



Special Magistrate Hearing

AGENDA

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

May 03, 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: **CESD20220003605**
OWNER: **Joshua Erickson and Elizabeth Erickson**
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). Dock has been extended without first obtaining a Collier County Building permit.

FOLIO NO: 46273080002
PROPERTY ADDRESS: 237 Harbor PL N, Goodland, FL 34140

2. CASE NO: **CESD20220007518**
OWNER: **Harry Seaman III and Loren B Seaman**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Land Development Code 04-41, as amended, 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Built a chickee hut on top of a deck without a required Collier County permit.

FOLIO NO: 1057280005
PROPERTY ADDRESS: 307 Pettit Dr, Goodland, FL 34140

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. 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 V, Naples, FL 34108

2. 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 the rear of property. Additionally, the outdoor grill needs permit.

FOLIO NO: 36239120000
PROPERTY ADDRESS: 5114 19th Ct SW, Naples, FL 34116

3. CASE NO: **CESD20230003643**
OWNER: **Kimberly J Hall or Christopher K Hall**
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). Carport extension and roof work with no permits.

FOLIO NO: 153200003
PROPERTY ADDRESS: 1613 W Mount Vernon Ln, Naples, FL 34110

4. CASE NO: **CENA20240000922**
OWNER: **Fortino Mendez**
OFFICER: Charles Marinos
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

5. CASE NO: **CEPM20230010809**
OWNER: **WALTHAM RIVERS EDGE LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(i), 22-231(12)(p) and 22-231(19). Elevated spore count in the A/C handler and dining room A/C duct as stated in the mold and water damage from QCI. Water damages to the drywall in the A/C handler closet, bathroom, bedroom, and kitchen pantry as stated in the mold and water damage report from QCI. Pest infestation. Ripped screen panel on the lanai and damages to the ceiling

located in the kitchen and dining room.

FOLIO NO: 46573002162
PROPERTY ADDRESS: 150 Santa Clara Dr. Unit #13, Naples, FL 34104

6. CASE NO: **CENA20240001559**
OWNER: **Julio Garcia**
OFFICER: Doug Williams
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. The outside storage of, but not limited to, car parts, plastic bags, tires, inoperable vehicles, tools, and trash debris all over side of the house and the front yard.

FOLIO NO: 62264080008
PROPERTY ADDRESS: 5305 Trammell St, Naples, FL 34113

7. CASE NO: **CEPM20240001180**
OWNER: **ILONA DASBACH EST**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(19). Bee Infestation.

FOLIO NO: 55101000006
PROPERTY ADDRESS: 224 Pine Valley Circle, Naples, FL 34113

8. CASE NO: **CEVR20230010086**
OWNER: **EDGEWATER I AT CARLTON LAKES A CONDOMINIUM C/O THE WARNER CORP**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B) and 4.06.05(K)(2). Oak tree located on common land removed prior to receiving an updated Collier County permit.

FOLIO NO: 25540001081
PROPERTY ADDRESS: 5115 Cobble Creek Ct, Naples, FL 34110

9. 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

10. CASE NO: **CENA20240001044**
OWNER: **Gregory Pawlas**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Grass and weeds above 18 inches on parcel.

FOLIO NO: 80220480006
PROPERTY ADDRESS: 9826 Sandringham Gate, Naples, FL 34109
11. CASE NO: **CEV20230011081**
OWNER: **Gregory Pawlas**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Vehicle with a flat tire parked in the driveway.

FOLIO NO: 80220480006
PROPERTY ADDRESS: 9826 Sandringham Gate, Naples, FL 34109
12. CASE NO: **CEPM20230009807**
OWNER: **Freda Lynn McMillin**
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). Two wooden decks constructed beside RV's and alterations to electrical and plumbing system to supply power and water to RV's. Improvements and alterations were done without required Collier County permits.

FOLIO NO: 26085240005
PROPERTY ADDRESS: 375 Smallwood Dr, Chokoloskee, FL 34138
13. CASE NO: **CEV20230010126**
OWNER: **Freda Lynn McMillin**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Two residential vehicles parked on property used for sleeping/rental purposes. One RV has an expired registration and the other has no registration affixed.

FOLIO NO: 26085240005
PROPERTY ADDRESS: 375 Smallwood Dr, Chokoloskee, FL 34138
14. 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

15. CASE NO: **CENA20230005399**
OWNER: **Norma E Wiseman Hancock Est**
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. Litter and debris not limited to metal and plastic on the property. Also, observed prohibited outside storage of items on the property.

FOLIO NO: 35649360008
PROPERTY ADDRESS: 4475 23rd Pl SW, Naples, FL 34116

16. CASE NO: **CESD20230004155**
OWNER: **Patricia Gibboni**
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). Dock constructed on property without required Collier County Permit(s).

