



## 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

September 04, 2020

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**

1. CASE NO: **CEPM20190013727**  
OWNER: **Kristopher E Umpenhour and Sheila Umpenhour**  
OFFICER: **Virginie Giguere**  
VIOLATIONS: **Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof over garage is dilapidated and caved in.**  
  
FOLIO NO: **77212880009**  
PROPERTY ADDRESS: **112 4<sup>th</sup> ST, Naples, FL 34113**

**VI. STIPULATIONS**

**VII. PUBLIC HEARINGS**

**A. HEARINGS**

1. CASE NO: **CELU20200000904**  
OWNER: **FOGGS INVESTMENTS LLC**  
OFFICER: **John Fuentes**  
VIOLATIONS: **Collier County Land Development Code 04-41, as amended, Sections 1.04.01(A) and 2.02.03. The processing/recycling of gravel, stone/concrete and earthly material without a conditional use.**  
  
FOLIO NO: **00190600006**  
PROPERTY ADDRESS: **10270 Immokalee RD, Naples, FL 34120**
  
2. CASE NO: **CEEX20200005906-PU6205**  
OWNER: **BR CARROLL NAPLES LLC**  
OFFICER: **Jose Quintero**  
VIOLATIONS: **Collier County Code of Laws and Ordinances, Chapter 118, Article III, Section 118-64. Observed a large amount of bulk trash consisting of, but not limited to, a dishwasher, sofas, recliners, furniture, pieces of wood, broken down cabinets, counter tops and trash bags. Recurring violation.**  
  
FOLIO NO: **255360003**

PROPERTY ADDRESS: 5395 Grand Cypress CIR, Naples, FL 34109

3. CASE NO: **CEV20190014770**  
OWNER: **George R Rusnack, Jennifer Lynn Everwine and Ronald Everwine Jr**  
OFFICER: Paula Guy  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Multiple inoperable vehicles on improved Estates zoned parcel.  
FOLIO NO: 45907320000  
PROPERTY ADDRESS: 1031 19<sup>th</sup> ST SW, Naples, FL 34117
4. CASE NO: **CENA20200000529**  
OWNER: **Yverlande Cadet**  
OFFICER: Virginie Giguere  
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, Sections 54-181 and 54-179.  
FOLIO NO: 25967801123  
PROPERTY ADDRESS: 14628 Apalachee St, Naples, FL 34114
5. CASE NO: **CEPM20200002714**  
OWNER: **Wolfgang Hutzenlaub**  
OFFICER: Latoya Thompson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(15). An unmaintained pool.  
FOLIO NO: 61780200004  
PROPERTY ADDRESS: 3179 Caledonia Ave, Naples, FL 34112
6. CASE NO: **CES20200003887**  
OWNER: **ML LAND LLC**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 5.06.06(A)(8). Multiple prohibited signs (flutter flags/wind signs) in the right of way.  
FOLIO NO: 418400700  
PROPERTY ADDRESS: 3713 Milano Lakes CIR, Naples, FL 34114
7. CASE NO: **CEV20200005379**  
OWNER: **Concepcion Soto**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Vehicle with no license plate.

FOLIO NO: 739480001  
PROPERTY ADDRESS: 104 Andrea LN, Naples, FL 34114

8. CASE NO: **CENA20200006324**  
OWNER: **Steven J Stilton EST**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds/grass over 18 inches in height.

FOLIO NO: 738680006  
PROPERTY ADDRESS: 120 Andrea LN, Naples, FL 34114

9. CASE NO: **CEV20200005707**  
OWNER: **Jeffery M Stone and Kelsey Edwards**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95 and Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Unlicensed/inoperable vehicle(s) on the property and vehicle(s) parked on the grass.

FOLIO NO: 68341720007  
PROPERTY ADDRESS: 46 Moon Bay St, Naples, FL 34114

10. CASE NO: **CENA20200005709**  
OWNER: **Jeffery M Stone and Kelsey Edwards**  
OFFICER: Jonathan Musse  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds that exceed 18 inches in height.

