

**COLLIER COUNTY  
Special Magistrate**



**AGENDA**

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

**November 1, 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.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
- 5. Motions**
  - 5.A. Motion for Continuance of Imposition of Fines Hearing**
  - 5.B. Motion for Extension of Compliance Deadline**

5.B.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

5.B.2. CASE NO: **CESD20230004155**

OWNER: **Patricia Gibboni**

OFFICER: John Johnson

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

### **5.C. Motion for Re-Hearing**

## **6. Stipulations**

## **7. Public Hearings**

### **7.A. Hearings**

7.A.1. CASE NO: **CEPM20240001807**

OWNER: **Rebecca J Matthews**

OFFICER: Stephen Athey

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(11). Occupied dwelling without county approved electrical service.

FOLIO NO: 153360008

PROPERTY ADDRESS: 1112 Jacaranda Ct, Naples, FL 34110

7.A.2. CASE NO: **CEPM20230005694**

OWNER: **2014 CESARIO FAMILY TRUST**

OFFICER: Jonathan Musse

VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 4, Sections

454.2.17.1 through 454.2.17.3, and 454.2.20. Pool without a county approved permitted pool barrier.

FOLIO NO: 53054640007

PROPERTY ADDRESS: 2528 Kings Lake Blvd, Naples, FL 34112

7.A.3. 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

7.A.4. CASE NO: **CENA20240007156**

OWNER: **Sergey Yurevich Terekhov**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181, and Collier County Land Development Code 04-41, as amended, Section 1.04.01(A) and 2.02.03. An improved Estates zoned property with litter and prohibited outdoor storage including but not limited to the following: furniture, auto parts, glass, metal, plastic, wood, tires, barrels, outboard motors, and pallets.

FOLIO NO: 40686720007

PROPERTY ADDRESS: 3580 2nd Ave NE, Naples, FL 34117

7.A.5. CASE NO: **CEV20240007158**

OWNER: **Sergey Yurevich Terekhov**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. An improved Estates zoned property with multiple unlicensed/inoperable vehicles on site including but not limited to the following: Large beige RV next to primary structure, approximately 20-foot boat lying on the ground, multiple small utility trailers in the rear, and a blue tow behind RV.

FOLIO NO: 40686720007  
PROPERTY ADDRESS: 3580 2nd Ave NE, Naples, FL 34117

7.A.6. CASE NO: **CEPM20240006303**

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(1), 22-231(12)(p), 22-231(19) and 22-231(20). Microbial growth in the A/C vents and on the drywall behind the toilet. Water stains on the ceiling and interior walls. Damaged vanity. Bathroom sink disconnected. Inoperable smoke detector.

FOLIO NO: 35830040001

PROPERTY ADDRESS: 4235 Heritage Cir, Unit 108, Naples, FL 34116

7.A.7. CASE NO: **CESD20240001178**

OWNER: **LA CASA BLANCA REALTY LLC**

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). It has been determined alterations and improvements completed in structure consisting of but not limited to: garage conversion for living space which includes a bedroom, walk in closet, bathroom, living room and kitchen and added a wall for additional bedroom in main area, all without required Collier County permits.

FOLIO NO: 74411600009

PROPERTY ADDRESS: 3511 Caloosa St, Naples, FL 34112

7.A.8. CASE NO: **CENA20240006787**

OWNER: **Juan Morales Martell and Isamary Ricardo Gonzalez**

OFFICER: Charles Marinos

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. An improved Estates zoned property with litter and prohibited outdoor storage including but not limited to the following: car parts, vehicle frames, metal, pallets, wood, buckets, tools, tires, general refuse, plastic, cardboard, and trash concrete.

FOLIO NO: 37746120000

PROPERTY ADDRESS: 463 18th Ave NE, Naples, FL 34120

7.A.9. CASE NO: **CEV20240006551**

OWNER: **Juan Morales Martell and Isamary Ricardo Gonzalez**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple vehicles on site in an unlicensed or inoperable state including but not limited to the following: a sedan with doors removed, a FedEx truck with no license plate, and a red flat bed wrecker truck not registered to a legal occupant of the property, an unlicensed white SUV, an inoperable white trailer, an unlicensed white sedan, an unlicensed recreational vehicle, and an unlicensed black pick-up truck.

FOLIO NO: 37746120000

PROPERTY ADDRESS: 463 18th Ave NE, Naples, FL 34120

7.A.10. CASE NO: **CEPM20240007980**

OWNER: **BRITTANY BAY APTS I LLC  
C/O SPIRA BRITTANY BAY I LP**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Water damages to the ceiling and interior walls.

FOLIO NO: 25117900023

PROPERTY ADDRESS: 14855 Mystic Lake Circle, Unit 104, Naples, FL 34119

7.A.11. CASE NO: **CEAC20240009882-01**

OWNER: **Julitza Martinez**

OFFICER: Joseph Mucha

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-38(2)(A). Failure to register "Ace" as a dangerous dog within allowable time 2nd Offense, issued on October 15, 2024, at 11:40 am.

FOLIO NO:

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

7.A.12. CASE NO: **CEAC20240009882-02**

OWNER: **Julitza Martinez**

OFFICER: Joseph Mucha

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Sections 14-38(2)(A). Failure to register "Ace" as a dangerous dog within allowable time 3rd Offense, issued on October 15, 2024, at 11:40 am.

