



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931

Agenda

Wednesday, July 3, 2024

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Draft February 2, 2024 minutes

III. NEW CASES TO BE HEARD

- A. 21571 Madera Rd., Lewis, David + Grosser, Rita J.

Case Number: 20240280

Subject: Maintaining of a property in need of repair and/or demolition

Code Section: LDC Sec. 6-111 - Adoption; amendments
103.5 Unsafe buildings or systems

Code Officer: D. Batt

- B. 170 Primo Dr., Riley, Susan K. TR for Susan K. Riley Trust

Case Number: 20240285

Subject: Maintaining of a property in need of repair and/or demolition

Code Section: LDC Sec. 6-111 - Adoption; amendments
103.5 Unsafe buildings or systems

Code Officer: D. Batt

IV. ADMINISTRATIVE AGENDA

- A. Case Number CE20-0239, Oceanic Blue Retreats, LLC

Public Notice for Order of Compliance issued for 215 Flamingo St.

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE SPECIAL MAGISTRATE IN ANY MATTER CONSIDERED AT THIS HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE

PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.



For special accommodation, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.

CANCELLED

MINUTES
FORT MYERS BEACH
Special Magistrate Hearings
Bay Oaks Recreational Campus
2731 Oak Street
Fort Myers Beach, FL 33931
Monday, February 12, 2024

Hearing Examiner - Special Magistrate: Monica Schmucker

Magistrate Schmucker swore in those providing testimony.
Town Attorney Nancy Stuparich represented the Town.

CASES TO BE HEARD:

Property Owner: ORTIZ, DANIA CARBALLO & GARCIA DAISY
SUBJECT: Request for Authorization to Foreclose the Lien
LOCATION: 268/270 Nature View Ct.
STRAP NO: 20-46-24-W4-01700.0050
CODE OFFICER: Bill Stout
REFERENCE NO: CE18-0700, CE18-0724, 20-0597

(The recording skipped throughout the testimony.) Officer Stout described the history of the violations against the property owner and copies of all materials were in the agenda packet. The property was not homesteaded.

Property owner Dania Carballo Ortiz explained that she had been working with attorneys and the town's attorney since August of 2022 and she was surprised she had to be there. She filed for an extension this week for reductions in the amount. She requested that the hearing be continued so she could return with an attorney.

Town Attorney Stuparich indicated they were there today to get an order authorizing the foreclosure filing.

Magistrate Schmucker stated that the magistrate's orders were filed to create liens. She recommended that Ms. Carballo contact her attorney to review the documents that will be sent to her in the mail. She authorized the proceeding.

Property Owner: WHITE SAND PROPERTIES OF FORT MYERS
BEACH, LLC
SUBJECT: Request for Authorization to Foreclose the Lien
LOCATION: 80 Avenue E
STRAP NO: 19-46-24-W4-0070A.0020
CODE OFFICER: Bill Stout
REFERENCE NO: CE15-0167, CE14-0394, CE17-0065

Officer Stout stated this was a request for the authorization to foreclose. He reviewed the history of the case, copies of all documents were included in the agenda packet and entered into the record. He stated that compliance has not been achieved since the lien was recorded. The town requested that the magistrate authorize the town attorney to foreclose and a draft was prepared for her to review.

Attorney Steven Ramunni represented the property owner and stated the liens were originally due to violations against the predecessors of the property. He provided a copy of a check for \$50,000.00 from his client, dated December 19, 2020, that was cashed by the town. He stated that his client contends that the liens have been satisfied per his agreement with the town manager. He noted that there was already a foreclosure pending in Circuit Court and it looked like the foreclosure case was premature since it had not been before the magistrate.

Town Attorney Stuparich noted there was no backup information regarding the check. She stated there was a pending foreclosure case and she did not believe that the prior town attorney would move forward if there were documentation that the lien had been released or partially satisfied. Attorney Ramunni requested a continuance for 60 days to investigate whether the town was authorized to seek its first foreclosure. He stated the check was evidence of some settlement and that a second foreclosure should not be brought.

Town Attorney Stuparich replied that there had been a recorded lien of record for more than three months and the town was authorized to file a foreclosure case. Attorney Ramunni questioned the legitimacy of the lien.

Special Magistrate Schmucker stated she was not there to relitigate the issues and the orders appeared valid. She appreciated the check and noted it said it was for a partial release. She indicated the liens had not been paid since 2016 and the copy of the check could be for anything. The property was not homesteaded and she did not see a reason to deny the request to authorize the town to initiate the proceedings to foreclose the liens. The check was not evidence to say the liens were not valid. Attorney Ramunni will submit changes to the draft order within a week.

Property Owner: KEY ESTERO SHOPS, LLC
SUBJECT: Request for Authorization to Foreclose the Lien
LOCATION: 1661 Estero Blvd.
STRAP NO: 19-46-24-W4-00402.0010
CODE OFFICER: Bill Stout
REFERENCE NO: CE19-0026

Officer Stout reviewed the history of the case, copies of all documentation were included in the agenda packet and entered into the record. The property was not homesteaded. The town requested that the special magistrate authorize the town attorney to file foreclosure proceedings since three months had passed since the lien was recorded. All notices were in the packet and on the record.