FOLIO NO: 68341720007  
PROPERTY ADDRESS: 46 Moon Bay St, Naples, FL 34114

11. CASE NO: **CEPM20200006119**  
OWNER: **Sheila D Gebhart**  
OFFICER: Stephen Athey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(11) and 22-231(12)(i). Occupied dwelling with no electric service provided by a county approved source. Broken windows.

FOLIO NO: 62264320001  
PROPERTY ADDRESS: 5329 Trammell St, Naples, FL 34113

12. CASE NO: **CEPM20200004616**  
OWNER: **John M McCarthy and Catherine M McCarthy**

OFFICER: Stephen Athey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-231(11), 22-231(12)(b), 22-231(12)(i) and 22-231(12)(c). Vacant mobile home in disrepair. Exterior light fixtures in disrepair. Exterior surfaces in disrepair, skirting missing, cover for hot water heater missing. Mold and other stains on exterior walls/surfaces. Roof in disrepair. Broken windows. Exterior door in disrepair.  
FOLIO NO: 70121480005  
PROPERTY ADDRESS: 5 Chateau Way, Naples, FL 34112

13. CASE NO: **CEV20190014940**  
OWNER: **Louvens Bilzon**  
OFFICER: William Marchand  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Unlicensed vehicle parked on a residential driveway.  
FOLIO NO: 62091560005  
PROPERTY ADDRESS: 5221 Martin St, Naples, FL 34113

14. CASE NO: **CESD20190011112**  
OWNER: **Erikson Jean and Alex Jean**  
OFFICER: William Shanahan  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Unpermitted shed on the property.  
FOLIO NO: 35999560008  
PROPERTY ADDRESS: 4572 28<sup>th</sup> Ave SW, Naples, FL 34116

15. CASE NO: **CEPM20200005431**  
OWNER: **HANAPEPE LLC**  
OFFICER: John Connetta  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-242 and 22-231(12)(n). Unsecured Accessory Structure (shed) with roof damage located on the property.  
FOLIO NO: 35647520002  
PROPERTY ADDRESS: 4311 Golden Gate Parkway, Naples, FL 34116

16. CASE NO: **CEPM20200005469**  
OWNER: **Douglas J Lavery, Elizabeth A Lavery Trust EST, UTD 09/10/04**  
OFFICER: John Connetta  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(12)(b), 22-231(12)(c), 22-231(12)(i), 22-231(12)(p) and 22-242. Single family dwelling in deplorable conditions with broken windows, roof

damage, exterior and interior wall damage, unsecured, graffiti and other general maintenance issues.

FOLIO NO: 37985080008  
PROPERTY ADDRESS: 3481 11<sup>th</sup> Ave SW, Naples, FL 34117

17. CASE NO: **CESD20180013977**  
OWNER: **CRYSTAL LAKE PROPERTY OWNERS ASSOCIATION TWO INC**  
OFFICER: Bradley Holmes  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Two (2) unpermitted huts with electrical.  
FOLIO NO: 29582511506  
PROPERTY ADDRESS: 14960 Collier Blvd, Naples, FL 34119
18. CASE NO: **CEPM20200006337**  
OWNER: **Donald A McInnis EST, c/o Sarah E Brown P.R.**  
OFFICER: Junior Torres  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(n). Lanai screen mesh in need of repairs.  
FOLIO NO: 67940520007  
PROPERTY ADDRESS: 2323 Pinewoods CIR, Naples, FL 34105
19. CASE NO: **CENA20200006335**  
OWNER: **Donald A McInnis EST, c/o Sarah E Brown P.R.**  
OFFICER: Junior Torres  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Section 54-185(a). Weeds/grass over 18 inches in height throughout the property.  
FOLIO NO: 67940520007  
PROPERTY ADDRESS: 2323 Pinewoods CIR, Naples, FL 34105
20. CASE NO: **CELU20200005636**  
OWNER: **Jeffery D McDonald and Kathleen S McDonald**  
OFFICER: Daniel Hamilton  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 1.04.01(A). Storage/large containers on unimproved property.  
FOLIO NO: 46273160100  
PROPERTY ADDRESS: No Site Address, Goodland, FL 34140
21. CASE NO: **CENA20200001535**  
OWNER: **Richard A Hughes and Virginia E Hughes**

