



Special Magistrate Hearing

AGENDA

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

July 12, 2024

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 OF IMPOSITION OF FINES HEARING

B. MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

1. 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

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CESTVR20240000530**
OWNER: **Bouyancy LLC**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 2.02.03 and 5.02.03(J), and the Collier County Code of Laws and Ordinances, Article X, Sections 26-384(1), 26-384(2) and 26-384(4). An improved Estates zoned property being utilized for short term vacation rentals with multiple rooms being rented to multiple, unrelated parties at the same time in a manner similar to a hotel which is not an allowable usage on site. Additionally, the short-term rental(s) are being done without the required Collier County Registration/Approval, which includes, but is not limited to: Valid Florida D.B.P.R Licensure, a Collier County Business Tax Receipt, and an approved Short Term Rental Registration Form

FOLIO NO: 45960240004
PROPERTY ADDRESS: 2225 23rd St SW, Naples, FL 34117

ADDRESS:

2. CASE NO: **CESD20230009961**
OWNER: **Anthony J Cologero Jr**
OFFICER: Jason Packard
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 interior renovations inside a multifamily unit in closet space – firewall removed and reinstalled without Collier County permits/inspections.

FOLIO NO: 21963001785
PROPERTY ADDRESS: 6686 Alden Woods Circle Unit #101, Naples, FL 34113
3. CASE NO: **CEROW20220008103**
OWNER: **Enea Pezzotti, Jana Koliskova and Pezt CO USA LLC**
OFFICER: Cristina Perez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110 Article II, Section 110-31(a). Altered Right of Way (ROW) and removed grass, being used as driveway.

FOLIO NO: 37229680009
PROPERTY ADDRESS: 661 8th St SE, Naples, FL 34117
4. CASE NO: **CESD20240003013**
OWNER: **PACIFICA LAUREL RIDGE LLC**
C/O PACIFICA COMPANIES LLC
OFFICER: Brian Owen
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). Violations consist of, but not limited to: Drywall removal due to microbial growth. Removal of bathroom vanity and associated plumbing.

FOLIO NO: 36180080008
PROPERTY ADDRESS: 5436 Laurel Ridge Ln Unit 32, Naples, FL 34116
5. CASE NO: **CENA20240003316**
OWNER: **Maximo Melendez Est**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds over 18 inches in height on a mowable lot.

FOLIO NO: 66880320009
PROPERTY ADDRESS: 318 S 6th St, Immokalee, FL 34142
6. CASE NO: **CEPM20230008345**
OWNER: **Phillip T McKee**

OFFICER: Jeff Ethridge
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). Un-maintained pool with black pool water in a residential pool.
FOLIO NO: 29381400009
PROPERTY ADDRESS: 9500 Campbell Cir, Naples, FL 34109

7. CASE NO: **CES20240001340**
OWNER: **IMMOKALEE FRESH FOODS LLC**
OFFICER: Maria Rodriguez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.06(A)(8) and 5.06.11(A)(1). Multiple wall signs posted on the side wall of a commercial property without first obtaining Collier County Building permits and inspection and certificate of completion.
FOLIO NO: 51190120001
PROPERTY ADDRESS: 110 N 1st St, Immokalee, FL 34142
8. CASE NO: **CENA20240002691**
OWNER: **MM & HM MANNING LIV TRUST**
OFFICER: Latoya Cooper
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. A large accumulation of litter and/or prohibited outdoor storage exists in the front and side of the property.
FOLIO NO: 35648920009
PROPERTY ADDRESS: 4384 23rd Ave SW, Naples, FL 34116
9. CASE NO: **CESD20240002779**
OWNER: **Sondra Bablitz**
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). Unpermitted wall build back after repairs in the unit bathroom wall.
FOLIO NO: 79621280007
PROPERTY ADDRESS: 1 Bluebill Ave Unit 311, Naples, FL 34108
10. CASE NO: **CESD20230006806**
OWNER: **Ana I Esteves and Elio L Matos**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Residential property that has made unpermitted changes to concrete pad to include a fence and roof.

FOLIO NO: 36115920007
PROPERTY ADDRESS: 2328 50th Terr SW, Naples, FL 34116

11. CASE NO: **CESD20230006622**
OWNER: **Fernando Perez and Mercedes Alonso**
OFFICER: Craig Cooper
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). Un-permitted altered electrical improvement removed prior to obtaining an electrical demolition permit.

FOLIO NO: 38501160000
PROPERTY ADDRESS: 41 33rd Ave NE, Naples, FL 34120
12. CASE NO: **CEPM20230010371**
OWNER: **Richard Lash and Shirley Watson**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(i), and 22-231(15). Pool that is green, stagnant, and not properly maintained, missing or ripped screens on the pool enclosure, pool screen door that does not self-latch, and main house without fence.

