



Special Magistrate Hearing

AGENDA

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

August 04, 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

1. CASE NO: **CENA20220002259**
OWNER: **Mark R Messina and Michelle M Messina**
OFFICER: Charles 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 7th Ave NW, Naples, FL 34119

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 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: **CEEX20230005804-SO-191065**
OWNER: **Francis J Westfield**
OFFICER: Donald Eliasek
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicapped parking.

FOLIO NO:
PROPERTY ADDRESS: 7101 Radio Road, Naples, FL 34104

2. CASE NO: **CEEX20230005803-PU-5783**
OWNER: **TOLL FL XIII LTD PARTNERSHIP**
OFFICER: Michelle Scavone
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, the back leg of the RPZ pulled out of the ground presenting a Health, Safety, and welfare issue.

FOLIO NO: 21800010826
PROPERTY ADDRESS: 14564 Kingfisher Loop, Naples, FL 34120

3. CASE NO: **CEEX20230006188-PU-5784**
OWNER: **LENNAR HOMES LLC**
OFFICER: Kenneth Thompson
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(N). A PVC pipe was connected to the Collier County owned curb stop. The pipe was removed by Collier County, Health, Safety and Welfare issue.

FOLIO NO: 69039017940
PROPERTY ADDRESS: 2664 Vine Ave, Naples, FL 34120

4. CASE NO: **CENA20230000833**
OWNER: **Anita Flores**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and the Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/outside storage consisting of but not limited to washer, plastic, clothes, laundry baskets, tools in the front yard of improved property.

FOLIO NO: 30683080006
PROPERTY ADDRESS: 1415 Tangerine St, Immokalee, FL 34142

5. CASE NO: **CESD20230003555**
OWNER: **Kenneth R Jordan and Mary Lee Jordan**
OFFICER: Delicia Pulse
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 and canopy in the rear yard.

FOLIO NO: 49480960006
PROPERTY ADDRESS: 4002 Dale Ave, Naples, FL 34112

6. CASE NO: **CENA20230002633**
OWNER: **Ronald Abel**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-180, 54-181, and 54-185(a), and The Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and debris not limited to plastic, metal, and wood on the property. Also, prohibited outside storage of items on the property. Weeds in excess of 18 inches on the property.

FOLIO NO: 35780080001
PROPERTY ADDRESS: 2172 41st Ter SW, Naples, FL 34116
7. CASE NO: **CEROW20210004666**
OWNER: **Armando Mendez and Maria A Mendez**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). A broken, deteriorated, and obstructed galvanized culvert pipe in a driveway, abutting improved occupied residential property.

FOLIO NO: 00069000009
PROPERTY ADDRESS: 3302 Carson Road, Immokalee, FL 34142
8. CASE NO: **CESD20220009434**
OWNER: **William J Snider**
OFFICER: Delicia Pulse
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). Deck installed, screen enclosure removed and replaced with sliders. All these improvements and alterations require Collier County building permits.

FOLIO NO: 24220001687
PROPERTY ADDRESS: 2084 Pine Isle Ln #2084, Naples, FL 34112
9. CASE NO: **CESD20230001226**
OWNER: **Miguel A Hernandez Villalobos**
OFFICER: John Delia
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). Electrical wiring pole installed prior to obtaining a Collier County building permit.

FOLIO NO: 39662080002
PROPERTY ADDRESS: 4340 22nd St NE, Naples, FL 34120

10. CASE NO: **CEV20230002597**
OWNER: **Donald L Perkins**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Two unlicensed/inoperable vehicles on the property.

FOLIO NO: 40574680000
PROPERTY ADDRESS: 2715 12th Ave NE, Naples, FL 34117
11. CASE NO: **CESD20230001769**
OWNER: **12275 COLLIER BLVD LAND TRUST**
OFFICER: Tony Asaro
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). Electrical alteration of a former light fixture location to install a multi-outlet without a permit, installation of a multi-outlet in the soffit in the front of the unit without permit, awnings installed in the front and rear of the unit exterior without permit(s), and an unpermitted addition to the rear of the unit (exterior) for storage.

FOLIO NO: 35778600008
PROPERTY ADDRESS: 12275 Collier Blvd, Naples, FL 34116
12. 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: 00725720005
PROPERTY ADDRESS: 1008 Dockside Ct, Naples, FL 34114
13. CASE NO: **CESD20220011064**
OWNER: **Jo Ann Woods**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted work to the mobile home to include subflooring, floor joists, drywall, and HVAC.

FOLIO NO: 388200001
PROPERTY ADDRESS: 7 Grouper Dr, Naples, FL 34112
14. CASE NO: **CEV20220007193**
OWNER: **Edward M Olah**
OFFICER: Christopher Ambach
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-97(3). Several commercial

vehicles parked in the rear of the property zoned residential.
FOLIO NO: 63501400007
PROPERTY ADDRESS: 3406 Poinsettia Ave, Naples, FL 34104

15. CASE NO: **CESD20230001728**
OWNER: **Richard H Grimes**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Per Contractor Licensing, unpermitted wood deck installation (Front + Rear of Home).
FOLIO NO: 81270040000
PROPERTY ADDRESS: 2898 Weeks Ave, Naples, FL 34112
16. 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
17. CASE NO: **CELU20230005957**
OWNER: **Trine Guajardo**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Vacant unimproved parcel being used to store items consisting of but not limited to: Recreational vehicle, pick up truck, trampoline, pavers, garden tools, wood, etc.
FOLIO NO: 30681880004
PROPERTY ADDRESS: 1406 Orange St, Immokalee, FL 34142
18. CASE NO: **CEEX20230006274-DAS-V23-016260**
OWNER: **Jenlike Rolanda Joseph**
OFFICER: Connie Hunt
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article II, Section 14-35(1)(B). Running at large dog named "Apollo" off owner's property, fourth offense.
FOLIO NO:
PROPERTY ADDRESS: Sudgen Park, Avalon Dr, Naples, FL 34112

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: CEAU20210004410**
OWNER: Camilo Leon and Teresa Leon
OFFICER: Sherry Patterson
VIOLATIONS: Florida Building Code, 7th Edition (2020), Chapter 1, Section 105.1, and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Expired fence permit PRBD20200310510 and rejected Building Permit PRBD20210520341.