OFFICER: Daniel Hamilton  
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. Prohibited outdoor storage/accumulation of litter consisting of, but not limited to, wood, plastics, appliances, tires, metal and furniture.  
FOLIO NO: 766840009  
PROPERTY ADDRESS: 15041 Oak Tree DR, Naples, FL 34114

22. CASE NO: **CENA20190008728**  
OWNER: **Gary W Stumbo and Donna L Stumbo**  
OFFICER: Tony Asaro  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Collier County Land Development Code 04-41, as amended, Section 2.02.03. Litter and debris consisting of, but not limited to, wood, metal, plastic, on vacant property. Also, illegal outside storage of items and vehicles on the property.  
FOLIO NO: 50891320004  
PROPERTY ADDRESS: 2724 Holly Ave, Naples, FL 34112

23. CASE NO: **CEV20190014180**  
OWNER: **Nikita Ma Martin**  
OFFICER: Tony Asaro  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 4.05.03(A). Vehicles stored in the rear yard area.  
FOLIO NO: 50891400005  
PROPERTY ADDRESS: 2760 Holly Ave, Naples, FL 34112

24. CASE NO: **CENA20190008448**  
OWNER: **BAKER PROPERTIES & INVESTMENT**  
OFFICER: Tony Asaro  
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 2.02.03. Outside storage of vehicles and equipment on the property.  
FOLIO NO: 22721080002  
PROPERTY ADDRESS: 2463 Kirkwood Ave, Naples, FL 34112

25. CASE NO: **CEPM20200001091**  
OWNER: **Leonard R Kane**  
OFFICER: John Connetta  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(c). Broken and/or missing roof tiles on single family dwelling unit.  
FOLIO NO: 80400003821  
PROPERTY ADDRESS: 3315 Cerrito CT, Naples, FL 34109

ADDRESS:

26. CASE NO: **CEPM20190011306**  
OWNER: **Salvatore J Mannino and Jacqueline A. Mannino**  
OFFICER: John Connetta  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof in disrepair with missing and/or defective roof tiles.  
FOLIO NO: 60580001323  
PROPERTY ADDRESS: 8114 Costa Brava CT, Naples, FL 34109
27. CASE NO: **CEPM20200006163**  
OWNER: **SIERRA MEADOWS PROPERTY INC**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-240(2)(a). Potholes in the road.  
FOLIO NO: 73620100029  
PROPERTY ADDRESS: 7010 Sierra Club CIR, Naples, FL 34113
28. CASE NO: **CELU20200002378**  
OWNER: **Belot S Branchedor and Maritane Branchedor-Dumel**  
OFFICER: Ryan Cathey  
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 2.02.03. Litter/prohibited outside storage including, but not limited to, buckets, paint cans, wood, cardboard, wire and other household items.  
FOLIO NO: 25967800920  
PROPERTY ADDRESS: 14676 Apalachee St, Naples, FL 34114
29. CASE NO: **CEV20200002736**  
OWNER: **Jose Soledad Soto and Guillermo Soto Arteaga**  
OFFICER: Ryan Cathey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 130, Article III, Section 130-95. Vehicles parked on the driveway with expired license plates.  
FOLIO NO: 740800007  
PROPERTY ADDRESS: 180 Kathy LN, Naples, FL 34114
30. CASE NO: **CELU20200004582**  
OWNER: **Daniel Torres and Jocie-Mae L Beebe**  
OFFICER: Ryan Cathey  
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 2.02.03. Litter/prohibited outside storage including, but not limited to, lawn mower, crockpot, containers, buckets, tire, stove and other household items.

FOLIO NO: 62153880005  
PROPERTY ADDRESS: 5321 Holland St, Naples, FL 34113

31. CASE NO: **CEEX20200007577-DAS V20-006826**  
OWNER: **POOCHES OF NAPLES**  
OFFICER: Connie Waldo  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-28. Must provide proper size enclosure for each dog on property.