Property owner Carmine Naccarato stated that he was told he did not need a permit and had no problems until August 2018. Magistrate Schmucker stated her role was to determine whether the liens were filed. Mr. Naccarato agreed that the orders were entered and filed. He continued to explain that the town told him he had to make improvements to the parking lot before a permit would be issued. He made improvements to the landscape, but the permit was refused. Magistrate Schmucker stated that she could not rehear the cases and if the liens had not been paid in three

months, the town could proceed with foreclosure. Mr. Naccarato noted that he was shocked that he was there and expected to go to trial. He accused the town of trying to destroy him. Town Attorney Stuparich stated Mr. Naccarato did not take advantage of his option to appeal within 30 days regarding previous orders. She wanted to move the case forward. Magistrate Schmucker stated the orders were valid and authorized the town to proceed with foreclosure since the liens had not been paid.

Property Owner: WEINMANN, ROLAND & MILLIGAN, BEVERLY
ANN
SUBJECT: Request to Magistrate for Order of Compliance
LOCATION: 133 Andre Mar Dr.
STRAP NO: 29-46-24-W2-0150A.0170
CODE OFFICER: Bill Stout
REFERENCE NO: CE20-0538

Officer Stout reviewed the history of the case and stated that the violation had been corrected. The town requested an order of compliance for the record. Magistrate Schmucker entered an order of compliance to be recorded.

Signature: _____

- End of document

Property Address and Owner:

Hearing Date: July 3, 2024

Case Number: 20240280
Subject: Maintaining of a property in need of repair and/or
demolition
Code Section: LDC Sec. 6-111 - Adoption; amendments
103.5 Unsafe buildings or systems
Code Officer: D. Batt

Subject:

Maintaining of a property in need of repair and/or demolition

Code Section:

LDC Sec. 6-111 - Adoption; amendments 103.5 Unsafe buildings or systems

Reference Number:

20240280

Strap Number:

28-46-24-W4-00500.0060

Officer:

D. Batt

Narrative:

Case Number: 20240280
Subject: Maintaining of a property in need of repair and/or demolition
Code Section: LDC Sec. 6-111 - Adoption; amendments 103.5 Unsafe buildings or systems
Code Officer: D. Batt

Attachments:

1. Exhibit A- Establishment of Ownership
2. Exhibit B- Photos of Initial Site Inspection
3. Exhibit C- Notice of Violation and Service
4. Exhibit D- Affidavit of Non Compliance
5. Exhibit E- Referenced Town of Fort Myers Beach Code of Ordinances
6. Exhibit F- Notice of Hearing and Service

Town Recommendations:

The Town requests that an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fee of \$250.00 to cover costs in bringing this matter before the Special Magistrate, a fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

Town Approvals:

Date: June 20, 2024

Danielle Batt, Code Enforcement Coordinator

nancy stuparich, Town Attorney

Date: June 20, 2024

Frankie Kropacek, Operations & Compliance Director

Date: June 25, 2024

EXHIBIT A

Prepared by:
Accent Title Insurance Agency, Inc.
17693 Summerlin Road
Fort Myers, Florida 33908

File Number: 21-6616

Rec 10-
Doc 11375
\$ 11385

General Warranty Deed

Made this February 3, 2022 A.D., By **BARBARA CLAWSON a/k/a BARBARA E. CLAWSON**, an unmarried widow, whose post office address is: 9555 E Arbor Place, Englewood, Colorado 80111, hereinafter called the grantor, to **DAVID C. LEWIS**, an unmarried man and **RITA J. GROSSER**, an unmarried woman as joint tenants with rights of survivorship, whose post office address is: 1522 SW 49th Terrace, Cape Coral, Florida 33914, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lot 6 of Yachtsman's Cove Subdivision, according to the Plat thereof recorded in Plat Book 28, Pages 60 and 61, Public Records of Lee County, Florida.

Parcel ID Number: 28-46-24-W4-00500.0060

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Michael R. Clawson

Witness #1 Signature

Witness #1 Printed Name

Michael R. Clawson

Witness #2 Signature

Witness #2 Printed Name

Josephine M. M. M.

State of Florida

County of Lee

*Barbara Clawson by
Ann Rice her attorney in fact*
**BARBARA CLAWSON a/k/a BARBARA E.
CLAWSON by ANN RICE her attorney in fact**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of *January*, 2022, by ANN RICE as attorney in fact for BARBARA CLAWSON, an unmarried widow, who is/are personally known to me or who has produced *COGNITIVE License* as identification.



