



Special Magistrate Hearing

AGENDA

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

September 06, 2019

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 BRENDA GARRETSON 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

VI. STIPULATIONS

VII. PUBLIC HEARINGS

A. HEARINGS

- 1. CASE NO: CEEX20190009508-SO187228**
OWNER: Arthur L De Filippo
OFFICER: Deputy E. Eliasek
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article II, Section 130-67. Handicapped Parking. No Placard.
FOLIO NO: 66760002162
PROPERTY ADDRESS: 6275 Naples Blvd, Naples, FL 34109
- 2. CASE NO: CEEX20190008948-PU5586**
OWNER: WINDSONG CLUB APTS LLC
OFFICER: Natalie Pochmara
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 118, Article III, Section 118-64. Observed an unauthorized accumulation of litter consisting of, but not limited to, mattresses, box springs, shopping cart, dressers, glass, wood, cardboard, microwave with door on, fridge with door on. Health, safety and welfare issue. Repeat violation.
FOLIO NO: 00197960008
PROPERTY ADDRESS: 11086 Windsong Cir, Naples, FL 34109
- 3. CASE NO: CEEX20190009071-PU5719**
OWNER: PULTE HOME COMPANY LLC
OFFICER: Jose Quintero
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 134, Article VI, Section 134-174 (N) and 134-174 (Q). Observed water hose connected to County water system. No meter and RPZ backflow device. Health, safety, welfare issue. Unlawful connection, no free water service.
FOLIO NO: 21968201140

PROPERTY ADDRESS: 2707 Aviamar Cir, Naples, FL 34114

4. CASE NO: **CENA20190007203**
OWNER: **Maria Teresa Gomez**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Two large tree stumps on front lawn
FOLIO NO: 68343440000
PROPERTY ADDRESS: 89 Isle of Saint Thomas, Naples, FL 34114
5. CASE NO: **CEPM20190000162**
OWNER: **Betty J Slamans and Jon David Steele**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof/fascia damage from Hurricane Irma.
FOLIO NO: 31142502189
PROPERTY ADDRESS: 109 Enchanting Blvd, Naples, FL 34112
6. CASE NO: **CEAU20190001214**
OWNER: **Reyna Morgan Vega**
OFFICER: Tony Asaro
VIOLATIONS: Florida Building Code 6th Edition (2017), Chapter 1, Section 105. Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(2), 5.03.02(F)(3) and 5.03.02(F)(5). Fence erected on the property without first obtaining a Collier County Building Permit.
FOLIO NO: 51040160001
PROPERTY ADDRESS: 1301 Immokalee Dr, Immokalee, FL 34142
7. CASE NO: **CEV20190008720**
OWNER: **Valerie Alexis**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Vehicles parked on the grass.
FOLIO NO: 25967802863
PROPERTY ADDRESS: 14729 Apalachee St, Naples, FL 34114
8. CASE NO: **CEV20190006060**
OWNER: **Adan Zuniga and Aurora Zuniga**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Collier County Code of Laws and

Ordinances, Chapter 130, Article III, Section 130-95.
Unlicensed vehicle parked on the grass.

FOLIO NO: 62203600009
PROPERTY ADDRESS: 5525 Hardee St, Naples, FL 34113

9. CASE NO: **CEPM201900002612**
OWNER: **Albert Lee and Margaret Lee**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(b), Section 22-231(12)(i) and Section 22-242. Vacant unsecured dwelling with boarded windows and exterior wall damage.

FOLIO NO: 56404760000
PROPERTY ADDRESS: 426 Gaunt St, Immokalee, FL 34142

10. CASE NO: **CEAU20190005682**
OWNER: **Vacina Williamceau**
OFFICER: Thomas Pitura
VIOLATIONS: Florida Building Code 6th Edition (2017) Building, Chapter 1 Scope and Administration, Part 2 Administration and Enforcement, Section 105 Permits, 105.1. Vinyl fence erected without a permit.