FOLIO NO: 37984440005
PROPERTY ADDRESS: 3455 17th Ave, Naples, FL 34117
13. CASE NO: **CESD20230008241**
OWNER: **K2 HOUSING NAPLES LLC**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), and 10.02.06(B)(1)(e). Work beginning on soffit/fascia area prior to issuance of Collier County Building permits.

FOLIO NO: 76885005005
PROPERTY ADDRESS: 3880 Tollgate Blvd, Naples, FL 34114
14. CASE NO: **CESD20230007975**
OWNER: **K2 HOUSING NAPLES LLC**
OFFICER: Jason Packard
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 exterior LED lights around entire building and wired video security system prior to issuance of Collier County Building Permits and/or Approvals.

FOLIO NO: 76885005005
PROPERTY ADDRESS: 3880 Tollgate Blvd, Naples, FL 34114

ADDRESS:

15. CASE NO: **CESD20230007295**
OWNER: **Laura S Thompson and Dorothy J Minier**
OFFICER: Maria Rodriguez
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). Shed built without permit.
FOLIO NO: 40983440006
PROPERTY ADDRESS: 2785 14th Ave SE, Naples, FL 34117
16. CASE NO: **CELULU20230008823**
OWNER: **Johanna Dominguez**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Shipping container stored on an unimproved Estates zoned property.
FOLIO NO: 39661920008
PROPERTY ADDRESS: NO SITE ADDRESS
17. CASE NO: **CEEX20240004717-DAS-V24-020171**
OWNER: **Jason Lilly**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-37(1)(E). Cruelty to Animal, issued on 05-14-2024 at 10:58am, 1st offense, "BB".
FOLIO NO:
PROPERTY ADDRESS: 1406 Peach St, Immokalee, FL 34142
18. CASE NO: **CEEX20240005424-DAS-V24-020318**
OWNER: **Julitza Martinez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to vaccinate, issued on 05-11-2024, 6th offense, "Dutchess".
FOLIO NO:
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142
19. CASE NO: **CEEX20240005430-DAS-V24-020319**
OWNER: **Julitza Martinez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to license, issued on 05-11-2024, 6th offense, "Dutchess".
FOLIO NO:

PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

20. CASE NO: **CEEX20240005432-DAS-V24-020244**
OWNER: **Tim Rushing**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large on public/private property, 7th offense, "Ranger".

FOLIO NO:
PROPERTY ADDRESS: In front of 1390 Delmar Ln, Naples, FL 34104
21. CASE NO: **CEEX20240004728-DAS-V24-020238**
OWNER: **Saimir Tusha**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large on public/private property, issued on 05-17-2024, 6th offense, "Rex".

FOLIO NO:
PROPERTY ADDRESS: 6011 Sea Grass Ln, Naples, FL 34116
22. CASE NO: **CEEX20240005438-DAS-V24-020243**
OWNER: **Rodney Francisdaky**
OFFICER: Hope Ress
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, - Article II, Section 14-35(1)(E). Damage to property, issued on 05-17-2024, 1st offense, "Whiskey".

FOLIO NO:
PROPERTY ADDRESS: River Reach Dr, In front of The Leasing, Naples, FL 34104

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CEAU20210004410**
OWNER: **Camilo Leon and Teresa Leon**
OFFICER: Sherry Patterson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 7th Edition (2020), Chapter 1, Section 105.1. Expired fence permit PRBD20200310510 and rejected Building Permit PRBD20210520341.

FOLIO NO: 38966560009
PROPERTY ADDRESS: 2740 50th Ave NE, Naples, FL 34113

2. CASE NO: **CEPM20230003893**
OWNER: **Timothy Schaus**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(L), 22-231(15) and 22-231(19). Pool that is green, stagnant, and not properly maintained, ripped or missing screen panel on the pool enclosure, and microbial growth on the pool enclosure frame.

FOLIO NO: 24690000946
PROPERTY ADDRESS: 3222 Karst Ct, Naples, FL 34112
3. CASE NO: **CEROW20210000627**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Cristina Perez
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, 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 Avenue SE, Naples, FL 34117
4. CASE NO: **CEPM20230008988**
OWNER: **Marianne Kral**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). Spa is green, stagnant, and not properly maintained.

FOLIO NO: 74413400003
PROPERTY ADDRESS: 3416 Okeechobee St, Naples, FL 34112
5. CASE NO: **CESD20230005146**
OWNER: **Maria Betancourt-Guizado and Andy J Guerra**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), and 10.02.06(B)(1)(e). Structures in the rear yard are unpermitted, lanai and sheds.

