

ATTACHMENT 1

Case Overview

Property/Incident Information

Owner	Address	Site Address
VARELA CELEDONIO	8401 MOCKINGBIRD LN ESTERO, FL 33928	8401 MOCKINGBIRD LN , ESTERO, FL 33928

Legal Description

BEG NE COR W 1/2 OF E 1/2 OF SE 1/4 S 330 FT TH S W FOR 338 FT TO POB DESC OR 2954 PG 1034

Description

Entire property is overgrown

Case Status Closed **Case #** 17010028

Notes

Entire property is overgrown

areas inside and outside of the fence overgrown, trees at corner are causing obstruction when entering highlands off of Mockingbird
please trim, cut, mow, clean the property.

Old Shed has begun to collapse and needs demolished

Northeast section of the property has a fallen tree on it that needs removed

Documents Issued

<u>Date Issue</u>	<u>Document Type</u>
12/9/2016	Complaint
12/9/2016	Courtesy Notice
12/30/2016	Affidavit of Non-Compliance
1/31/2017	Notice of Violation
2/17/2017	Notice of Hearing
10/5/2017	Affidavit of Compliance
4/26/2018	Final Order
4/26/2018	Order of Imposition/Liens
4/26/2018	Special Magistrate Mitigation
10/31/2019	Notice of Hearing

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
CHAPTER 17 - HEALTH AND SANITATION	Sec. 17-33(1a,b,c)(2)(3). - Nuisance declared.	It is hereby declared by the board of county commissioners that nuisance accumulations on private property shall constitute a public nuisance, subject to immediate abatement as provided by this article or by any other remedy in law or equity, if: (1) The private property is not: a. A legally permitted junkyard, automobile wrecking or wrecking yard or sanitary landfill as defined and regulated by the county zoning ordinance or any other applicable ordinance; or b. Zoned or permitted by special permit or variance to allow such nuisance accumulations; and (2) The nuisance accumulation impairs the economic value of the underlying or adjacent property, creates a danger to the public health, safety and welfare, constitutes an attractive nuisance as defined by law, or creates a fire hazard; and (3) The accumulation is not made as a part of a regularly scheduled garbage removal program or service.	4/26/2018
CHAPTER 17 - HEALTH AND SANITATION	Section 17-49(a). - Mowing of nuisance vegetation required.	(a) All real property owners, agents, custodians, lessees and occupants of real property within unincorporated Lee County will, in accordance with the published notice set forth in section 17-48, cut and keep cut, to a height not exceeding twelve (12) inches, all grasses and weeds on any property owned, controlled or occupied by them except as provided for in section 17-47.	4/26/2018
CHAPTER 34 - ZONING	Section 34-3131(a). - Vehicle visibility at intersections.	(a) Corner lots. On a corner lot, no obstruction shall be planted or erected which materially obstructs traffic visibility within the triangular space bounded by the two intersecting right-of-way lines and a straight line connecting the two points on the street right-of-way lines 25 feet from their intersection. No structural and planting masses shall be permitted between three feet and ten feet above the average grade of each street.	4/26/2018

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation	Section 17-49(a). - Mowing of nuisance vegetation required.	Individual Violation	4/26/2018	\$50,750.00
Individual Violation	Section 34-3131(a). - Vehicle visibility at intersections.	Individual Violation	4/26/2018	\$50,750.00
Individual Violation	Sec. 17-33(1a,b,c)(2)(3). - Nuisance declared.	Individual Violation	4/26/2018	\$50,750.00
Admin Fixed		Admin Fixed		\$307.50
			Total Fines	\$152,557.50

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$152,557.50