



Special Magistrate Hearing

AGENDA

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

June 02, 2023

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

B. MOTION FOR EXTENSION OF TIME

1. CASE NO: **CESD20220009834**
OWNER: **R & M Real Estate Company, Inc.**
OFFICER: Bradley Holmes
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). Unpermitted renovations not limited to installation of a wet bar, installation of a new storage/clothes closet and installation of air conditioning units with the following rooms: west Building # 131, 132, 133, 134, 135, 136, 137, 138, 140, 142, 143, 144, 145, 149, 229, 231, 232, 233, 234, 235, 238, 239, 242, 243, 244, 245, 247, 249, 329, 331, 332, 333, 334, 335, 337, 338, 339, 342, 343, 344, 345, 347, 349, 429, 437, 432, 433, 435, 436, 438, 439, 442, 443, 445, 448, and 449. East Building: 201, 202, 203, 204, 205, 206, 207, 208, 209, 211, 214, 216, 218, 219, 220, 221, 224, 226, 227, 301, 303, 305, 306, 307, 309, 311, 314, 315, 317, 318, 319, 320, 322, 321, 323, 325, 405, 406, 407, 408, 414, 415, 417, 421, 420, 422, and 423. 2-story free standing Building: 151, 153, 155, 157, 159, 161, 251, 253, 255, 257, 259, and 261. Including all storage rooms and or mechanical rooms, or any other feature of the buildings that underwent modifications to accommodate the unpermitted renovations not limited to plumbing and electrical.

FOLIO NO: 35640120001
PROPERTY ADDRESS: 4100 Golden Gate Pkwy, Naples, FL 34116

C. MOTION FOR RE-HEARING

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

1. CASE NO: **CEEX20230003858-PU4739**
OWNER: **D.R. HORTON INC**
OFFICER: Jason Myers

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(N)(Q). A piece of PVC pipe unlawfully connected to the Collier County curb stop. The unlawful connection also provided free water service to the property. Health, safety, and welfare issue.

FOLIO NO: 76364846824
PROPERTY ADDRESS: 510 Kamari CV, Naples, FL 34114

- 2. CASE NO:** **CEEX20230003861-PU6249**
OWNER: **TOLL FL XIII LTD PARTNERSHIP**
OFFICER: Olti Sefa
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174(C). Illegal tampering of Collier County owned RPZ/backflow device. Entire backflow device assembly is twisted on the legs and entire middle gasket twisted upside down. Health, safety, and welfare issue.

FOLIO NO: 21800012329
PROPERTY ADDRESS: 14557 Kingfisher Loop, Naples, FL 34120

- 3. CASE NO:** **CEOCC20220010596**
OWNER: **275 AIRPORT INVESTMENTS LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 126, Article IV, Section 126-111(b). Doing business as The Truck Shop at 275 Airport Rd without a Collier County Business Tax Receipt or a Zoning Certificate.

FOLIO NO: 21961500602
PROPERTY ADDRESS: 275 Airport Rd N, Naples, FL 34104

- 4. CASE NO:** **CELU20220010390**
OWNER: **275 AIRPORT INVESTMENTS LLC**
OFFICER: Adam Collier
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03, and Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-181 and 54-179. Prohibited storage and litter in an area not correctly screened or designated for such use as required in a C-5 Zoning District. Waste and debris from business operations not placed in the proper container.

FOLIO NO: 21961500602
PROPERTY ADDRESS: 275 Airport Rd N, Naples, FL 34104

- 5. CASE NO:** **CENA20230000258**
OWNER: **Lucy B Soto**
OFFICER: Joseph Marino
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Sections 1.04.01(A) and 2.02.03, and Collier Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-181, 54-185(b) and 54-179. Outside storage and/or litter consisting of but not limited to wood, plastics, metals, mattresses, and bins. Weeds in excess of 18 inches within 30 feet of the residence.

FOLIO NO: 41048960006
PROPERTY ADDRESS: 4070 14th Ave SE, Naples, FL 34117

6. CASE NO: **CESD20220002915**
OWNER: **Nanci Benitez**
OFFICER: Valder StSurin
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). Collier County Building Permit in expired statues for the modifications made to the mobile home.

FOLIO NO: 293400006
PROPERTY ADDRESS: 276 Taft St, Naples, FL 34104
7. CASE NO: **CENA20220009117**
OWNER: **Dahinet Varona**
OFFICER: Joseph Marino
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 consisting of but not limited to wood, appliances, metals, furniture, and plastics.

FOLIO NO: 39206600000
PROPERTY ADDRESS: 171 14th St SE, Naples, FL 34117
8. CASE NO: **CENA20220002259**
OWNER: **Mark R and Michelle M Messina**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.08(C). Multiple plants along the neighbor's fence line that appear to be prohibited exotic species.