FOLIO NO:

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

7.A.13. CASE NO: **CEEX20240009998-DAS-V24-020645**

OWNER: **Leticia Anastacio**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to vaccinate, issued on August 3, 2024, at 3:05 pm. 5th offense "Rex".

FOLIO NO:

PROPERTY ADDRESS: 4411 Thomasson Ln, Naples, FL 34112

7.A.14. CASE NO: **CEEX20240009992-DAS-V24-020646**

OWNER: **Leticia Anastacio**

OFFICER: Hope Ress

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to license, issued on August 3, 2024, at 3:05 pm, 5th offense "Rex".

FOLIO NO:

PROPERTY ADDRESS: 4411 Thomasson Ln, Naples, FL 34112

7.A.15. CASE NO: **CEEX2024001002-DAS-V24-020705**

OWNER: **Marx Allan Marcelin**

OFFICER: Tad Bartareau

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to vaccinate, issued on September 9, 2024, at 9:51 am, 6th offense "Gates".

FOLIO NO:

PROPERTY ADDRESS: 2091 43rd Terr SW, Naples, FL 34116

7.A.16. CASE NO: **CEEX20240010004-DAS-V24-020706**  
OWNER: **Marx Allan Marcelin**  
OFFICER: Tad Bartareau  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article VI, Section 14-33(1). Failure to license, issued on September 4,2024, at 9:51 am, 6th offense "Gates".  
FOLIO NO:  
PROPERTY ADDRESS: 2091 43rd Ter SW, Naples, FL 34116

7.A.17. CASE NO: **CEAC20240008485**  
OWNER: **Andy Ronald**  
OFFICER: Kevin Sparks  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(F). Sanitary nuisance, issued on September 4, 2024, at 4:30 pm,1st offense "Lady Luna".  
FOLIO NO:  
PROPERTY ADDRESS: 1413 Bermuda Rd, Marco Island, FL 34145

7.A.18. CASE NO: **CEAC20240007289**  
OWNER: **Ofelia Dimas**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, issued on August 24, 2024, at 5:10 pm, 4th offense "Millie".  
FOLIO NO:  
PROPERTY ADDRESS: 312 N 20th Ct, Immokalee, FL 34142

7.A.19. CASE NO: **CEAC20240007289-01**  
OWNER: **Ofelia Dimas**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Running at large, issued on August 24, 2024, at 5:10 pm,4th offense "Golden".  
FOLIO NO:  
PROPERTY ADDRESS: 312 N 20th Ct, Immokalee, FL 34142

ADDRESS:

**7.B. Emergency Cases**

**8. New Business**

**8.A. Motion for Reduction/Abatement of Fines**

**8.B. Motion for Imposition of Fines and Liens**

8.B.1. 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 Lane, Naples, FL 34109

8.B.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

8.B.3. CASE NO: **CESD20230004016**

OWNER: **David Camacho and Hilda I Perez Soto**

OFFICER: Jonathan Musse

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). Removed the majority of the dock without a valid Collier County demolition permit or permit to rebuild a new dock.

FOLIO NO: 70010280002

PROPERTY ADDRESS: 228 Riverwood Rd, Naples, FL 34114



8.B.4. CASE NO: **CEPM20220005683**  
OWNER: **Donna Juliette Anne Hall**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b) and 22-231(12)(c). Vacant structure that is not being maintained. The structure has a damaged roof and exterior wall damage which constitute a violation of the aforementioned ordinances.  
FOLIO NO: 22625000007  
PROPERTY ADDRESS: 4608 Dominion Drive, Naples, FL 34112

8.B.5. CASE NO: **CENA20240001180**  
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 Cir, Naples, FL 34113

8.B.6. CASE NO: **CESD20230004048**  
OWNER: **Jesus Perez and Maleidis Casanas Romero**  
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). Screened-in lanai with one wall turned into a concrete wall. Wall has plumbing and electrical inside the wall. Permits were never issued for utilities or construction.  
FOLIO NO: 36120080000  
PROPERTY ADDRESS: 2033 50th St SW, Naples, FL 34116

8.B.7. CASE NO: **CEPM20240003929**  
OWNER: **PACIFICA NAPLES LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1). Inoperable A/C system.  
FOLIO NO: 35830040001

PROPERTY ADDRESS: 4280 Jefferson Ln, Unit 208, Naples, FL 34116

8.B.8. 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

8.B.9. 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-AC split, new windows and doors.

FOLIO NO: 24580400009

PROPERTY ADDRESS: 50 8th St, Bonita Springs, FL 34134

8.B.10. CASE NO: **CESD20230005491**

OWNER: **Santiago 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

## 9. Old Business

### 9.A. Motion to Amend Previously Issued Order

### 9.B. Motion to Rescind Previously Issued Order

## 10. Consent Agenda

**10.A. Request for Special Magistrate to Impose Nuisance Abatement Liens on Cases Referenced in Submitted Executive Summary.**

**10.B. Request to Forward Cases to County Attorney's Office as Referenced in Submitted Executive Summary.**

**10.C. Request for Special Magistrate to Impose DAS Citation Liens on Cases Referenced in Submitted Executive Summary.**

**11. Reports**

**12. Next Meeting Date - Friday, December 6, 2024 at 9:00 A.M.**

**13. Adjourn**