



## Special Magistrate Hearing

### **AGENDA**

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

April 05, 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: **CESD20230000230**  
OWNER: **Alice Licker**  
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). Conversion of back porch of multifamily unit from screen to glass on all sides.  
  
FOLIO NO: 29795002488  
PROPERTY ADDRESS: 3955 Deer Crossing Ct. Unit #104, Naples, FL 34114

**C. MOTION FOR RE-HEARING**

**VI. STIPULATIONS**

**VII. PUBLIC HEARINGS**

**A. HEARINGS**

1. CASE NO: **CEEX20240002025-PU-6257**  
OWNER: **TREETOPS OF NAPLES, SECTION I, INC CO ASSOCIA GULF COAST**  
OFFICER: Natalie Pochmara  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 118, Article III, Section 118-64. Litter consisting of but not limited to bulk items and food waste on the ground inside and outside of dumpster enclosures.  
  
FOLIO NO: Common area  
PROPERTY ADDRESS: Treetops Dumpster Enclosure Area
2. CASE NO: **CEEX20240002377-PU-5888**  
OWNER: **Pulte Home Company LLC**  
OFFICER: Olti Sefa  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Collier County owned RPZ has been damaged and the meter has been disconnected from the

curb stop.  
FOLIO NO: 73756002266  
PROPERTY ADDRESS: 4278 Sonoma Oaks Cir, Naples, FL 34119

3. CASE NO: **CEEX20230011130-R206861**  
OWNER: **Wynn Juran**  
OFFICER: Tami Canger  
VIOLATIONS: Collier County Ordinance No. 2019-04. Registration violation: Residential.  
FOLIO NO: 00141603502  
PROPERTY ADDRESS: 166 Barefoot Cir, Bonita Springs, FL 34134
4. CASE NO: **CEEX20230011140-F206861**  
OWNER: **Wynn Juran**  
OFFICER: Tami Canger  
VIOLATIONS: Collier County Ordinance No. 2019-04. Excessive false alarms: Residential.  
FOLIO NO: 00141603502  
PROPERTY ADDRESS: 166 Barefoot Cir, Bonita Springs, FL 34134
5. 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
6. 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: 01134801909  
PROPERTY ADDRESS: 560 Webb Rd, Copeland, FL 34137
7. CASE NO: **CEPM20230005506**  
OWNER: **MICHAEL RAY MAROLLA EST**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,

Article VI, Section 22-236. The principal structure was severely damaged by fire. Declared Dangerous Building.

FOLIO NO: 41345480001  
PROPERTY ADDRESS: 2961 28<sup>th</sup> Ave SE, Naples, FL 34117

8. CASE NO: **CESD20230007583**  
OWNER: **Robert Nofsinger**  
OFFICER: Donald Joseph  
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). Exterior staircase, new 3-ton A/C unit and new mini-split unit installed without first obtaining the required Collier County permits.

FOLIO NO: 46371080001  
PROPERTY ADDRESS: 578 Coconut Ave, Goodland, FL 34140

9. CASE NO: **CESD20230005491**  
OWNER: **Santiago D Bazan**  
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). Two unpermitted structures in rear of property. Additionally, the outdoor grill needs repair.

FOLIO NO: 36239120000  
PROPERTY ADDRESS: 5114 19<sup>th</sup> Ct SW, Naples, FL 34116

10. CASE NO: **CEPM20230007308**  
OWNER: **Bienvenido Miranda**  
OFFICER: **Jonathan Musse**  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1) and 22-236. Fire damaged dwelling that has been declared a dangerous structure by the building official.

FOLIO NO: 36372120006  
PROPERTY ADDRESS: 5350 21<sup>st</sup> Pl SW, Naples, FL 34116

11. CASE NO: **CEOCC20230009915**  
OWNER: **Arcelyn Pierre and Onette Clermont**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 126-111(b) and 126-114(c). Business being operated with no Collier County Business Tax Receipt.