DAWN ALICEA
Commission # HH 190505
Expires January 23, 2026
Bonded thru Budget Notary Services

Dawn Alicea
Signature of Notary Public
Print Name: *Dawn Alicea*
My Commission Expires: *January 23, 2026*
Commission Number: *HH190505*



Property Data

STRAP: 28-46-24-W4-00500.0060 Folio ID: 10228821

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

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Owner Of Record - Joint Tenants [\[Change Mailing Address\]](#)

LEWIS DAVID C +
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL FL 33914

Site Address

Site Address maintained by E911 Program Addressing

21571 MADERA RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

YACHTSMAN COVE PB 28 PG 61 LOT 6

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 28 and 60 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 4 / 2.0
Gross Living Area 2,082
1st Year Building on Tax Roll 1977
Historic Designation No

Township	Range	Section	Block	Lot
46	24E	28	00500	0060
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43664	-81.91696		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2022 ▶ ☐ View other photos

Last Inspection Date: 07/29/2022

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	534,991	534,981	534,991	534,991	0	0	534,991
2023 Values / Additional Info	2023	534,991	534,981	534,991	534,991	0	0	534,991
2022 Values / Additional Info	2022	1,181,595	316,525	1,181,595	357,025	50,500	0	306,525
2021 Values / Additional Info	2021	802,291	316,525	802,291	346,626	50,500	0	296,126
2020 Values / Additional Info	2020	684,769	346,525	684,769	341,840	50,500	0	291,340
2019 Values / Additional Info	2019	666,982	333,200	666,982	334,154	50,500	0	283,654
2018 Values / Additional Info	2018	656,476	333,200	656,476	327,923	50,500	0	277,423
2017 Values / Additional Info	2017	662,966	238,000	662,966	321,178	50,000	0	271,178
2016 Values	2016	683,731	238,000	683,731	314,572	50,000	0	264,572
2015 Values	2015	562,198	238,000	562,198	312,385	50,000	0	262,385
2014 Values	2014	539,193	238,000	539,193	309,906	50,000	0	259,906
2013 Values	2013	484,396	212,300	484,396	305,326	50,000	0	255,326
2012 Values	2012	358,789	215,000	358,789	300,222	50,000	0	250,222
2011 Values	2011	394,401	240,000	394,401	291,478	50,000	0	241,478
2010 Values	2010	427,200	240,000	427,200	287,170	50,000	0	237,170

	2009	469,990	315,000	469,990	279,620	50,000	0	229,620
	2008	523,790	300,000	523,790	279,340	50,000	0	229,340
	2007	659,150	445,000	659,150	258,750	25,000	0	233,750
	2006	643,220	445,000	643,220	252,440	25,000	0	227,440
	2005	508,690	330,000	508,690	245,090	25,000	0	220,090
	2004	445,210	312,500	445,210	237,950	25,000	0	212,950
	2003	414,270	232,500	414,270	233,510	25,000	0	208,510
	2002	345,900	155,000	345,900	228,040	25,000	0	203,040
	2001	265,590	125,000	265,590	224,450	25,000	0	199,450
	2000	259,460	120,000	259,460	217,910	25,000	0	192,910
	1999	227,520	100,000	227,520	212,180	25,000	0	187,180
	1998	229,260	100,000	229,260	208,840	25,000	0	183,840
	1997	218,720	100,000	218,720	205,350	25,000	0	180,350
	1996	199,370	92,530	199,370	199,370	25,000	0	174,370
	1995	208,680	92,710	208,680	208,680	25,000	0	183,680
	1994	206,200	92,890	206,200	206,200	25,000	0	181,200
	1993	227,040	93,070	227,040	227,040	25,000	0	202,040
	1992	201,110	83,250	201,110	201,110	25,000	0	176,110

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes. (i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
BOAT LIFT	1989	1
PIER - RESIDENTIAL	2007	450
SEAWALL - CONCRETE	1977	95
FENCE - WOOD STOCKADE	2017	520

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	2.0	1977	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,082
FLG - FINISHED LOWER GARAGE	N	420
FLL - FINISHED LOWER LEVEL	N	381

FLU - FINISHED LOWER UTILITY	N	1,068
FSP - FINISHED SCREEN PORCH	N	169
LCP - LOWER CARPORT / OPEN PORCH	N	770
LCP - LOWER CARPORT / OPEN PORCH	N	102
PLR - POOL RESIDENTIAL	N	392
PPT - POOL PATIO	N	802
STP - STOOP	N	919

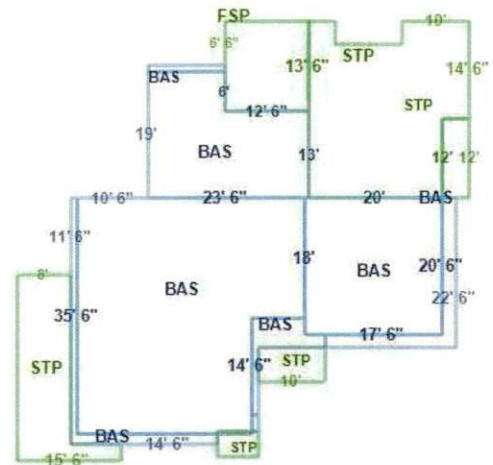
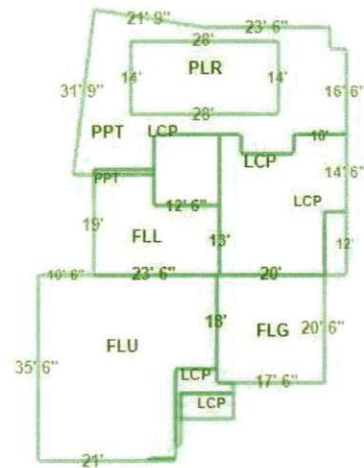
Building Features			
Description	Year Added	Units	
POOL - RESIDENTIAL	1979	392	
PATIO - CONCRETE	1979	802	
XTRA/ADDITIONAL A/C UNITS	2017	2	

