



Special Magistrate Hearing

AGENDA

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

March 01, 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

1. CASE NO: **CESD20200000453**
OWNER: **Carlos Gonzalez and Barbara Reyes**
OFFICER: Joseph Marino
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

B. MOTION FOR EXTENSION OF COMPLIANCE DEADLINE

1. CASE NO: **CEROW20220006276**
OWNER: **Jandy Hernandez and Jose M Blanco Perez**
OFFICER: Craig Cooper
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).
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
2. CASE NO: **CEVR20230000654**
OWNER: **Vitaliy Rizhkov and Marina Rizhkov**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Sections 3.05.01(B), 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and
10.02.06(B)(1)(e)(i). Trees/vegetation moved with mechanical
means prior to obtaining a permit.
FOLIO NO: 38455800005
PROPERTY ADDRESS: 6540 Sandalwood Lane, Naples, FL 34109

3. CASE NO: **CEROW20230000767**
OWNER: **Vitaliy Rizhkov and Marina Rizhkov**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Work performed in the right-of-way without the proper County approvals/permits.

FOLIO NO: 38455800005
PROPERTY ADDRESS: 6540 Sandalwood Ln, Naples, FL 34109

4. CASE NO: **CESD20230000435**
OWNER: **Marcos Benavides Ramos and Josefina Almaraz Ramirez**
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). Shed erected in rear yard without proper Collier County permit. Determination concluded a permit is needed for addition on rear of property.

FOLIO NO: 36238520009
PROPERTY ADDRESS: 5375 Hunter BLVD, Naples, FL 34116

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEV20230009115**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Sections 130-95 and 130-96(a). Recurring Violation of multiple trailers/recreational vehicles and unlicensed trailer in front yard area.

FOLIO NO: 22670480009
PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

2. CASE NO: **CELU20230007578**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Delicia Pulse
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, Sections 54-179 and 54-181. Repeat Violation of miscellaneous items stored outside consisting of but not limited to: plastic containers, wood, pallets, plastic, chemical containers, buckets, paper, metal, file cabinet, household items, etc.

FOLIO NO: 22670480009
PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

3. CASE NO: **CEPM20230004944**
OWNER: **Amy L Garrard**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1), 22-231(12)(b), 22-231(12)(c), 22-231(12)(i), 22-231(12)(p) and 22-231(11). Roof, exterior walls, interior walls/floor/ceiling, windows in disrepair with rot, holes, discolored, unfinished. Exposed wiring in dwelling. A/C inoperable.

FOLIO NO: 26430720002
PROPERTY ADDRESS: 3535 North Rd, Naples, FL 34104

4. CASE NO: **CESD20230000587**
OWNER: **Rubysela E Meza and Elizabeth D Meza**
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). Golden Gate City zoned property with unpermitted structures, to include a shed type structure on left side of residence and a pergola/shade structure.

FOLIO NO: 36124720007
PROPERTY ADDRESS: 4989 19th Pl SW, Naples, FL 34116

5. CASE NO: **CEV20240000513**
OWNER: **Fortino Mendez**
OFFICER: Charles Marinos
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

6. CASE NO: **CEEX20240001522-DAS-V23-018773**
OWNER: **Fabiola Miguel**
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 12/15/2023 at 11:37am, 12th offense, "Yoyi".

FOLIO NO:
PROPERTY ADDRESS: 6011 Sea Grass Ln, Naples, FL 34116

7. CASE NO: **CEEX20240001525-DAS-V23-018781**
 OWNER: **Fabiola Miguel**
 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 12/23/2023 at 12:17pm, 13th offense, “Yoyi”.
- FOLIO NO:
 PROPERTY ADDRESS: 6011 Sea Grass Ln, Naples, FL 34116
8. CASE NO: **CEEX20240001527-DAS-V24-018871**
 OWNER: **Julitza Martinez**
 OFFICER: Olivia Martinez
 VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide proof of County license, issued on 01/04/2024 at 5:48pm, 5th offense, “Dutchess”
- FOLIO NO:
 PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142
9. CASE NO: **CEEX20240001528-DAS-V24-018872**
 OWNER: **Julitza Martinez**
 OFFICER: Olivia Martinez
 VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide proof of Current Rabies Vaccination Certificate, issued on 01/04/2024 at 5:48pm, 5th offense, “Dutchess”.
- FOLIO NO:
 PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142
10. CASE NO: **CEEX20240001529-DAS-V24-019131**
 OWNER: **Alejandro Hernandez**
 OFFICER: Olivia Martinez
 VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(10). Tethering Violation, issued on 1/26/2024 at 4:27pm, 3rd offense, “Choppa”
- FOLIO NO:
 PROPERTY ADDRESS: 301 Jefferson Ave W, Immokalee, FL 34142

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CENA20220009117**
OWNER: **Dahinet Varona**
OFFICER: Angel Sindo
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 1.04.04(A) and 2.02.03. Outside storage and/or litter consisting of but not limited to wood, appliances, metals, furniture, and plastics in a zoning district where such storage is not permitted.

