



## 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

December 01, 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 OF IMPOSITION OF FINES HEARING**

1. CASE NO: **CESD20210008280**  
OWNER: **REALAND INVESTMENTS 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 INVESTMENTS INC**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 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

**B. MOTION FOR EXTENSION OF COMPLIANCE DEADLINE**

1. CASE NO: **CESD20230003555**  
OWNER: **Kenneth R Jordan and Mary Lee Jordan**  
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). Unpermitted shed in the rear yard.  
  
FOLIO NO: 49480960006  
PROPERTY ADDRESS: 4002 Dale Ave, Naples, FL 34112

**C. MOTION FOR RE-HEARING**

**VI. STIPULATIONS**

**VII. PUBLIC HEARINGS**

## A. HEARINGS

1. CASE NO: **CEEX20230009311-CO-03267**  
OWNER: **Jorge Manuel Diaz**  
OFFICER: Justin Baxter  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article IV, Section 54-94. Use of bullhorn in violation of County Ordinance.  
  
FOLIO NO:  
PROPERTY ADDRESS: Santa Barbara Blvd and Golden Gate Pkwy, Naples, FL 34116
2. CASE NO: **CEA20230004943**  
OWNER: **Abdallah Masoud Mustafa**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.02.07. An improved Estates zoned property with hooved animals on site exceeding the amount allowable set forth by the Collier County Land Development Code.  
  
FOLIO NO: 45846280007  
PROPERTY ADDRESS: 1270 13<sup>th</sup> St SW, Naples, FL 34117
3. 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
4. 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
5. CASE NO: **CEPM20230004854**  
OWNER: **Mariano Misael Lemus Pena**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A), 6.05.03(D)(1)(b)(iv) and 6.05.01(C). An improved Estates zoned property with gutters directed onto the

- neighboring property causing discharge of stormwater across the property line causing flooding.  
FOLIO NO: 45902080002  
PROPERTY ADDRESS: 1452 23<sup>rd</sup> St SW, Naples, FL 34117
6. CASE NO: **CEPM20230006244**  
OWNER: **Eugene M Lamento**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-236. Fire damaged property that was declared by the Building Official to be a dangerous building.  
FOLIO NO: 70470760007  
PROPERTY ADDRESS: 104 Fleur De Lis Ln, Naples, FL 34112
7. CASE NO: **CEVR20220007489**  
OWNER: **TITUS ENTERPRISES LLC**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Clearing of vegetation prior to obtaining a Vegetation Removal Permit.  
FOLIO NO: 335800001  
PROPERTY ADDRESS: 2185 Markley Ave, Naples, FL 34117
8. CASE NO: **CENA20230007098**  
OWNER: **Michael K Sanford**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Illegal outside storage and litter on this property.  
FOLIO NO: 61330080001  
PROPERTY ADDRESS: 2045 Danford St, Naples, FL 34112
9. CASE NO: **CEEX20230010044-DASV23-018313**  
OWNER: **Fabiola Miguel**  
OFFICER: Hope Ress  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large on public/private property, 8<sup>th</sup> Offense, "Yoyi".  
FOLIO NO:  
PROPERTY ADDRESS: 5910 Sea Grass Ln, Naples, FL 34116
10. CASE NO: **CEEX20230010041-DASV23-018219**

OWNER: **Fabiola Miguel**  
OFFICER: Hope Ress  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large public/private property 7<sup>th</sup> Offense "Yoyi".  
  
FOLIO NO:  
PROPERTY ADDRESS: 5930 Sea Grass Ln, Naples, FL 34116

11. CASE NO: **CEEX20230010038-DASV23-018293**  
OWNER: **Laura Baker**  
OFFICER: Manuel Ramirez  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-35(1)(B). At large on public/private property, 6<sup>th</sup> offense "Simba".  
  
FOLIO NO:  
PROPERTY ADDRESS: 14960 Collier Blvd, Naples, FL 34119

12. CASE NO: **CEEX20230010039-DASV23-017858**  
OWNER: **Juliza Martinez**  
OFFICER: Kayla Fajardo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide current County license for "Ace", fourth offense.  
  
FOLIO NO:  
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

13. CASE NO: **CEEX20230010089-DASV23-017859**  
OWNER: **Juliza Martinez**  
OFFICER: Kayla Fajardo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide current rabies vaccination certificate for "Ace" fourth offense.  
  
FOLIO NO:  
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

14. CASE NO: **CEEX20230010090-DASV23-017860**  
OWNER: **Juliza Martinez**  
OFFICER: Kayla Fajardo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to provide current County license for "Dutchess" fourth offense.  
  
FOLIO NO:  
PROPERTY ADDRESS: 5111 Quail Roost Rd, Immokalee, FL 34142

15. CASE NO: **CEEX20230010093-DASV23-017861**  
OWNER: **Juliza Martinez**  
OFFICER: Kayla Fajardo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to provide current rabies vaccination certificate for "Dutchess" Fourth offense.  
  
FOLIO NO:  
PROPERTY ADDRESS: 5111 Quail Roost Rd, 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: **CEAU20210004410**  
OWNER: **Camilo Leon and Teresa Leon**  
OFFICER: Sherry Patterson  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and Florida Building Code 7<sup>th</sup> Edition (2020), Chapter 1, Section 105.1. Expired fence permit PRBD20200310510 and rejected Building Permit PRBD20210520341.  
  