FOLIO NO: 36660560006
PROPERTY ADDRESS: 4691 7th Ave NW, Naples, FL 34119
9. 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 obtaining the proper Collier County Permits. See Contractor

FOLIO NO: Licensing Case CEMIS20220007676. Accessory Building.
PROPERTY 74760360003
ADDRESS: 1049 Sperling Ave, Naples, FL 34103

10. CASE NO: **CEPM20230001616**
OWNER: **PACIFICA LAUREL RIDEGL LLC AND PACIFICA COMPANIES LLC**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p), 22-231(19) and 22-231(20). Damaged or missing roof soffits and fascia. Dirty A/C vents possible clogged with bird feathers. Pest infestation in the attic and A/C vents. Ceiling has a hole and water stained. Missing or damaged smoke detectors. An A/C vent hose that does not appear to be connected to the handler.
FOLIO NO: 36180080008
PROPERTY 5542 Laurel Ridge Ln, Unit # 97, Naples, FL 34116
ADDRESS:
11. CASE NO: **CEPM20220005460**
OWNER: **Alberto J and Marlene A Garza**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(p), 22-231(12)(b), 22-231(12)(i), 22-231(12)(r) and 22-231(19). Interior walls, floor, ceiling in disrepair. Kitchen cabinets in disrepair. Exterior doors in disrepair. Insect infestation. A/C inoperable, inoperable toilet. Exterior walls and gutters in disrepair.
FOLIO NO: 66560005
PROPERTY 2721 State St, Immokalee, FL 34142
ADDRESS:
12. CASE NO: **CENA20230001974**
OWNER: **Gloria Mize Sells**
OFFICER: Thomas Pitura
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 54-181. Accumulation of tree branches, and small household items to include but not limited to gas cans, metal buckets, tarps, and plywood.
FOLIO NO: 73931760006
PROPERTY 1226 Pompei Ln, Naples, FL 34103
ADDRESS:
13. CASE NO: **CEAU20220011080**
OWNER: **Nancy C Bunney**
OFFICER: Jason Packard
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 1, Section

105.1. Wooden fence installed on North and West side of property without appropriate Collier County permit.
FOLIO NO: 61780600002
PROPERTY ADDRESS: 3140 Caledonia Ave, Naples, FL 34112

14. CASE NO: **CEV20230000212**
OWNER: **Fortino Mendez**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. An estates-zoned property with multiple unlicensed and inoperable vehicles in the rear of the property.
FOLIO NO: 37987760009
PROPERTY ADDRESS: 3610 White Blvd, Naples, FL 34117

15. CASE NO: **CEROW20220007111**
OWNER: **Linda Sue Devan**
OFFICER: John Delia
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) and 10.02.06(B)(1)(e)(i). Permit PRBD20201253489 is in abandoned status for the right-of-way.
FOLIO NO: 38609560007
PROPERTY ADDRESS: 489 Shady Hollow Blvd E, Naples, FL 34120

16. CASE NO: **CESD20220007767**
OWNER: **Lindita and Petrit Lici**
OFFICER: William Shanahan
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 10, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted Florida room, pergola, mini-split AC, new windows, and new doors.
FOLIO NO: 24580400009
PROPERTY ADDRESS: 50 8th St, Bonita Springs, FL 34134

17. CASE NO: **CEV20220009387**
OWNER: **Roseline Joseph**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Section 130-95, and Collier County Land Development Code 04-41 as amended, Sections 1.04.01(A) and 2.02.03. RV in rear yard with sewage connection and no license plate attached.
FOLIO NO: 36372280001
PROPERTY ADDRESS: 2231 53rd St SW, Naples, FL 34116

18. CASE NO: **CESD20210009269**
OWNER: **Moises and Alma Y Hernandez**
OFFICER: John Delia
VIOLATIONS: Code of Laws and Ordinances, Article II, Section 110-31(a) and Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Expired permit PRROW20190625067/ incomplete construction of culvert pipe.

FOLIO NO: 38782440002
PROPERTY ADDRESS: 3240 60th Ave NE, Naples, FL 34120
19. CASE NO: **CELU20230001073**
OWNER: **Moises and Alma Y Hernandez**
OFFICER: John Delia
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Recreational vehicles and litter consisting of but not limited to building materials/plastic(s) and tools stored on an un-improved residential property.