FOLIO NO: 39206600000
PROPERTY ADDRESS: 171 14th St SE, Naples, FL 34117
2. 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). Unpermitted wood deck installation (Front and Rear of Home).

FOLIO NO: 81270040000
PROPERTY ADDRESS: 2898 Weeks Ave, Naples, FL 34112
3. CASE NO: **CEPM20220004164**
OWNER: **WEST SHORE POINT NAPLES, LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(f). Damaged staircase in need of repair.

FOLIO NO: 389880006
PROPERTY ADDRESS: 2125 Scrub Oak Circle, Naples, FL 34112
4. CASE NO: **CENA20180012429**
OWNER: **Angelo Lucarelli 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 improved property.

FOLIO NO: 163080006
PROPERTY ADDRESS: NO SITE ADDRESS
5. CASE NO: **CEPM20220008389**
OWNER: **1725 W VOGEL LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(1), 22-231(5), 22-231(12)(p) and

22-231(13). A violation of the minimum occupancy standard in that the unit is only 81 sq ft according to the sketches provided on Collier Appraiser's website and not the recommended minimum of 250 sq ft. The unit contains a stove without burners, and has damaged interior walls and ceiling.

FOLIO NO: 61483000006
PROPERTY ADDRESS: 2996 Francis Ave Unit # 11, Naples, FL 34112

6. CASE NO: **CES20230004154**
OWNER: **WALFRIDO S. PROENZA TRUST**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 5.06.04(C)(4) and 5.06.04(F)(4)(e). Commercial zoned business has signage on all business front windows/doors that exceed 25% and/or 2.25 square feet of illuminated signage. 2 windows have prohibited accent lights around them.

FOLIO NO: 36304560003
PROPERTY ADDRESS: 2010 Santa Barbara Blvd, Naples, FL 34116

7. CASE NO: **CESD20210006137**
OWNER: **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 a 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

8. CASE NO: **CEPM20220001115**
OWNER: **ROYAL PALM VACATION RENTALS LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(11), 22-231(12)(b), 22-231(12)(o), 22-231(12)(p), 22-231(12)(c), 22-231(12)(q) and 22-231(12)(i). Damages caused by a fire consisting of but not limited to the garage door, interior and exterior doors, roof, ceiling and walls, electrical system, ripped and/or missing screens and broken windows.

FOLIO NO: 35758000000
PROPERTY ADDRESS: 4448 18th Ave SW, Naples, FL 34116

9. CASE NO: **CEA20230004943**
OWNER: **Abdallah Masoud Mustafa**
OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07. An improved Estates zoned property with hooved animals on site exceeding the amount allowable set forth by the Collier County Land Development Code.

FOLIO NO: 45846280007
PROPERTY ADDRESS: 1270 13th St SW, Naples, FL 34117

10. CASE NO: **CESD20230007407**
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) and 10.02.06(B)(1)(e)(i). Repairs to the units' bathrooms and closet to include replacing drywall and repairs to the plumbing and electrical, conducted without first obtaining a valid Collier County building permit.
FOLIO NO: 36180080008
PROPERTY ADDRESS: 5542 Laurel Ridge Ln, Unit 98, Naples, FL 34116
11. CASE NO: **CEPM20230008638**
OWNER: **MARY C HASSELMAN REV TRUST**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(19). Unsanitary conditions in the units that would need to be cleaned and sanitized and air conditioning system that is not properly working. A/C drip pan is flooding causing a water intrusion into other unit(s) in the building.
FOLIO NO: 63743751129
PROPERTY ADDRESS: 4180 Looking Glass Ln, #8, Naples, FL 34112
12. CASE NO: **CELU20230009811**
OWNER: **Robert P Yardley and Louise L Yardley**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). People living in an RV on a residential property.
FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln, Naples, FL 34113
13. CASE NO: **CESD20230000435**
OWNER: **Marcos Benavides Ramos and Josefina Almaraz Ramirez**
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). Shed erected in rear yard without proper

Collier County permit. Determination concluded a permit is needed for addition on rear of property.

FOLIO NO: 36238520009
PROPERTY ADDRESS: 5375 Hunter BLVD, Naples, FL 34116

14. 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)(l). Inoperable parking lot lights.

FOLIO NO: 1067084000
PROPERTY ADDRESS: 25000 Tamiami Trail E, Naples, FL 34114

15. CASE NO: CESD20230006611
OWNER: Catherine Floyd
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). Unpermitted shed in rear yard.

FOLIO NO: 36116920006
PROPERTY ADDRESS: 2042 50th Ter SW, Naples, FL 34116

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, APRIL 5, 2024 AT 9:00 A.M.

XIII. ADJOURN