FOLIO NO: 38966560009  
PROPERTY ADDRESS: 2740 50<sup>th</sup> Ave NW, Naples, FL 34113

2. CASE NO: **CENA20230001555**  
OWNER: **Malcolm Smith**  
OFFICER: Donald Joseph  
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. Prohibited outside storage and accumulation of litter including but not limited to car batteries, engine parts, compressors, BBQ grills, appliances, tool chests, metal drums, exercise equipment and general wood/paper/plastic litter. This is a repeat violation.  
  
FOLIO NO: 1134803509  
PROPERTY ADDRESS: 215 Old Train Ln, Copeland, FL 34137

3. CASE NO: **CEV20230002682**  
OWNER: **Malcolm Smith**  
OFFICER: Donald Joseph  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple unlicensed and inoperable vehicles are being stored on the property. Code case CENA20180006121 was adjudicated by the Special Magistrate

on August 3, 2018.  
FOLIO NO: 1134803509  
PROPERTY ADDRESS: 215 Old Train Ln, Naples, FL 34137

4. CASE NO: **CENA20230005126**  
OWNER: **Ilona Dasbach Est**  
OFFICER: Jason Packard  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Recurring violation of weeds and grass in excess of 18 inches throughout the property.  
  
FOLIO NO: 55101000006  
PROPERTY ADDRESS: 224 Pine Valley Cir, Naples, FL 34113
5. 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 that is not being properly 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
6. CASE NO: **CESD20230003906**  
OWNER: **DOCKSIDE OF NAPLES CONDO ASSOC**  
OFFICER: Joseph Mucha  
VIOLATIONS: Collier County Land Development Code 04-41, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Unpermitted concrete block deck built on association property.  
  
FOLIO NO: 725720005  
PROPERTY ADDRESS: 1008 Dockside Ct, Naples, FL 34114
7. 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 County 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 residences.  
  
FOLIO NO: 41048960006  
PROPERTY ADDRESS: 4070 14<sup>th</sup> Ave SE, Naples, FL 34117

8. CASE NO: **CEV20230004818**  
OWNER: **Luis Fernando Salazar Barralaga and Esly Magali Moran**  
OFFICER: Larry Sweet  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. There are multiple vehicles at the residence. This is a recurring violation.  
  
FOLIO NO: 40351360006  
PROPERTY ADDRESS: 3115 24<sup>th</sup> Ave NE, Naples, FL 34120
9. CASE NO: **CEROW20210000627**  
OWNER: **Kanokwan C Thamnasen**  
OFFICER: Joseph Marino  
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). Culvert pipe and dirt added in the right of way without obtaining required Collier County permits.  
  
FOLIO NO: 41442960000  
PROPERTY ADDRESS: 4344 32<sup>nd</sup> Ave SE, Naples, FL 34117
10. CASE NO: **CEVR20210000625**  
OWNER: **Kanokwan C Thamnasen**  
OFFICER: Joseph Marino  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B). Removal of native vegetation 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 32<sup>nd</sup> Avenue SE, Naples, FL 34117
11. CASE NO: **CELU20220000539**  
OWNER: **Massimo Maffei**  
OFFICER: Charles Marinos  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. Illegal storage of commercial materials and equipment not associated with an approved use on an Estates zoned property.  
  
FOLIO NO: 38336640009  
PROPERTY ADDRESS: 5960 Green Blvd, Naples, FL 34116
12. CASE NO: **CEPM20220005884**



OWNER: **AKSHAR OF SW FLORIDA INVESTMENT 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

**13.** CASE NO: **CEPM20220004164**  
OWNER: **West Shore Point Naples, LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(f). A damaged staircase in need of repair.  
FOLIO NO: 389880006  
PROPERTY ADDRESS: 2125 Scrub Oak Circle, Naples, FL 34112

**14.** CASE NO: **CENA20230003919**  
OWNER: **S & O LLC**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179, 54-180 and 54-181, and Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/Prohibited outside storage including, but not limited to, cardboard, blanket, cans, and bags.  
FOLIO NO: 35832160002  
PROPERTY ADDRESS: 1790 40<sup>th</sup> Terr SW, Naples, FL 34116

**15.** CASE NO: **CEPM20220008389**  
OWNER: **1725 W Vogel LLC**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(1), 22-231(5), 22-231(12)(p) and 22-231(13). A violation of the minimum occupancy standard in that the unit is only 81 sq ft according to the sketches provided on Collier Appraiser's website and not the recommended minimum of 250 sq ft. the unit contains a stove without burners and has damaged interior walls and ceiling.  
FOLIO NO: 61483000006  
PROPERTY ADDRESS: 2996 Francis Ave, Unit #11, Naples, FL 34112

**16.** CASE NO: **CESD20200000453**  
OWNER: **Carlos Gonzalez and Barbara Reyes**  
OFFICER: Cristina Perez  
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 8<sup>th</sup> Ave SE, Naples, FL 34117

17. CASE NO: **CESD20210006137**  
OWNER: **Alicia Baltazar**  
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). A shed built without a Collier County permit between 1995 and 1999 and a carport attached to the shed built between 2019 and 2020 without first obtaining a valid Collier County permit.  
  
FOLIO NO: 62203240003  
PROPERTY ADDRESS: 5549 Sholtz Street, Naples, FL 34113

18. CASE NO: **CESD20210008280**  
OWNER: **Realand Investments Inc**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 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

19. CASE NO: **CESD20210007669**  
OWNER: **Realand Investments Inc**  
OFFICER: Thomas Pitura  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 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

20. 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

## 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 JANUARY 5, 2024 AT 9:00 A.M.**

**XIII. ADJOURN**

**XIV. MOTION FOR EXTENSION OF TIME**

**XV. MOTION FOR CONTINUANCE**