



Special Magistrate Hearing

AGENDA

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

October 04, 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: CEVR20220010806**
OWNER: Luc Goemaere and Liping Wu
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 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

- 2. 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 he required Collier County permits.

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

- 3. 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 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

ADDRESS:

4. CASE NO: **CESD20230009960**
OWNER: **Kenneth J Woeste and Suanne Woeste**
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). Interior renovations inside closet area of Multifamily unit prior to issuance of Collier County permits.

FOLIO NO: 21963001963
PROPERTY ADDRESS: 6670 Alden Woods Circle Unit #102, Naples, FL 34113
5. CASE NO: **CESD20230009119**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
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). Two unpermitted structures on the property. Permit PRROW20200205637 for a new paver driveway, and Permit PRBD20190208512 for roof mounted grid system that are now expired.

FOLIO NO: 22670480009
PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112
6. CASE NO: **CESD20220007518**
OWNER: **Harry Seaman III and Loren B Seaman**
OFFICER: John Johnson
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 Petit Dr, Goodland, FL 34140
7. CASE NO: **CEROW20220001483**
OWNER: **WEJ JR LLC**
OFFICER: Rickey Migal
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Sections 110-31(a) and 110-32. Unpermitted fencing and electric powered/gate installed within Collier County Right-of-Way (within drainage swale) and over Hickory Wood Drive blocking access to Hickory Wood Drive section on the Western side of Logan Blvd N.

FOLIO NO: 41820480005
PROPERTY ADDRESS: 5405 Hickory Wood Dr, Naples, FL 34119

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20240008063-PU-5938**
OWNER: **LENNAR HOMES LLC**
OFFICER: Katrina Murray
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). The back leg of the Collier County owned RPZ had been removed. Health, Safety, and Welfare.

FOLIO NO: 47830007061
PROPERTY ADDRESS: 2146 Passionfruit Way, Naples, FL 34120
2. CASE NO: **CEEX20240007381-SO-191212**
OWNER: **Barbara T Gibler**
OFFICER: Donald Eliasek
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Disabled parking.

FOLIO NO:
PROPERTY ADDRESS: 6650 Collier Blvd, Naples, FL 34114
3. CASE NO: **CEAU20240005677**
OWNER: **Javier Guevara and Mileydi Guevara**
OFFICER: Brian Owen
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(5)(b). Barbed wire in use on the property.

FOLIO NO: 38055680007
PROPERTY ADDRESS: 3510 31st Ave SW, Naples, FL 34117
4. CASE NO: **CEPM20240001034**
OWNER: **PACIFICA NAPLES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(5) and 22-231(19). Inoperable A/C, inoperable oven, and roach infestation in the microwave vent.

FOLIO NO: 35830040001
PROPERTY ADDRESS: 4225 Heritage Cir, Unit 106, Naples, FL 34116
5. CASE NO: **CEPM20240002432**
OWNER: **PACIFICA NAPLES LLC**
OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). A leak within the wall between the closet and master bathroom causing water damages to the drywall and floor.

FOLIO NO: 35830040001
PROPERTY ADDRESS: 4255 Heritage Cir, Naples, FL 34116

- 6. CASE NO:** **CEPM20240006785**
OWNER: **PACIFICA NAPLES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(20). Inoperable A/C unit and inoperable smoke detector not properly secured to the ceiling.
FOLIO NO: 35830040001
PROPERTY ADDRESS: 4300 Jefferson Ln Unit 104, Naples, FL 34116
- 7. CASE NO:** **CEV20240005764**
OWNER: **Beaumanoir Desrosiers and Eddyge Charles**
OFFICER: Brian Owen
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Travel trailer not stored in proper location on property.
FOLIO NO: 36314000003
PROPERTY ADDRESS: 2312 51st St SW, Naples, FL 34116
- 8. CASE NO:** **CEPM20230001307**
OWNER: **NICKS REST AND HOUKA LOUNGE INC**
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(2). Damaged exterior ceiling on the roof extension. Damaged or missing windows. Property boarded up without a valid boarding certificate.
FOLIO NO: 82640520007
PROPERTY ADDRESS: 3091 Tamiami Trail E, Naples, FL 34112
- 9. CASE NO:** **CEPM20240005821**
OWNER: **William N Kogok Jr**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Driveway surface and its subgrade along the East side of the primary structure is crumbling/eroding.
FOLIO NO: 37987840000
PROPERTY ADDRESS: 3620 White Blvd, Naples, FL 34117

ADDRESS:

10. CASE NO: **CENA20220009683**
OWNER: **LA MINNESOTA RIVIERA LLC**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 6.05.01(A), and Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-228(1). Swale not meeting original design and causing water retention and flooding on adjacent properties as well as equalizer pipes in the ditch system damaged/not maintained throughout the property.
- FOLIO NO: 70170160004
PROPERTY ADDRESS: 164 Estelle Dr, Naples, FL 34112
11. CASE NO: **CEPM20240004179**
OWNER: **Janice Nicole Young**
OFFICER: Stephen Athey
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 22-231(11). Exterior surfaces in disrepair, exterior light fixture missing, window broken/missing front of dwelling.
- FOLIO NO: 27582320003
PROPERTY ADDRESS: 366 Pine Ave, Naples, FL 34108
12. CASE NO: **CEV20240006489**
OWNER: **Cynthia J Van Lare**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Boat in the side yard.
- FOLIO NO: 65322400006
PROPERTY ADDRESS: 612 Cypress Way E, Naples, FL 34110
13. CASE NO: **CEPM20240005287**
OWNER: **MLSW PROP REV LIVING TRUST**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(12)(n), 22-231(12)(i), 22-231(12)(b), 22-231(12)(f), 22-231(12)(c) and 22-228(1). Exterior walls to include window trim in disrepair. Roof/soffit in disrepair. Broken windows. Broken concrete steps at entrance. Wooden ramp at entrance in disrepair (not permitted). Wooden stepway at front swale in disrepair.
- FOLIO NO: 56404760000
PROPERTY ADDRESS: 426 Gaunt St, Immokalee, FL 34142

14. CASE NO: **CEPM20240003868**
OWNER: **Harley Peebles**
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 dwelling.

