



Special Magistrate Hearing

AGENDA

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

August 05, 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: **CEEX20220005048-SOE220017**
OWNER: **Margaret Marcelus-Bens**
OFFICER: Sgt. Steven Walsh
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-66(2)(g). Parked, unattended on yellow striped no parking area on northern shoulder of Vanderbilt Beach Road just west of S Bay Dr.

FOLIO NO:
PROPERTY ADDRESS: Vanderbilt Beach RD, Naples, FL 34108

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20220005864-PU5978**
OWNER: **Fountain View Circle LLC**
OFFICER: Michele McGonagle
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 118, Article III, Section 118-64. Unauthorized accumulation of litter including but not limited to cardboard, trash bags, couch, box spring, plastic, aluminum, and glass etc. piled up outside compactor enclosure.

FOLIO NO: 00256200007
PROPERTY ADDRESS: 2602 Fountain View Circle, Naples, FL 34109
2. CASE NO: **CEEX20220005999-PU5979**
OWNER: **DR Horton Inc.**
OFFICER: Michelle Scavone
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Sections 134-174(C) and 134-174(Q). A piece of pipe illegally connected to the Collier County curb stop. The

connection is also providing free water service. Health, and safety welfare.

FOLIO NO: 71430601406
PROPERTY ADDRESS: 18736 Ensenada Dr, Naples, FL 34114

3. CASE NO: **CENA20210013201**
OWNER: **Francisca Berrios**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/outdoor storage consisting of, but not limited to, garbage bags piled against the fence on improved property.

FOLIO NO: 60181080002
PROPERTY ADDRESS: 214 N 5th ST, Immokalee, FL 34142
4. CASE NO: **CEV20210011212**
OWNER: **Luis Carrera Jaramillo**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed/Inoperable vehicle(s) on the property.

FOLIO NO: 62252160008
PROPERTY ADDRESS: 5209 Gilchrist St, Naples, FL 34113
5. CASE NO: **CESD20220000229**
OWNER: **Eradio E. Abreu Uz and Vivette Diaz Aguila**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Unpermitted structure.

FOLIO NO: 39599880003
PROPERTY ADDRESS: 4273 14th St NE, Naples, FL 34120
6. CASE NO: **CEPM20200008860**
OWNER: **Villages at Stella Maris Master Association Inc.**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Seawall in need of repair.

FOLIO NO: 74890000301
PROPERTY ADDRESS: 356 Stella Maris Dr. N, Naples, FL 34114
7. CASE NO: **CESD20200000453**
OWNER: **Carlos Gonzalez and Barbara Reyes**

OFFICER: Ryan Cathey
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

8. CASE NO: **CEPM20210001952**
OWNER: **Hanapepe LLC**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Article VI,
Chapter 22, Sections 22-231(12)(i) and 22-241(1). A structure
with multiple window(s)/door(s) boarded without an approved
Collier County boarding certificate.
FOLIO NO: 35647520002
PROPERTY ADDRESS: 4311 Golden Gate Pkwy, Naples, FL 34116

9. CASE NO: **CESD20200013300**
OWNER: **Takeshi Nicholas Okubo**
OFFICER: Ryan Cathey
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 roof addition to existing
lanai.
FOLIO NO: 63454640008
PROPERTY ADDRESS: 4540 Dorando Dr, Naples, FL 34103

10. CASE NO: **CEV20220004383**
OWNER: **Timothy Schaus**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130,
Article III, Section 130-95. Vehicles with expired tags.
FOLIO NO: 24690000946
PROPERTY ADDRESS: 3222 Karst CT, Naples, FL 34112

11. CASE NO: **CESD20220002487**
OWNER: **San Juana Tovar Perez**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code, 04-41, as amended,
Section 10.02.06(B)(1)(a). Shingle re-roof in progress without
first obtaining a valid Collier County permit.
FOLIO NO: 62096800003
PROPERTY ADDRESS: 5345 Hardee St, Naples, FL 34113

12. CASE NO: **CEROW20200003283**
OWNER: **Arthur T. Bethanis**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Division 1, Section 110-31(a). Unpermitted work in the county right of way.