Building Front Photo



Photo Date: July of 2022

Building Footprint



Property Details (2023 Tax Roll)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
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131

Single Family Residential, Canal

1.00

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Building Features

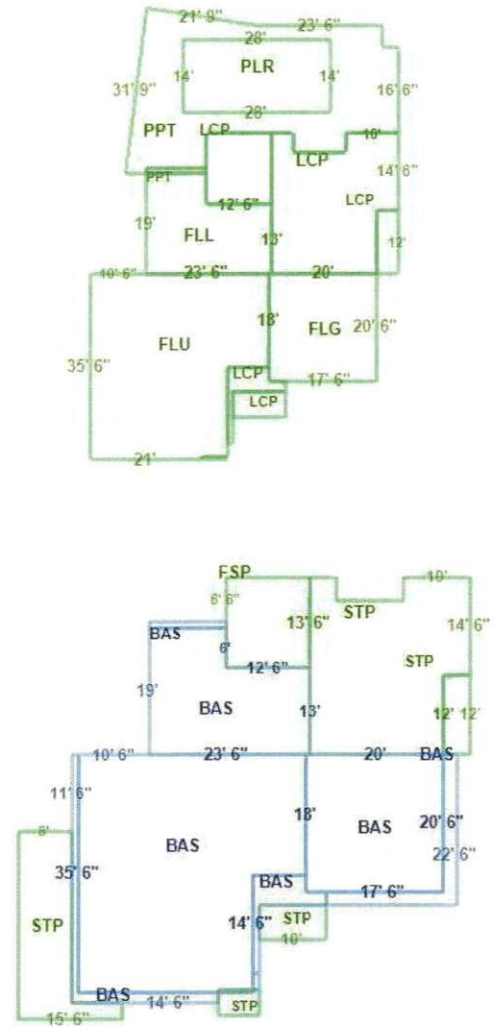
Description	Year Added	Units
POOL - RESIDENTIAL	1979	392
PATIO - CONCRETE	1979	802
XTRA/ADDITIONAL A/C UNITS	2017	2

Building Front Photo



Photo Date: July of 2022

Building Footprint



Taxing Authorities

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TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971

WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
1,625,000.00	02/03/2022	2022000038579	03		I
209,000.00	06/01/1987	1928/3105	06		I
136,000.00	04/01/1979	1343/2396	06		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **28** and **61** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

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Permit Number	Permit Type	Date
220307	Roof	03/01/2022
MEC16-0012	AC New / Change out	01/13/2016
DSH2007-00373	Boathouse, Dock & Shoreline	06/06/2007
ROF2004-03805	Roof	08/23/2004
198902239	Boathouse, Dock & Shoreline	02/27/1989
198900918	Boathouse, Dock & Shoreline	01/31/1989

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other

parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-24-05-00000.0060	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	302.38
Collection Days				
Garbage		Recycling		Horticulture
Thursday		Wednesday		Wednesday

Flood and Storm Information

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Community	Flood Insurance	Panel	Version	Date	Evacuation Zone
071C	Find my flood zone	0566	G	11/17/2022	A

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Lee County Tax Collector

Noelle Branning

2023 Paid Real Estate Tax Notice

Ad Valorem Taxes and Non-ad Valorem Assessments for Lee County, Florida

Account Number:
28-46-24-W4-00500.0060
Alternate Key:
2100519286
Millage Code:
032

Site Address / Legal Description:
21571 MADERA RD
YACHTSMAN COVE PB 28 PG 61 LOT 6

Exemptions/Values:
Assessed Value 534,991

* See message below

LEWIS DAVID C &
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Paid 11/28/2023 DP-00-01816842 \$7,381.13

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	534,991	0	534,991	2,012.80
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	534,991	0	534,991	1,202.66
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	534,991	0	534,991	1,702.34
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	534,991	0	534,991	529.64
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	534,991	0	534,991	50.72
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	534,991	0	534,991	17.49
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	534,991	0	534,991	54.89
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.9851	534,991	0	534,991	1,597.00
FORT MYERS BEACH MOSQUITO	239-463-6350	0.1123	534,991	0	534,991	60.08
FORT MYERS BEACH LIBRARY	239-463-9691	0.2355	534,991	0	534,991	125.99
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	534,991	0	534,991	11.61
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	534,991	0	534,991	21.08

Non-Ad Valorem Assessments Levying Authority
LEE COUNTY SOLID WASTE ASSESSMENT

Telephone Rate Amount
239-533-8000 302.38

2023 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,688.68

2023 Paid Real Estate

Tax Notice

Account: 28-46-24-W4-00500.0060
Site Address: 21571 MADERA RD,
FORT MYERS BEACH,
33931
Alternate Key: 2100519286

PAY ONLY ONE AMOUNT

If Received By: Amount Due:
Nov 30, 2023 \$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

* If the address below is not correct, visit LeePA.org to update your address.