FOLIO NO: 38966560009
PROPERTY ADDRESS: 2740 50th Ave NW, Naples, FL 34113
- 3. CASE NO: CENA20180012429**
OWNER: Angelo and Gail Lucarelli
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(d). Prohibited exotic vegetation including, but not limited to, Brazilian pepper and Melaleuca trees on an unimproved parcel not zoned Estates or Agricultural within 200 feet of unimproved property.

FOLIO NO: 163080006
PROPERTY ADDRESS: NO SITE ADDRESS
- 4. CASE NO: CENA20230000258**
OWNER: Lucy B Soto
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181 and 54-185(b). Outside storage and/or litter consisting

of but not limited to wood, plastics, metals, mattresses, and bins.
Weeds in excess of 18 inches within 30 feet of the residence.
FOLIO NO: 41048960006
PROPERTY ADDRESS: 4070 14th Ave SE, Naples, FL 34117

5. 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/plastics(s) and tools stored on an unimproved residential property.
FOLIO NO: 38782440002
PROPERTY ADDRESS: 3240 60th Ave NE, Naples, FL 34120

6. CASE NO: **CEPM20220001249**
OWNER: **Mark A Clegg**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(b) and 22-231(12)(c). Fire damaged dwelling, roof/soffit/exterior walls with fire and smoke damage.
FOLIO NO: 36436800000
PROPERTY ADDRESS: 5031 32nd Ave SW, Naples, FL 34116

7. CASE NO: **CESD20220004635**
OWNER: **Hubert M Parra Guerrero and Judith Susvila Santana**
OFFICER: Doug Williams
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 Street, Naples, FL 34113

8. 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

9. CASE NO: **CEPM20190002611**
OWNER: **2395 HEYDEN CIRCLE LAND TRUST**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(c) and 22-231(12)(n). Vacant dwelling with roof damage and a damaged accessory structure (shed).

FOLIO NO: 56403440004
PROPERTY ADDRESS: 209 Eustis Ave E, Immokalee, FL 34142
10. 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
11. 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)(a), 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 St, Naples, FL 34113
12. 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
13. CASE NO: **CEPM20220005460**
OWNER: **Albert 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. 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

14. CASE NO: **CESD20220005047**
OWNER: **Gary Custard**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Building or Land Alteration Permits, Improvement of property prohibited prior to issuance of building Permit.

FOLIO NO: 63501800102
PROPERTY ADDRESS: 3333 Hibiscus Ave, Naples, FL 34104
15. CASE NO: **CEAU20220011080**
OWNER: **Nancy C Bunney**
OFFICER: Jason Packard
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Failure to obtain a permit for work which required a permit.

FOLIO NO: 61780600002
PROPERTY ADDRESS: 3140 Caledonia Ave, Naples, FL 34112
16. CASE NO: **CEPM20220010440**
OWNER: **Emilie Mae Clark**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(19), 22-231(20), and 22-231(12)(o). Missing smoke detectors, damaged interior doors, sanitary issues to include animal droppings and pest infestation as noted by Harrison Pest Control, and microbial growth later identified by Inspector Lab as an elevated presence of mold.

FOLIO NO: 68300007907
PROPERTY ADDRESS: 12936 Violino Ln Unit 304, Naples, FL 34105
17. CASE NO: **CEV20230000212**
OWNER: **Fortino Mendez**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. 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
18. CASE NO: **CENA20220010898**
OWNER: **Dominick Lento and Alycia Lento**
OFFICER: John Delia
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-184. Litter consisting of but not limited to garbage/plastic and a fallen tree.
FOLIO NO: 40184600001
PROPERTY ADDRESS: 3775 29th Ave NE, Naples, FL 34120
19. CASE NO: **CEVR20210000625**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of native vegetation and or prohibited exotics from unimproved estate owned property using heavy machinery without first obtaining approval from the Florida Department of Environmental Protection and obtaining required Collier County permits.
FOLIO NO: 41442960000
PROPERTY ADDRESS: 4344 32nd Avenue SE, Naples, FL 34117
20. CASE NO: **CEROW20210000627**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), and 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). Culvert pipe and dirt added in right of way without obtaining required Collier County permits.
FOLIO NO: 41442960000
PROPERTY ADDRESS: 4344 32nd Ave SE, Naples, FL 34117
21. CASE NO: **CENA20220002259**
OWNER: **Mark R and Michelle M Messina**
OFFICER: Charles 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 7th Ave NW, Naples, FL 34119

IX. OLD BUSINESS

A. MOTION TO AMEND PREVIOUSLY ISSUED ORDER

1. CASE NO: **CEV20220009387**
OWNER: **Roseline Joseph**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Section 130-95, and Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. RV in rear yard with sewage connection and no license plate attached.

FOLIO NO: 36372280001
PROPERTY ADDRESS: 2231 53rd St SW, Naples, FL 34116

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 1, 2023 AT 9:00 A.M.

XIII. ADJOURN