE NO: **CENA20230001555**
OWNER: **Malcom Smith**
OFFICER: Donald Joseph
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. Repeat violation of prohibited outside storage and accumulation of litter including but not limited to car batteries, engine parts, compressors, BBQ grills, appliances, tool chests, metal drums, exercise equipment and general wood/paper/plastic litter.

FOLIO NO: 1134803509
PROPERTY ADDRESS: 215 Old Tain Ln, Copeland, FL 34137
9. CASE NO: **CEV20230002682**
OWNER: **Malcolm Smith**
OFFICER: Donald Joseph

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

FOLIO NO: 1134803509
PROPERTY ADDRESS: 215 Old Train Ln, Copeland, FL 34137

- 10. CASE NO:** **CESD20230002311**
OWNER: **Fredi Gomez and Jennifer Arreguin**
OFFICER: Charles Marinos
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 Estates zones property with a large metal building in the rear. Building is permitted, but electrical and plumbing were added after the fact without permitting.
- FOLIO NO:** 37014480003
PROPERTY ADDRESS: 825 11th St SW, Naples, FL 34117

- 11. CASE NO:** **CEPM20230001887**
OWNER: **Pacifica Naples LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-240(1)(n)(1). Sidewalk surrounding building 14 in disrepair and a potential trip hazard.
- FOLIO NO:** 35830040001
PROPERTY ADDRESS: 4225 Heritage Cir, Bldg. 14, Naples, FL 34116

- 12. CASE NO:** **CEV20230000212**
OWNER: **Fortino Mendez**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. An Estates-zoned property with multiple unlicensed and inoperable vehicles in the rear of the property.
- FOLIO NO:** 37987760009
PROPERTY ADDRESS: 3610 White Blvd, Naples, FL 34117

- 13. CASE NO:** **CEPM20220005884**
OWNER: **Akshar of SW Florida Investment LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-240(1)(n)(3). An advertising structure (plaza sign) in disrepair.
- FOLIO NO:** 35832800003
PROPERTY ADDRESS: 12555 Collier Blvd, Naples, FL 34116

14. CASE NO: **CEPM20230001616**
OWNER: **Pacifica Laurel Ridge LLC and Pacifica Companies LLC**
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). Damaged or missing roof soffits and fascia, dirty A/C vents possible clogged with bird feathers, pest infestation in the attic and A/C vents, ceiling has a hole and water stained, missing or damaged smoke detectors, and an A/C vent hose that does not appear to be connected to the handler.

FOLIO NO: 36180080008
PROPERTY ADDRESS: 5542 Laurel Ridge Ln, Unit #97, Naples, FL 34116
15. CASE NO: **CELU20230001073**
OWNER: **Moises Hernandez and Alma Y Hernandez**
OFFICER: John Delia
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Recreational vehicles and litter consisting of but not limited to building materials, plastic(s) and tools stored on an un-improved residential property.

FOLIO NO: 38782440002
PROPERTY ADDRESS: 3240 60th Ave NE, Naples, FL 34120
16. CASE NO: **CEPM20220007180**
OWNER: **West Shore Point Naples LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Damaged automatic electric gate in need of repair.

FOLIO NO: 389880006
PROPERTY ADDRESS: 2155 Great Blue Drive, Naples, FL 34112
17. CASE NO: **CEPM20220005683**
OWNER: **Donna Juliette Anne Hall**
OFFICER: Doug Williams
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). Vacant structure that is not being properly maintained. The structure has a damaged roof and exterior wall damage which constitute a violation of the aforementioned ordinances.

FOLIO NO: 22625000007
PROPERTY ADDRESS: 4608 Dominion Dr, Naples, FL 34112

18. CASE NO: **CESD20200000453**
OWNER: **Carlos Gonzalez and Barbara Reyes**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted addition/improvements.
FOLIO NO: 40982200001
PROPERTY ADDRESS: 2660 8th Ave SE, Naples, FL 34117
19. CASE NO: **CESD20210006137**
OWNER: **Jorge Baltazar and Alicia Baltazar**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). A shed built without Collier County permit between 1995 and 1999, and a carport attached to the shed built between 2019 and 2020 without first obtaining a valid Collier County permit.
FOLIO NO: 62203240003
PROPERTY ADDRESS: 5549 Sholtz Street, Naples, FL 34113
20. CASE NO: **CELU20220004462**
OWNER: **Thomas Remland**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Recreational vehicles, vehicles on this unimproved property
FOLIO NO: 766640005
PROPERTY ADDRESS: NO SITE ADDRESS
21. CASE NO: **CELU20220004303**
OWNER: **Thomas Remland**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Recreational vehicles, unpermitted structures, litter, and debris and prohibited outside storage of items on the property.
FOLIO NO: 766680007
PROPERTY ADDRESS: 17045 Blue Heron Drive, Naples, FL 34114
22. CASE NO: **CEPM20230001149**
OWNER: **Mark A Clegg**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(11). Dwelling without electricity due to fire damage.
FOLIO NO: 36436800000
PROPERTY ADDRESS: 5031 32nd Ave SW, Naples, FL 34116

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.**
- 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 6, 2023 AT 9:00AM.

XIII. ADJOURN