LEWIS DAVID C &
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Make check payable to:

LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609

Paid 11/28/2023 DP-00-01816842 \$7,381.13



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll which includes assessed values, exemptions, legal description, assessed owner(s) name and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Delinquent Taxes

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Property Sold: forward this notice to the new owner(s).

Payment Options

 **PAY ONLINE**



Visit LeeTC.com

Other ways to pay:

 **Mail:** Check or money order.

 **Phone:** 239.533.6000.

 **In Person:** Cash, check, money order, debit card (PIN required), and all major credit cards.

Note: A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Confirm Payment

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.

EXHIBIT B

Mar 14, 2024 at 3:12:02 PM
Town of Fort Myers Beach





Mar 14, 2024 at 3:12:15 PM
Town of Fort Myers Beach

Mar 14, 2024 at 3:12:28 PM
Town of Fort Myers Beach



EXHIBIT C



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 25, 2024

CASE NUMBER:	20240280
CERTIFIED MAIL:	9589071052700183636741

LEWIS DAVID C + GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

SITE ADDRESS: 21571 MADERA RD
PARCEL STRAP NO: 284624W4005000060

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on **03/14/2024** by Town of Fort Myers Beach Code Enforcement Officer **D. Batt** indicates that the property is in violation of the following Town Code(s):

The maintaining of a property with structure(s) in need of repair and/or demolition.

Unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended sec 103.5 103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

The Violation(s) can be brought into compliance by 05/01/2024. Please Contact permitting #239-765-0202 to acquire necessary permit(s) and bring property into full compliance by either repair or demolition. You are hereby directed to bring these violations into compliance within days of receipt of this notice.

ONCE THIS VIOLATION(S) IS IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Special Magistrate even if you have corrected the violation prior to the time set for the hearing.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist past the date set for compliance by the Special Magistrate. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at (239) 765-0202 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

D. Batt

Code Enforcement Officer
Town of Fort Myers Beach

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

CERTIFIED MAIL®



9589 0710 5270 0183 6367 41
9589 0710 5270 0183 6367 41

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees \$

Postmark
Here

Sent To

Lewis David C + Grosser Rita J
 Street and Apt. No., or PO Box No.
 1522 SW 49th Terr
 City, State, ZIP+4® Cape Coral, FL 33914 20240280 21571 Madera Rd

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lewis, David C + Grosser Rita J
 1522 SW 49th Terr
 Cape Coral, FL 33914



9590 9402 8344 3094 9298 56

2. Article Number (Transfer from service label)

9589 0710 5270 0183 6367 41

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

20240280 21571 Madera Rd

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

9589 0710 0225 0163 6367 41

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Cape Coral, FL 33914

Certified Mail Fee

\$4.40

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	2.80
☐ Return Receipt (electronic)	\$	0.00
☐ Certified Mail Restricted Delivery	\$	0.00
☐ Adult Signature Required	\$	0.00
☐ Adult Signature Restricted Delivery	\$	0.00

Postage

\$0.68

\$

Total Postage and Fees

\$8.73

Sent To

Lewis David C + Grosser Rita J

Street and Apt. No., or PO Box No.

1522 SW 47th Terr

City, State, ZIP+4[®]

Cape Coral, FL 33914

20240280

21571 Madera Rd



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



FORT MYERS BEACH • ESTERO ISLAND

2525 Estero Boulevard
Fort Myers Beach, FL 33931

CERTIFIED MAIL®



9589 0710 5270 0183 6367 41

Retail



33914

RDC 99

U.S. POSTAGE PAID
FCM LETTER
FORT MYERS BEACH
FL 33931
MAR 26, 2024

\$8.73

R2308M153989-03

Town of Fort Myers Beach

APR 24 2024

Received by: _____

Lewis, David C + Grosser Rita J
1522 SW 49th Ter
Cape Coral, FL 33914

... 1/299

NIXIE

339 DE 1

0004/22/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

33914 33931 33934
UNC
33934

EC: 33931335425

*0701-06769-26-44



STAPLES

Mar 26, 2024 at 9:37:19 AM
Town of Fort Myers Beach





Town of Fort Myers Beach

POSTING AFFIDAVIT FOR TOWN HALL
2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0591

Code Enforcement Case #: 20240280

Respondent: David C. Lewis and Rita J. Grosser

Violation Address: 21571 Madera Rd.

STRAP #: 20240280

I, Officer D. Batt, hereby state that the Notice of Violation was posted at Town Hall Fort Myers Beach, FL on the 25th day of March, 2024.

Signature

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ✓ physical presence OR online notarization, this 18 day of June, 2024, by D. Batt, ✓ who is personally known to me OR who has produced as identification.

(SEAL) Notary Public Signature

My Commission Expires:

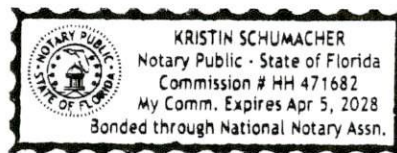


EXHIBIT D



FMBgov.com

Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

06/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LEWIS DAVID C + GROSSER RITA J

Respondent.