FOLIO NO: 39595520008
PROPERTY ADDRESS: 4540 10th St NE, Naples, FL 34120
13. CASE NO: **CEV20220001168**
OWNER: **Rolando Rives, Zoila Curbelo and Francisca R. Serrano**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed/inoperable vehicles parked on the property.

FOLIO NO: 38660760008
PROPERTY ADDRESS: 5330 Everglades Blvd N, Naples, FL 34120
14. CASE NO: **CESD20220001661**
OWNER: **Rolando Rives, Zoila Curbelo and Francisca R. Serrano**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as Amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Unpermitted structures.

FOLIO NO: 38660760008
PROPERTY ADDRESS: 5330 Everglades Blvd. N, Naples, FL 34120
15. CASE NO: **CELU20220001125**
OWNER: **Rolando Rives, Zoila Curbelo, and Francisca R. Serrano**
OFFICER: Ryan Cathey
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. Unauthorized structures and litter/prohibited outside storage including, but not limited to, sheds, vehicle parts, tools, tires, scrap metal, and plastics.

FOLIO NO: 38660760008
PROPERTY ADDRESS: 5330 Everglades Blvd. N, Naples, FL 34120
16. 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 2202 Arbour Walk Circle Building #20 and #21, Naples, FL
34109
ADDRESS:

17. CASE NO: **CEV20210012511**
OWNER: **Elvin Olavarria**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 4.05.03(A). Parking area of this single-family residence
is greater than the allowed forty percent (40%) of the required
front yard.
FOLIO NO: 49482200007
PROPERTY 4104 Cindy Ave, Naples, FL 34112
ADDRESS:

18. CASE NO: **CEROW20210012510**
OWNER: **Elvin Olavarria**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110,
Article II, Division I, Section 110-32. Pavers and stones placed
in the County right-of-way without the required Collier County
permit.
FOLIO NO: 49482200007
PROPERTY 4104 Cindy Ave, Naples, FL 34112
ADDRESS:

19. CASE NO: **CELULU20220002415**
OWNER: **Chokolucky IV LLC**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 2.02.03. Unimproved property being utilized as a
parking lot.
FOLIO NO: 46421200003
PROPERTY 658 Palm Ave, Goodland, FL 34140
ADDRESS:

20. 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 946 Hamilton ST, Immokalee, FL 34142
ADDRESS:

21. CASE NO: **CENA20220005657**

- OWNER: **HIGHLAND PROPERTIES OF LEE AND 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). 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
22. CASE NO: **CELU20220005050**
OWNER: **Debbie Bello Lopez and Ramon Lopez**
OFFICER: John Delia
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Several recreational vehicles/trailers being stored and rented on the property. Property is being used as a campground and is not permitted in this zoning district.
FOLIO NO: 38970400003
PROPERTY ADDRESS: 2960 56th AVE NE, Naples, FL 34120
23. CASE NO: **CEEX20220003523-DAS V22-011774**
OWNER: **Joseph Lyons**
OFFICER: Tad Bartareau
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property, first offense.
FOLIO NO:
PROPERTY ADDRESS: 3748 Exuma Way, Naples, FL 34119
24. CASE NO: **CEEX20220006411-DASV22-012814**
OWNER: **Laura Baker**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large. Dog found on Pilot Circle. Dog off owner's property; "Simba".
FOLIO NO:
PROPERTY ADDRESS: Pilot Circle, Naples, FL 34120
25. CASE NO: **CEEX20220006417-DASV22-012407**
OWNER: **Jully Castillo**
OFFICER: Joe Marino
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, resulting in impound. Fifth offense. (Pinky)

FOLIO NO:
PROPERTY ADDRESS: 5305 18th St SW, Naples, FL 34116

26. CASE NO: **CEEX20220006446DAS-V22-012543**
OWNER: **Anna Derosa**
OFFICER: William Rardin
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property. Dog "Ghost" attacked and damaged another dog.