FOLIO NO: 77390004341
PROPERTY ADDRESS: 13572 Koinonia Dr, Naples, FL 34114

11. CASE NO: **CESD20180015491**
OWNER: **BAYSHORE REDEVELOPMENT GP LLC**
OFFICER: John Johnson
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted construction work including lot clearing and the introduction of gravel fill on this property.

FOLIO NO: 81271240003
PROPERTY ADDRESS: 2831 Becca Ave, Naples, FL 34112

12. CASE NO: **CENA20190006758**
OWNER: **Philip Gutierrez**
OFFICER: Arthur Ford
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-96(a). Boat and trailer parked in front of the property.

FOLIO NO: 33431400000
PROPERTY ADDRESS: 1650 Silver Sands Ave, Naples, FL 34109

13. CASE NO: **CEPM20180013584**
OWNER: **Cheryl A Foley**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). A private swimming pool with stagnant, unmaintained water.

FOLIO NO: 38335880006
PROPERTY ADDRESS: 5990 Napa Woods Way, Naples, FL 34116
14. CASE NO: **CEPM20190002200**
OWNER: **Earl Gottschall**
OFFICER: William Marchand
VIOLATIONS: Florida Building Code 6th Edition (2017) Building, Chapter 4, Section 452.2.17. Outdoor swimming pool without permanent protective barrier.

FOLIO NO: 71717518607
PROPERTY ADDRESS: 4151 Royal Wood Blvd, Naples, FL 34112
15. CASE NO: **CEPM20190004875**
OWNER: **Michelle M English**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). Unmaintained pool, water is stagnant and green.

FOLIO NO: 26580040001
PROPERTY ADDRESS: 819 Coconut Cir W, Naples, FL 34104
16. CASE NO: **CENA20190006253**
OWNER: **Guerline Fanfan**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Accumulation of trash and litter in the front yard.

FOLIO NO: 77390000905
PROPERTY ADDRESS: 13364 Covenant Rd, Naples, FL 34114
17. CASE NO: **CEPM20190002467**
OWNER: **Javier Hernandez, Laura Hernandez, Ruben Gonzalez and Paula Gonzalez**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(b) and Section 22-242. Unsecured vacant mobile home with extensive exterior wall damage and open windows where access can be gained.

FOLIO NO: 127562104
PROPERTY ADDRESS: 308 S 4th St, Immokalee, FL 34142

ADDRESS:

18. CASE NO: **CENA20190004007**
OWNER: **Leonard Albert Maxson and Marcia Morgan Maxson**
OFFICER: Tony Asaro
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(b). Weeds over 18 inches within 30 feet of the main structure.
FOLIO NO: 41286160008
PROPERTY ADDRESS: 1975 Everglades Blvd S, Naples, FL 34117
19. CASE NO: **CEV20190008158**
OWNER: **Cristobalina Morales**
OFFICER: John Fuentes
VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Section 130-97(2). Commercial vehicle on residential property.
FOLIO NO: 35772240008
PROPERTY ADDRESS: 4280 19th Ave SW, Naples, FL 34116
20. CASE NO: **CENA20190004521**
OWNER: **Alejandra Lynch**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Collier County Code of Laws and Ordinances, Article VI, Section 54-179. Illegal storage/litter consisting of, but not limited to, wheelbarrow, orange cones, furniture dolly, broken cement base, steel folding chairs, brick pavers, lawn mower, containers, shovels, tire swing, bow rake, bottles, fertilizer bag, leaf rake, empty pots, crates, gas can, glass table top, aluminum, fish tank, damaged pool skimmer heads, street sign, tile, bag of gravel, weights, tile, steel portable sink, steel portable bar, 2 step ladder, cages, plastics, air conditioning unit, barrel, wire shelving, fan, tackle boxes, bag, light bulb, PVC piping, refrigerator drawers, shop vac, stereo, empty paint bucket, chain, door knobs, rubber lid for storage container, punching bag, pillow, granite countertop, fishing poles, rubber base, plastic cup, rubber shed, broken table top, wood, tires, hangers, tennis racket, cement pavers, buckets, water bottle, mop buckets, table base, metal sheet, ladder and fencing materials.
FOLIO NO: 62260040000
PROPERTY ADDRESS: 5330 Broward St, Naples, FL 34113
21. CASE NO: **CEV20190008170**
OWNER: **Wilner Joram**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Land Development Code 04-41, as amended,

Section 4.05.03(B). Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Vehicles parked on the grass with expired license plates.