Site Address: 21571 MADERA RD
 Parcel Strap No.: 284624W4005000060

Case Number:	20240280
Certified Mail:	70222410000084691529
Regular Mail:	

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority, personally appeared Officer D. Batt, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. I, D. Batt, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 03/14/2024, LEWIS DAVID C + GROSSER RITA J (property owner) was observed in violation of unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended 103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter). of the Town of Fort Myers Beach Code of Ordinances, The maintaining of a property with structure(s) in need of repair and/or demolition., at the property located at 21571 MADERA RD, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 03/25/2024, and sent certified mail to the address of record, 1522 SW 49TH TER, CAPE CORAL, FL 33914, posted to the violation property located at 21571 MADERA RD, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. Exhibit A which is attached to this affidavit includes:
- A copy of the Lee County Appraiser Property Data

- A copy of the current Lee County Tax Collector bill
- A copy of the Notice of Violation issued on 03/25/2024
- A copy of the Domestic Return Receipt for the certified mail received on 04/22/2024 by the Town of Fort Myers Beach
- Pictures of the violation as observed on 03/14/2024
- A copy of Lee County Clerk of the Court General Warranty Deed

5. LEWIS DAVID C + GROSSER RITA J was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 05/01/2024.

6. I performed an inspection of the Subject Property on 06/12/2024, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be any progress made towards compliance at 21571 MADERA RD, Fort Myers Beach, FL 33931.

7. I have attached Exhibit B, which are photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 06/12/2024. These photographs have not been altered in any way.

8. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

9. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

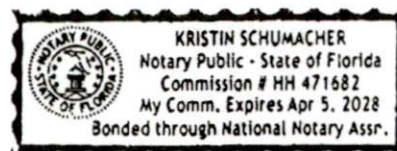
FURTHER AFFIANT SAYETH NAUGHT.

D. Batt
Signature of Affiant

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ✓ physical presence OR online notarization, this 17th day of June, 2024, by D. Batt, who is personally known to me OR who has produced as identification.

Kristin Schumacher
(SEAL)



Notary Public Signature

My Commission Expires: 4/5/28

Property Data

STRAP: 28-46-24-W4-00500.0060 Folio ID: 10228821

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Generated on 6/12/2024 8:32 AM

Owner Of Record - Joint Tenants [\[Change Mailing Address\]](#)

LEWIS DAVID C +
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL FL 33914

Site Address

Site Address maintained by [E911 Program Addressing](#)

21571 MADERA RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

YACHTSMAN COVE PB 28 PG 61 LOT 6

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 28 and 61 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 2.0
Gross Living Area	2,082
1st Year Building on Tax Roll	1977
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	28	00500	0060
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43664	-81.91696		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2022 ▶ ☐ View other photos

Last Inspection Date: 07/29/2022

Property Values / Exemptions / TRIM Notices

Generated on 6/12/2024 8:32 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	830,685	830,675	830,685	588,490	0	0	588,490
2023 Values / Additional Info	2023	534,991	534,981	534,991	534,991	0	0	534,991
2022 Values / Additional Info	2022	1,181,595	316,525	1,181,595	357,025	50,500	0	306,525
2021 Values / Additional Info	2021	802,291	316,525	802,291	346,626	50,500	0	296,126
2020 Values / Additional Info	2020	684,769	346,525	684,769	341,840	50,500	0	291,340
2019 Values / Additional Info	2019	666,982	333,200	666,982	334,154	50,500	0	283,654
2018 Values / Additional Info	2018	656,476	333,200	656,476	327,923	50,500	0	277,423
2017 Values / Additional Info	2017	662,966	238,000	662,966	321,178	50,000	0	271,178
2016 Values	2016	683,731	238,000	683,731	314,572	50,000	0	264,572
2015 Values	2015	562,198	238,000	562,198	312,385	50,000	0	262,385
2014 Values	2014	539,193	238,000	539,193	309,906	50,000	0	259,906
2013 Values	2013	484,396	212,300	484,396	305,326	50,000	0	255,326
2012 Values	2012	358,789	215,000	358,789	300,222	50,000	0	250,222
2011 Values	2011	394,401	240,000	394,401	291,478	50,000	0	241,478
2010 Values	2010	427,200	240,000	427,200	287,170	50,000	0	237,170

	2009	469,990	315,000	469,990	279,620	50,000	0	229,620
	2008	523,790	300,000	523,790	279,340	50,000	0	229,340
	2007	659,150	445,000	0	258,750	25,000	0	233,750
	2006	643,220	445,000	0	252,440	25,000	0	227,440
	2005	508,690	330,000	0	245,090	25,000	0	220,090
	2004	445,210	312,500	0	237,950	25,000	0	212,950
	2003	414,270	232,500	0	233,510	25,000	0	208,510
	2002	345,900	155,000	0	228,040	25,000	0	203,040
	2001	265,590	125,000	0	224,450	25,000	0	199,450
	2000	259,460	120,000	0	217,910	25,000	0	192,910
	1999	227,520	100,000	0	212,180	25,000	0	187,180
	1998	229,260	100,000	0	208,840	25,000	0	183,840
	1997	218,720	100,000	0	205,350	25,000	0	180,350
	1996	199,370	92,530	0	199,370	25,000	0	174,370
	1995	208,680	92,710	0	208,680	25,000	0	183,680
	1994	206,200	92,890	0	206,200	25,000	0	181,200
	1993	227,040	93,070	0	227,040	25,000	0	202,040
	1992	201,110	83,250	0	201,110	25,000	0	176,110