FOLIO NO: 38782440002
PROPERTY ADDRESS: 3240 60th Ave NE, Naples, FL 34120
20. CASE NO: **CEPM20230000172**
OWNER: **Barbara V Ahrens and Antonio De Vazquez**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Article VI, Sections 22-228(1), 22-231(1), 22-231(11), 22-231(12)(c), 22-231(12)(i) and 22-231(12)(p). Observed damages caused by fire to include, roof, soffits, windows, exterior doors, interior walls and ceilings, windows, electrical and plumbing system.

FOLIO NO: 40925160001
PROPERTY ADDRESS: 2821 6th Ave SE, Naples, FL 34117
21. CASE NO: **CESD20230002311**
OWNER: **Fredi Gomez and Jennifer Arreguin**
OFFICER: Charles Marinos
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). An Estates zoned property with a large metal building in the rear. Building is permitted, but electrical and plumbing were after the fact without permit.

FOLIO NO: 37014480003
PROPERTY ADDRESS: 825 11th St SW, Naples, FL 34117
22. CASE NO: **CEAU20230002315**

OWNER: **Fredi Gomez and Jennifer Arreguin**
OFFICER: Charles Marinos
VIOLATIONS: Florida Building Code 7th Edition (2020), Section 105.1. An Estates zoned property with a fence under construction with no permit on file.

FOLIO NO: 37014480003
PROPERTY ADDRESS: 825 11th St SW, Naples, FL 34117

23. CASE NO: **CEEX20230004324-DASV23-016296**
OWNER: **Karen Aguirre**
OFFICER: Tad Bartareau
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). Affidavit with photo received stating that animal named "Ice Cube" was running at large, Fourth Offense.

FOLIO NO:
PROPERTY ADDRESS: 5375 Hawthorne Woods Way, Naples, FL 34116

24. CASE NO: **CEEX20230004332-DASV23-016028**
OWNER: **Mael Rodriguez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(10). Tethering violation, animal named "Sativa" in the front yard tethered to an enclosure unsupervised, third violation.

FOLIO NO:
PROPERTY ADDRESS: 405 16th St. SE, Immokalee, FL 34142

25. CASE NO: **CEEX20230004353-DASV23-016029**
OWNER: **Mael Rodriguez**
OFFICER: Olivia Martinez
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-36(1)(A). Failure to provide shelter, animal named "Sativa" witnessed in the front yard without access to proper shelter, Fourth Offense.

FOLIO NO:
PROPERTY ADDRESS: 405 16th Street SE, 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: **CENA20220008308**
OWNER: **Robert P and Louise L Yardley**
OFFICER: Jason Packard
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds and grass in excess of 18” throughout improved property including right-of-way and swale.

FOLIO NO: 60780600003
PROPERTY ADDRESS: 5340 Myrtle Ln., Naples, FL 34113
2. CASE NO: **CENA20220008479**
OWNER: **Marco A Hernandez-Bello**
OFFICER: Tony Asaro
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 prohibited outside storage of items on the property.

FOLIO NO: 35779720000
PROPERTY ADDRESS: 2090 41st St SW, Naples, FL 34116
3. CASE NO: **CESD20220002500**
OWNER: **Cynthia Minor**
OFFICER: Doug Williams
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Electrical awning installed without the required Collier County building permit.

FOLIO NO: 50865006325
PROPERTY ADDRESS: 8 Arapaho Trail, Naples, FL 34113
4. CASE NO: **CESD20220005047**
OWNER: **Gary Custard**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Building or Land Alteration Permits, Improvement of property prohibited prior to issuance of building permit.

FOLIO NO: 63501800102
PROPERTY ADDRESS: 3333 Hibiscus Ave, Naples, FL 34104
5. CASE NO: **CEROW20220000044**
OWNER: **Juana Gonzalez**
OFFICER: Doug Williams
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Installing a second driveway without a Collier County permit.

FOLIO NO: 62152520007

PROPERTY ADDRESS: 5260 Floridan Ave, Naples, FL34113

6. CASE NO: **CESD20210002697**
OWNER: **Charles G and Danna L Simmons**
OFFICER: Bradley Holmes
VIOLATIONS: Florida Building Code 7th Edition (2020), Chapter 4, Section 454.2.17, and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Investigator observed an inground swimming pool with no permanent protective barrier in place.
FOLIO NO: 35994360009
PROPERTY ADDRESS: 2755 46th St SW, Naples, FL 34116
7. CASE NO: **CEPM20220005683**
OWNER: **Donna Juliette Anne Hall**
OFFICER: Doug Williams
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 with damaged roof and exterior wall damage.
FOLIO NO: 22625000007
PROPERTY ADDRESS: 4608 Dominion Dr, Naples, FL34112

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, JULY 7, 2023 AT 9:00 A.M.

XIII. ADJOURN