FOLIO NO: 62253800008
PROPERTY ADDRESS: 5238 Jennings St, Naples, FL 34113

22. CASE NO: **CESD20190001079**
OWNER: **Patricia Schultz Trust and James Schultz Trust**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a) and Section 10.02.06(B)(1)(e)(i). Boat lift in rear yard without a permit.
FOLIO NO: 52396480007
PROPERTY ADDRESS: 111 Capri Blvd, Naples, FL 34113

23. CASE NO: **CENA20190008674**
OWNER: **Iris Labrie**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds in excess of 18 inches in height on improved residential zoned property.
FOLIO NO: 55901120005
PROPERTY ADDRESS: 266 6th St W, Bonita Springs, FL 34134

24. CASE NO: **CEEX20190009978-DAS**
OWNER: **Natalie West**
OFFICER: Hannah McQueen
VIOLATIONS: Collier County Code of Laws and Ordinances, Article II, Chapter 14, Section 14-36(1)(C). Dogs confined in lanai without clean, sanitary, safe and humane conditions.
FOLIO NO: 73593500280
PROPERTY ADDRESS: 7833 Stratford Dr, Naples, FL 34104

B. EMERGENCY CASES

VIII. NEW BUSINESS

A. MOTION FOR REDUCTION/ABATEMENT OF FINES

B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CEV20190001509**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Article III, Chapter 130, Section 130-97(3) and Section 130-97(5).

Commercial vehicles and/or equipment being stored on residential property and visible from the road.

FOLIO NO: 22670480009
PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

2. CASE NO: **CELU20190001511**
OWNER: **Jose Jaramillo and Maria Guadalupe Jaramillo**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A) and Section 2.02.03. Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and 54-181. Litter and/or multiple items being stored outside consisting of, but not limited to, tires. metal, plastic, wood, buckets and a disassembled plastic shed.

FOLIO NO: 22670480009
PROPERTY ADDRESS: 3616 Poplar Way, Naples, FL 34112

3. CASE NO: **CELU20190004374**
OWNER: **Martin H Anastasio**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Collier County Land Development Code 04-41, as amended, Section 2.02.03. Outside litter/debris being stored on the property consisting of, but not limited to, appliances, tv, buckets, ladders, luggage, coolers, disconnected window air conditioner unit, baby carriage, cardboard boxes and other discarded materials.

FOLIO NO: 67491120008
PROPERTY ADDRESS: 4409 Thomasson LN, Naples, FL 34112

4. CASE NO: **CEV20180015854**
OWNER: **Patricia A Hutchinson**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(a). Vehicles parked on the grass in the front yard.

FOLIO NO: 68343560003
PROPERTY ADDRESS: 92 Isle of Saint Thomas, Naples, FL 34114

5. CASE NO: **CENA20180016089**
OWNER: **Patricia A Hutchinson**
OFFICER: Thomas Pitura
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Section 54-181. Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Outside storage of litter consisting of, but not limited to, tires, metals, buckets, furniture,

concrete and other construction materials, trash and debris on the entire property.

FOLIO NO: 68343560003
PROPERTY ADDRESS: 92 Isle of Saint Thomas, Naples, FL 34114

6. CASE NO: **CEPM20180009429**
OWNER: **Amber Dawn McCune**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(i), 22-231(9), 22-231(11), 22-231(2), 22-236 and 22-231(19). Dangerous/Hazardous structure with multiple Property Maintenance violations.