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

Generated on 6/12/2024 8:32 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
BOAT LIFT	1989	1
PIER - RESIDENTIAL	2007	450
SEAWALL - CONCRETE	1977	95
FENCE - WOOD STOCKADE	2017	520

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	2.0	1977	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,082
FLG - FINISHED LOWER GARAGE	N	420
FLL - FINISHED LOWER LEVEL	N	381

FLU - FINISHED LOWER UTILITY
 FSP - FINISHED SCREEN PORCH
 LCP - LOWER CARPORT / OPEN PORCH
 LCP - LOWER CARPORT / OPEN PORCH
 PLR - POOL RESIDENTIAL
 PPT - POOL PATIO
 STP - STOOP

N	1,068
N	169
N	770
N	102
N	392
N	802
N	919

Building Features

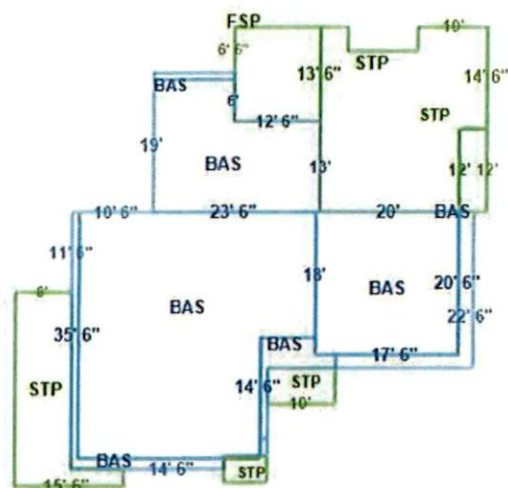
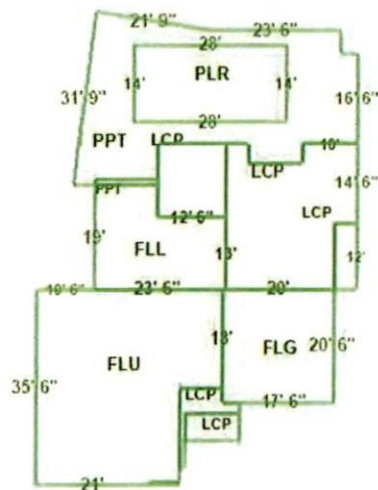
Description	Year Added	Units
POOL - RESIDENTIAL	1979	392
PATIO - CONCRETE	1979	802
XTRA/ADDITIONAL A/C UNITS	2017	2

Building Front Photo



Photo Date: July of 2022

Building Footprint



Property Details (2023 Tax Roll)

Generated on 6/12/2024 8:32 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
----------	----------------------	-----------------	-----------------

Land Features

Description	Year Added	Units
BOAT LIFT	1989	1
PIER - RESIDENTIAL	2007	450
SEAWALL - CONCRETE	1977	95
FENCE - WOOD STOCKADE	2017	520

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	2.0	1977	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	2,082
FLG - FINISHED LOWER GARAGE	N	420
FLL - FINISHED LOWER LEVEL	N	381
FLU - FINISHED LOWER UTILITY	N	1,068
FSP - FINISHED SCREEN PORCH	N	169
LCP - LOWER CARPORT / OPEN PORCH	N	770
LCP - LOWER CARPORT / OPEN PORCH	N	102
PLR - POOL RESIDENTIAL	N	392
PPT - POOL PATIO	N	802
STP - STOOP	N	919

Building Features

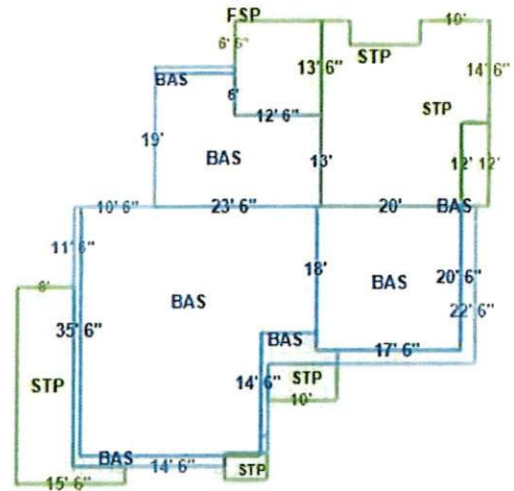
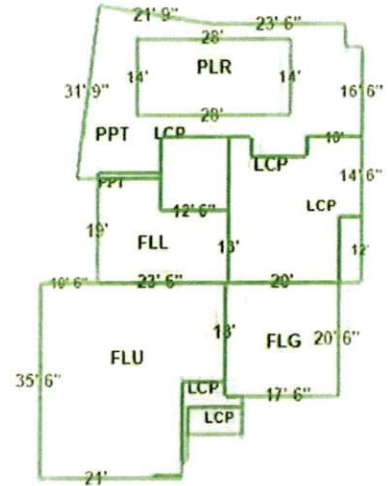
Description	Year Added	Units
POOL - RESIDENTIAL	1979	392
PATIO - CONCRETE	1979	802
XTRA/ADDITIONAL A/C UNITS	2017	2