FOLIO NO: 36382960007
PROPERTY ADDRESS: 2217 52nd Ln SW, Naples, FL 34116

6. CASE NO: **CEPM20230010719**
OWNER: **Kima Watt**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(b), 22-231(12)(c), and 22-241(1). Electric meter in disrepair, exterior walls and roof/soffit in disrepair, boarded windows, lanai in disrepair.

FOLIO NO: 62411800002
PROPERTY ADDRESS: 854 109th Ave N, Naples, FL 34108
7. CASE NO: **CESD20220007767**
OWNER: **Lindita Lici and Petrit Lici**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 10, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e), and 10.02.06(B)(1)(e)(i). Construction of an unpermitted Florida room, pergola, mini-AC split, new windows, and doors.

FOLIO NO: 24580400009
PROPERTY ADDRESS: 50 8th St, Bonita Springs, FL 34134
8. CASE NO: **CEV20230007055**
OWNER: **Greg Bee and Jane Bee**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Inoperable and unregistered recreational vehicle improperly stored on the property.

FOLIO NO: 1134801909
PROPERTY ADDRESS: 560 Webb Rd, Copeland, FL 34137
9. CASE NO: **CEPM20220005884**
OWNER: **AKSHAR OF SW FL INVEST LLC**
OFFICER: Latoya Cooper
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 County Blvd, Naples, FL 34116
10. CASE NO: **CEVR20230000832**
OWNER: **EDISON VILLAGE PROPERTY OWNERS ASSOCIATION INC CO REGIONS CORP REAL ESTATE**

OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.07(H)(1)(g)(ii). Area designated as Preserve are for

- Edison Village PUD contains prohibited exotic plant species, including but not limited to Earleaf Acacia and Brazilian Pepper.
- FOLIO NO: 30806000025, 30806000041, 30806000067.
PROPERTY ADDRESS: NO SITE ADDRESS, Naples, FL 34113
- 11. CASE NO: CEOCC20210011891**
OWNER: ANDREW'S VENTURE'S LLC
OFFICER: Latoya Cooper
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b), and 126-114(c). A grocery store operating without required Collier County Business Tax Receipt.
- FOLIO NO: 35930160001
PROPERTY ADDRESS: 4055 23rd Avenue SW, Naples, FL 34116
- 12. CASE NO: CEP20230002232**
OWNER: J & G Francois Family Ltd Prtn
OFFICER: Jonathan Musse
VIOLATIONS: Collier county Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b), 22-231(12)(i), and 22-241(1). Damaged exterior window and sliding glass door, damaged ceiling in the lanai, and window and sliding glass door boarded up without a valid boarding certificate.
- FOLIO NO: 72180080004
PROPERTY ADDRESS: 2346 41st St SW, Naples, FL 34116
- 13. CASE NO: CENA20230006263**
OWNER: Mary I Wiggin and John Joseph Wiggin
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-181 and 54-185(a), and the Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and/or prohibited outdoor storage including but not limited to: yard tools, buckets, plastic containers, and wood scattered throughout the property. Also weed/grass in excess of 18 inches on the property.
- FOLIO NO: 35780000007
PROPERTY ADDRESS: 2190 41st Terr SW, Naples, FL 34116
- 14. CASE NO: CESD20200000453**
OWNER: Carlos Gonzalez and Barbara Reyes
OFFICER: Cristina Perez
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 Avenue SE, Naples, FL 34117

15. CASE NO: **CEV20240000513**
OWNER: **Fortino Mendez**
OFFICER: Latoya Cooper
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Repeat violation of an Estates zoned property with unlicensed/inoperable vehicles on site.
FOLIO NO: 37987760009
PROPERTY ADDRESS: 3610 White Blvd, Naples, FL 34117
16. CASE NO: **CENA20240000922**
OWNER: **Fortino Mendez**
OFFICER: Latoya Cooper
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. An improved Estates zoned property with litter and prohibited outdoor storage on site. Recurring violation, mandatory hearing.
FOLIO NO: 37987760009
PROPERTY ADDRESS: 3610 White Blvd, Naples, FL 34117
17. CASE NO: **CEPM20230002896**
OWNER: **A & T INVESTMENT LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), and 22-240(1)(I). Inoperable parking lot lights.
FOLIO NO: 1067084000
PROPERTY ADDRESS: 25000 Tamiami Trail E, Naples, FL 34114

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, AUGUST 2, 2024 AT 9:00 A.M.

XIII. ADJOURN