FOLIO NO:  
PROPERTY ADDRESS: 1000 Immokalee RD, Naples, FL 34110

32. CASE NO: **CEEX20200008462-DAS V20-006867**  
OWNER: **Emmanuel Baptiste**  
OFFICER: Emmanuel Valdes  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(2). Failure to vaccinate dog (“Nina”); third offense.

FOLIO NO:  
PROPERTY ADDRESS: 1795 55<sup>th</sup> Ter SW, Naples, FL 34116

33. CASE NO: **CEEX20200008467-DAS V20-006869**  
OWNER: **Emmanuel Baptiste**  
OFFICER: **Emmanuel Valdes**  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 14, Article II, Section 14-33(1). Failure to license (“Nina”); third offense.

FOLIO NO:  
PROPERTY ADDRESS: 1795 55<sup>th</sup> Terr SW, Naples, FL 34116

## B. EMERGENCY CASES

### VIII. NEW BUSINESS

#### A. MOTION FOR REDUCTION/ABATEMENT OF FINES

#### B. MOTION FOR IMPOSITION OF FINES AND LIENS

1. CASE NO: **CESD20160009174**  
OWNER: **William J Teute**  
OFFICER: John Johnson  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22,

Article VI, Section 22-231(12)(c) 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). Multiple shingles and roofing tiles missing.

FOLIO NO: 67285560007  
PROPERTY ADDRESS: 549 Ridge DR, Naples, FL 34108

2. CASE NO: **CEPM20180003726**  
OWNER: **Carlos Miguel**  
OFFICER: Stephen Athey  
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Section 22-231(12)(c). Roof in disrepair.
- FOLIO NO: 52399800008  
PROPERTY ADDRESS: 145 Capri Blvd, Naples, FL 34113

3. CASE NO: **CENA20190000816**  
OWNER: **Troy Broitzman and Quenby A Broitzman**  
OFFICER: Ryan Cathey  
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). Litter/outside storage consisting of, but not limited to, several piles of pallets and tile, construction materials and equipment on a vacant lot.
- FOLIO NO: 748880003  
PROPERTY ADDRESS: 2375 Marete DR, Naples, FL 34114

4. CASE NO: **CEPM20190011873**  
OWNER: **Nicholas Ballo**  
OFFICER: Arthur Ford  
VIOLATIONS: Florida Building Code, Sixth Edition (2017), Building, Chapter 4, Section 454.2.17 and Collier County Land Development Code 04-41, as amended, Section 5.03.02(F)(3). An outdoor swimming pool without any permanent protective barrier and a damaged six-foot (6') fence, missing panels in the rear of the property.
- FOLIO NO: 62411280004  
PROPERTY ADDRESS: 807 108<sup>th</sup> Ave N, Naples, FL 34108

5. CASE NO: **CEPM20180012850**  
OWNER: **Kathleen A McGrath**  
OFFICER: Tony Asaro  
VIOLATIONS: Florida Building Code, Sixth Edition (2017), Chapter 4, Section 454.2.17 and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Damaged/missing residential swimming pool barrier.

FOLIO NO: 69145008005  
PROPERTY ADDRESS: 10161 Regent CIR, Naples, FL 34109

**IX. OLD BUSINESS**

**A. MOTION TO AMEND PREVIOUSLY ISSUED ORDER**

1. CASE NO: **CEPM20180012850**  
OWNER: **Kathleen McGrath**  
OFFICER: Tony Asaro  
VIOLATIONS: Florida Building Code , 6<sup>th</sup> Edition (2017), Building, Chapter 4, Section 454.2.17 and Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Damaged/missing residential swimming pool barrier.
- FOLIO NO: 69145008005  
PROPERTY ADDRESS: 10161 Regent CIR, Naples, FL 34109

**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.**
- C. REQUEST FOR SPECIAL MAGISTRATE TO IMPOSE DAS CITATION LIENS ON CASES REFERENCED IN SUBMITTED EXECUTIVE SUMMARY.**

**XI. REPORTS**

**XII. NEXT MEETING DATE- FRIDAY OCTOBER 2, 2020 AT 9:00 A.M.**

**XIII. ADJOURN**