FOLIO NO:
PROPERTY ADDRESS: Morning Sun Ln, Naples, FL 34119

27. CASE NO: **CEEX20220006455-DASV22-012544**
OWNER: **George Dye**
OFFICER: William Rardin
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property, Dog "Sayle" attacked and damaged another dog.

FOLIO NO:
PROPERTY ADDRESS: Morning Sun Ln, Naples, FL 34119

28. CASE NO: **CEEX20220006582-DASV22-013103**
OWNER: **Fermin Castillo**
OFFICER: Brian Goldhorn
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running loose off owner's property, resulting in impound, Fourth Offense; "Lana".

FOLIO NO:
PROPERTY ADDRESS: 6870 40th St. NE, Naples, FL 34120

29. CASE NO: **CEEX20220006585-DASV22-013102**
OWNER: **Fermin Castillo**
OFFICER: Brian Goldhorn
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running loose off owner's property, resulting in impound, Fourth Offense "Akira".

FOLIO NO:
PROPERTY ADDRESS: 6870 40th ST NE, Naples, FL 34120

30. 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

31. 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

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CELU20220001717**
OWNER: **Farman Ullah**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Outside storage and/or litter consisting of, but not limited to, buckets, truck tool box, wood, metals, coolers and gas cans on the property.

FOLIO NO: 62095840006
PROPERTY ADDRESS: 5318 Martin ST, Unit #1, Naples, FL 34113

2. 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 DR, Naples, FL 34108

3. CASE NO: **CEROW20180000099**
OWNER: **Armand Procacci and Susan Elizabeth Procacci**
OFFICER: Jordann Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Division I, Section 110-30. Damaged driveway and drainage pipe intruding on the County right-of-way.

FOLIO NO: 38287440002
PROPERTY ADDRESS: 4820 Mahogany Ridge DR, Naples, FL 34119
4. CASE NO: **CESD20210002697**
OWNER: **Charles G Simmons and Danna L Simmons**
OFFICER: Jordann Marinos
VIOLATIONS: Florida Building Code, 7th Edition (2020), Chapter 4, Section 454.2.17. Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). An inground swimming pool with no permanent protective barrier in place.

FOLIO NO: 35994360009
PROPERTY ADDRESS: 2755 46th ST SW, Naples, FL 34116
5. CASE NO: **CEROW20210000627**
OWNER: **Kanokwan C Thammassen**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Collier County Code 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). Culvert pipe and dirt added in the right of way without obtaining required Collier County permits.

FOLIO NO: 41442960000
PROPERTY ADDRESS: 4344 32nd AVE SE, Naples, FL 34117
6. CASE NO: **CENA20210011108**
OWNER: **Lenny Mujica**
OFFICER: Adam Collier
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
7. CASE NO: **CESD20220001819**
OWNER: **O-ZONE INVESTMENTS USA LTD**

OFFICER: John Connetta
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.13(F). Failure to submit required PUD
Monitoring Report for Sierra Meadows LLC Lot #7.
FOLIO NO: 73620100647
PROPERTY ADDRESS: No Site Address, Naples, FL 34113

8. 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

9. CASE NO: **CEPM20180006789**
OWNER: **Jesse Santos and Michelle Santos**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,
Article VI, Sections 22-231(12)(c), 22-231(12)(n) and 22-
231(15). Vacant home with missing roof soffits panels,
damaged pool enclosure, and unmaintained pool. The pool
covering in place is not being maintained.
FOLIO NO: 71373120002
PROPERTY ADDRESS: 18445 Royal Hammock BLVD, Naples, FL 34114

10. CASE NO: **CELU20210004297**
OWNER: **I E C RENTALS INC**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Sections 2.02.03 and 1.04.01(A). Storage containers and/or a
dumpster being stored on an unimproved property with no
active building permit on file in Collier County.
FOLIO NO: 74414080008
PROPERTY ADDRESS: No Site Address, Naples, FL 34112

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, SEPTEMBER 2, 2022 AT 9:00 A.M.

XIII. ADJOURN