FOLIO NO: 35983960009  
PROPERTY ADDRESS: 4748 Golden Gate Pkwy, Unit 2, Naples, FL 34116

12. CASE NO: **CENA20230006263**  
OWNER: **Mary I Wiggin and John Joseph Wiggin**  
OFFICER: Latoya Cooper  
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 weeds/grass in excess 18 inches on the property.
- FOLIO NO: 3578000007  
PROPERTY ADDRESS: 2190 41<sup>st</sup> Ter. SW, Naples, FL 34116
13. CASE NO: **CEAU20230001685**  
OWNER: **Sobeida Figueroa**  
OFFICER: Cristina Perez  
VIOLATIONS: Florida Building Code 7<sup>th</sup> Edition (2020), Chapter 1, Section 105.1. Unpermitted fence added to existing fence.
- FOLIO NO: 37221000001  
PROPERTY ADDRESS: 192 Wilson Blvd S, Naples, FL 34117
14. CASE NO: **CEEX20240002521-DAS-V24-019328**  
OWNER: **Andy Ronald**  
OFFICER: Kevin Sparks  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(J). Injury to person, issued on 02/11/24 at 2:41pm, 2<sup>nd</sup> offense, "Luna".
- FOLIO NO:  
PROPERTY ADDRESS: 1413 Bermuda Rd, Marco Island, FL 34145
15. CASE NO: **CEEX20240002522-DAS-V24-019329**  
OWNER: **Andy Ronald**  
OFFICER: Kevin Sparks  
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 02/11/24 at 2:41pm, 2<sup>nd</sup> offense, "Lady Luna".
- FOLIO NO:  
PROPERTY ADDRESS: 1413 Bermuda Rd, Marco Island, FL 34145
16. CASE NO: **CEEX20240002526-DAS-V24-019452**  
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 02/23/24 at 1:07pm, 4<sup>th</sup> 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: **CESD20210008280**  
OWNER: **Realand Inv Inc**  
OFFICER: Thomas Pitura  
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 demolition.  
  
FOLIO NO: 60080280000  
PROPERTY ADDRESS: 343 Airport Road N, Naples, FL 34104
  
2. CASE NO: **CESD20210007669**  
OWNER: **Realand Inv Inc**  
OFFICER: Thomas Pitura  
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 renovations and alterations.  
  
FOLIO NO: 60080240008  
PROPERTY ADDRESS: 341 Airport Road N, Naples, FL 34104
  
3. CASE NO: **CENA20230003093**  
OWNER: **Phillip R Carr**  
OFFICER: Adam Collier  
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. Outside storage and/or litter on industrial zoned property without the proper County approvals or site development plans.  
  
FOLIO NO: 246320007  
PROPERTY ADDRESS: 1900 J and C Blvd, Naples, FL 34108
  
4. CASE NO: **CEV20230005442**  
OWNER: **Gordon L Ward**  
OFFICER: Charles Marino  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed and/or inoperable

vehicles being stored on improved Estates zoned property.  
FOLIO NO: 37342680009  
PROPERTY ADDRESS: 1171 29<sup>th</sup> St SW, Naples, FL 34117

5. CASE NO: **CESD20220007357**  
OWNER: **Anne Lozynski**  
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). Commencing construction prior to issuance of required Collier County building permits.  
FOLIO NO: 74760360003  
PROPERTY ADDRESS: 1049 Sperling Ave, Naples, FL 34103
6. CASE NO: **CEROW2020007860**  
OWNER: **Robert P Richman**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a), (C)(1)(f), (C)(1)(h), and 22-228(1). A driveway access with a culvert pipe that does not conform to the requirements of the Collier County right-of-way handbook.  
FOLIO NO: 37929240008  
PROPERTY ADDRESS: 4160 11<sup>th</sup> Avenue 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: **CEPM20220005884**  
OWNER: **Akshar of SW FL Invest 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

9. 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
10. 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 5.04.06(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
11. 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 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 18<sup>th</sup> Ave 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, MAY 3, 2024 AT 9:00 A.M.**

**XIII. ADJOURN**