FOLIO NO: 67492880004
PROPERTY ADDRESS: 4411 Rose Ave, Naples, FL 34112

7. CASE NO: **CENA20180002498**
OWNER: **Leonard Albert Maxson and Marcia Morgan Maxson**
OFFICER: Paula Guy
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179 and Section 54-181. Collier County Land Development Code 04-41, as amended, Section 1.04.01(A) and Section 2.02.03. Litter/outside storage consisting of, but not limited to, plastic, metal, glass and illegal storage of building materials on the property.

FOLIO NO: 41286160008
PROPERTY ADDRESS: 1975 Everglades Blvd S, Naples, FL 34117

8. CASE NO: **CEAU20190002892**
OWNER: **Homer Lawson and Ann G Lawson**
OFFICER: Arthur Ford
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). Damaged/broken fence in the rear property, leaning into the abutting property.

FOLIO NO: 62845320006
PROPERTY ADDRESS: 548 107th Ave N, Naples, FL 34108

9. CASE NO: **CEPM20180004112**
OWNER: **Ronald Abel**
OFFICER: John Fuentes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). Florida Building Code, Sixth Edition, (2017), as adopted by Collier County, at Chapter 4, Section 454.2.17. Unsecure swimming pool without an approved permanent protective pool barrier in the rear yard of improved occupied residential property. Unmaintained pool with stagnant water.

FOLIO NO: 35780080001
PROPERTY ADDRESS: 2172 41st TER SW, Naples, FL 34116

10. CASE NO: **CENA20180015021**
OWNER: **Henry Schulman**
OFFICER: Ryan Cathey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-181. Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter/outside storage consisting of, but not limited to, a washer and dryer, cabinets, furniture and containers.

FOLIO NO: 454760006
PROPERTY ADDRESS: 5525 Lee Williams Rd, Naples, FL 34117

11. CASE NO: **CEPM20150010212**
OWNER: **Alejandra Brito Embriz**
OFFICER: John Connetta
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-229. Occupied dwelling declared a dangerous building by the building inspector.

FOLIO NO: 63856040002
PROPERTY ADDRESS: 612 Jefferson Ave W, Immokalee, FL 34142

12. CASE NO: **CEV20190002365**
OWNER: **Saint Louis Moise**
OFFICER: Virginie Giguere
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed, inoperable vehicle in the driveway.

FOLIO NO: 67491080009
PROPERTY ADDRESS: 4413 Thomasson Lane, Naples, FL 34112

13. CASE NO: **CENA20190004325**
OWNER: **Saint Louis Moise**
OFFICER: Jonathan Musse
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-179. Collier County Land Development Code 04-41, as amended, Section 2.02.03. Outside litter/debris being stored throughout the front of the property consisting of, but not limited to, appliances, buckets, scrap metal, household items and other discarded materials.

FOLIO NO: 67491080009
PROPERTY ADDRESS: 4415 Thomasson LN, Naples, FL 34112

14. CASE NO: **CEPM20190007538**
OWNER: **ROBERT A FLICK REVOCABLE TRUST**
OFFICER: Stephen Athey
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(19) and Section 22-228(1). Sewer not functioning properly causing raw sewage overflow.

FOLIO NO: 29781960000
PROPERTY ADDRESS: 1286 Highlands Dr, Naples, FL 34103
15. CASE NO: **CEPM20180011519**
OWNER: **Esteban D Racero Jimenez and Maria E Gamez**
OFFICER: Joseph Mucha
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Dwelling with a damaged roof.

FOLIO NO: 77390000947
PROPERTY ADDRESS: 13372 Covenant Rd, Naples, FL 34114

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.**

XI. REPORTS

- 11.1. CEEX20190004844-PU5408 OPUS APARTMENT LLC**
- 11.2. CEEX20190005245-PU5578 MARK E SCHUSTER TRUST**
- 11.3. CEEX20190006846-PU5582 CREEKSIDE WEST INC**
- 11.4. Special Magistrate Rules and Regulations Workshop**

XII. NEXT MEETING DATE- FRIDAY, OCTOBER 4, 2019 AT 9:00 A.M.

XIII. ADJOURN