FOLIO NO: 49530720002
PROPERTY ADDRESS: 12 Creek Cir, Naples, FL 34114

17. CASE NO: **CESD20220002913**
OWNER: **Margarita Granados**
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). Modifications and additions made to the mobile home that require a Collier County Building permit(s).

FOLIO NO: 293400006
PROPERTY ADDRESS: 237 Polk Pl, Naples, FL 34104

18. CASE NO: **CESD20230004157**
OWNER: **Denise Brudzinski**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Dock was added to property in 1995 without a building permit.

FOLIO NO: 49530640001
PROPERTY ADDRESS: 10 Creek Circle, Naples, FL 34114

19. CASE NO: **CEPM20220002333**
OWNER: **TREETOPS OF NAPLES**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Flooring in units 5221, 5206, and 5401 Treetops Dr, in severe disrepair, chipping, cracking, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004
PROPERTY ADDRESS: 5405 Treetops Dr, Naples, FL 34113
20. 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
21. CASE NO: **CENA20240000300**
OWNER: **Angel G Palmas**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter, debris, equipment, and other materials laying on the ground on this improved, Estates zoned property.

FOLIO NO: 38342840547
PROPERTY ADDRESS: 6341 Green Blvd, Naples, FL 34116
22. CASE NO: **CELU20230010505**
OWNER: **A & T INVESTMENT LLC**
OFFICER: Donald Joseph
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Parking/storage of trailers and recreational vehicles on the C-4 and RT zoned parking lots, which is not a permitted use for either zoning district.

FOLIO NO: 1067084000
PROPERTY ADDRESS: 25000 Tamiami Trail E, Naples, FL 34114
23. CASE NO: **CEVR20220010806**
OWNER: **Luc Goemaere and Liping Wu**
OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B), 3.05.07(C)(3)(b), 3.05.07(F)(3)(a), and 3.05.07(F)(3)(g)(i)(b). Trees and vegetation removed from lot and fill brought into lot without issuance of appropriate Collier County permits or other approvals.

FOLIO NO: 437560003
PROPERTY ADDRESS: 306 Sabal Palm Rd, Naples, FL 34114

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. 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 Collier County Land Development Code 04-41, as amended, 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

2. CASE NO: **CEVR20210000625**
OWNER: **Kanokwan C Thamnasen**
OFFICER: Cristina Perez
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of native 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 Ave SE, Naples, FL 34117

3. CASE NO: **CELU20230007578**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Dee 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

4. CASE NO: **CEV20230009115**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Dee 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

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: **CESD20190005229**
OWNER: **Jean Wilner Dorlis and Orriane Dorlis**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit # PRBD20180953285, issued for a new open porch on an existing slab, was expired.
- FOLIO NO: 77390001344
PROPERTY ADDRESS: 13452 Covenant Road, Naples, FL 34114

7. CASE NO: **CEAU20230009491**
OWNER: **BERNHARDT FAMILY TRUST**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances 04-41, as amended, Chapter 5, Section 5.03.02(F)(3). Chain link fence in disrepair around entire parcel.
- FOLIO NO: 60780560004
PROPERTY ADDRESS: NO SITE ADDRESS

8. CASE NO: **CEOCC20210011891**
OWNER: **ANDREW'S VENTURE'S LLC**

OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Sections 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 Ave SW, Naples, FL 34116

9. CASE NO: **CEVR20230000832**
OWNER: **EDISON VILLAGE PROPERTY OWNERS' ASSOCIATION INC C/O 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 area for Edison Village PUD contains prohibited exotic plant species, included but not limited to Earleaf Acacia and Brazilian Pepper.
FOLIO NO: 30806000025 – 30806000041 - 30806000067
PROPERTY ADDRESS: NW corner of Sierra Meadows Blvd and Lely Cultural Pkwy, Naples, FL 34113

10. CASE NO: **CEPM20230008827**
OWNER: **Malcolm Smith**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(1), 22-231(11), 22-231(12)(b), 22-231(12)(i), 22-231(12)(o) and 22-231(19). Unsanitary conditions, no electricity, no running water, damages to the ceiling, drywall, exterior door frame, windows, exterior walls, missing glass panel next to front door, and damages and/or missing mobile home skirting.
FOLIO NO: 1134803509
PROPERTY ADDRESS: 215 Old Train Ln, Copeland, FL 34137

11. 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

12. CASE NO: CESD20230001769
OWNER: 12275 COLLIER BLVD LAND TRUST
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, 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 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

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

11.1. CENA20230003093 Carr

XII. NEXT MEETING DATE- FRIDAY, JUNE 7, 2024 AT 9:00 A.M.

XIII. ADJOURN