FOLIO NO: 78220680009
PROPERTY ADDRESS: 200 Turtle Lake Ct Unit 205, Naples, FL 34105
15. CASE NO: **CESD20240006008**
OWNER: **KATHLEEN M TROTTER REV TRUST**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 109.1. PRBD20180427708 has expired with outstanding fees due.

FOLIO NO: 65271120000
PROPERTY ADDRESS: 169 Viking Way, Naples, FL 34110
16. CASE NO: **CESD20240006372**
OWNER: **Rafael Alejandro De La Torre and Monica Vecino De La Torre**
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 construction including but not limited to build out of two rooms, mini split installation, and screen enclosure modifications.

FOLIO NO: 82537840007
PROPERTY ADDRESS: 181 Mentor Dr, Naples, FL 34110
17. CASE NO: **CEEX20240009107-DAS-V24-020575**
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, issued on July 19, 2024, at 12:43pm, 8th Offense, "Ranger".

FOLIO NO:
PROPERTY ADDRESS: Delmar Ln, Naples, FL 34104
18. CASE NO: **CEEX20240009108-DAS-V24-020576**
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, issued on July 19, 2024, at 1:05pm, 9th Offense, "Ranger".

FOLIO NO:

PROPERTY ADDRESS: 1390 Delmar Ln, Naples, FL 34104

19. CASE NO: **CEEX20240007904-DAS-V24-020425**
OWNER: **Julitza Martinez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-38. Failure to register Ace as a dangerous dog within allowable time frame, Issued on June 26, 2024, at 11:13am, 2nd Offense, "Ace".

FOLIO NO:
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

20. CASE NO: **CEEX20240007911-DAS-V24-020560**
OWNER: **Julitza Martinez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-38. Failure to register Ace as a dangerous dog within allowable time frame, Issued on 7/18/24 at 1:10pm, 3rd Offense, "Ace".

FOLIO NO:
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

21. CASE NO: **CEAC20240007774**
OWNER: **Laura Baker**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, issued on August 16, 2024, at 10:15am, 8th Offense, "Simba".

FOLIO NO:
PROPERTY ADDRESS: Crystal Lake Drive, Naples, FL 34120

22. CASE NO: **CEAC20240007138**
OWNER: **Laura Baker**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property issued on August 14, 2024, at 12:16 pm, 1st Offense, "Simba".

FOLIO NO:
PROPERTY ADDRESS: Crystal Lake Dr, Naples, FL 34120

23. CASE NO: **CEAC20240007138-01**
OWNER: **Laura Baker**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14,

Article II, Section 14-35(1)(B). Running at large, issued on August 14, 2024, at 11:45pm, 7th Offense “Simba”.

FOLIO NO:
PROPERTY
ADDRESS:

Crystal Lake Dr, Naples, FL 34120

24. CASE NO: **CEAC20240007138-02**
OWNER: **Laura Baker**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, issued on August 14, 2024, at 12:04pm, 4th Offense, “Nala”.

FOLIO NO:
PROPERTY
ADDRESS:

Crystal Lake Dr, Naples, FL 34120

25. CASE NO: **CEAC20240007340**
OWNER: **Daniel Guerra**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(E). Damage to property, issued on August 31, 2024, at 2:00pm, 1st Offense, “Shadow”.

FOLIO NO:
PROPERTY
ADDRESS:

2501 54th Ave NE, Naples, FL 34120

26. CASE NO: **CEAC20240007340-01**
OWNER: **Daniel Guerra**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, issued on August 31, 2024, at 2:00pm, 1st Offense, “Shadow”.

FOLIO NO:
PROPERTY
ADDRESS:

2501 54th Ave NE, Naples, FL 34120

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CESD20200000453**
OWNER: **Carlos Gonzalez and Barbara Reyes**
OFFICER: Charles Marinos
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

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 proper County approvals/permits.
FOLIO NO: 38455800005
PROPERTY ADDRESS: 6540 Sandalwood Lane, Naples, FL 34109

4. 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)(L), 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

5. CASE NO: **CESD20220007767**
OWNER: **Lindita Lici and Petrit Lici**
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). Construction of an unpermitted Florida room, pergola, mini-A/C split, new windows and doors.
FOLIO NO: 24580400009
PROPERTY ADDRESS: 50 8th St, Bonita Springs, FL 34134

6. CASE NO: **CESD20230007807**
OWNER: **TJS NAPLES LLC C/O WALGREEN CO**
OFFICER: Jason Packard
VIOLATIONS: Collier County Land Development Code 04-41, as amended,
Section 10.02.06(B)(1)(a). Expired permit PRHV20180212003
for AC replacements for which work had commenced.
FOLIO NO: 25368000028
PROPERTY ADDRESS: 12780 Tamiami Trail E, Naples, FL 34113
7. 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 installed requires a permit.
FOLIO NO: 36239120000
PROPERTY ADDRESS: 5114 19th Ct 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, NOVEMBER 1, 2024 AT 9:00 A.M.

XIII. ADJOURN