Building Front Photo



Photo Date: July of 2022

Building Footprint



Taxing Authorities

Generated on 6/12/2024 8:32 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971

WEST COAST INLAND NAVIGATION DIST / 098

Independent District

WEST COAST INLAND NAVIGATION DIST
200 MIAMI AVE E
VENICE FL 34285-2408

TOWN OF FORT MYERS BEACH FLORIDA / 118

Municipal

TOWN OF FORT MYERS BEACH
2523 ESTERO BLVD
FORT MYERS BEACH FL 33931

PUBLIC SCHOOL - BY LOCAL BOARD / 012

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

PUBLIC SCHOOL - BY STATE LAW / 013

Public Schools

LEE COUNTY SCHOOL BOARD
BUDGET DEPARTMENT
2855 COLONIAL BLVD
FORT MYERS FL 33966

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 6/12/2024 8:32 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,625,000.00	02/03/2022	2022000038579 Sales Questionnaire Complete	03		I
209,000.00	06/01/1987	1928/3105	06		I
136,000.00	04/01/1979	1343/2396	06		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **28** and **61** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 6/12/2024 8:32 AM

Permit Number	Permit Type	Date
220307	Roof	03/01/2022
MEC16-0012	AC New / Change out	01/13/2016
DSH2007-00373	Boathouse, Dock & Shoreline	06/06/2007
ROF2004-03805	Roof	08/23/2004
198902239	Boathouse, Dock & Shoreline	02/27/1989
198900918	Boathouse, Dock & Shoreline	01/31/1989

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 6/12/2024 8:32 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-24-05-00000.0060	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 6/12/2024 8:32 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	302.38

Garbage	Collection Days	Recycling	Horticulture
Thursday		Thursday	Thursday

Flood and Storm Information

Generated on 6/12/2024 8:32 AM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0566	G	11/17/2022	A

Generated on 6/12/2024 8:32 AM



Lee County Tax Collector

Noelle Branning

2023 Paid Real Estate Tax Notice

Ad Valorem Taxes and Non-ad Valorem Assessments for Lee County, Florida

Account Number:
28-46-24-W4-00500.0060
Alternate Key:
2100519286
Millage Code:
032

Site Address / Legal Description:
21571 MADERA RD

YACHTSMAN COVE PB 28 PG 61 LOT 6

Exemptions/Values:
Assessed Value 534,991

* See message below

LEWIS DAVID C &
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Paid 11/28/2023 DP-00-01816842 \$7,381.13

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	534,991	0	534,991	2,012.80
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	534,991	0	534,991	1,202.66
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	534,991	0	534,991	1,702.34
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	534,991	0	534,991	529.64
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	534,991	0	534,991	50.72
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	534,991	0	534,991	17.49
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	534,991	0	534,991	54.89
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.9851	534,991	0	534,991	1,597.00
FORT MYERS BEACH MOSQUITO	239-463-6350	0.1123	534,991	0	534,991	60.08
FORT MYERS BEACH LIBRARY	239-463-9691	0.2355	534,991	0	534,991	125.99
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	534,991	0	534,991	11.61
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	534,991	0	534,991	21.08

Non-Ad Valorem Assessments Levying Authority
LEE COUNTY SOLID WASTE ASSESSMENT

Telephone Rate Amount
239-533-8000 302.38

2023 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,688.68

Return with payment

2023 Paid Real Estate

Tax Notice

Account: 28-46-24-W4-00500.0060
Site Address: 21571 MADERA RD,
FORT MYERS BEACH,
33931
Alternate Key: 2100519286

PAY ONLY ONE AMOUNT

If Received By: Amount Due:
Nov 30, 2023 \$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

* If the address below is not correct, visit LeePA.org to update your address.

LEWIS DAVID C &
GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609

Paid 11/28/2023 DP-00-01816842 \$7,381.13



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll which includes assessed values, exemptions, legal description, assessed owner(s) name and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Delinquent Taxes

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Property Sold: forward this notice to the new owner(s).

Payment Options

PAY ONLINE



Visit LeeTC.com

Other ways to pay:

Mail: Check or money order.

Phone: 239.533.6000.

In Person: Cash, check, money order, debit card (PIN required), and all major credit cards.

Note: A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Confirm Payment

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 25, 2024

CASE NUMBER:	20240280
CERTIFIED MAIL:	9589071052700183636741

LEWIS DAVID C + GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

SITE ADDRESS: 21571 MADERA RD
PARCEL STRAP NO: 284624W4005000060

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on **03/14/2024** by Town of Fort Myers Beach Code Enforcement Officer **D. Batt** indicates that the property is in violation of the following Town Code(s):

The maintaining of a property with structure(s) in need of repair and/or demolition.

Unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended sec 103.5 103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

The Violation(s) can be brought into compliance by 05/01/2024. Please Contact permitting #239-765-0202 to acquire necessary permit(s) and bring property into full compliance by either repair or demolition. You are hereby directed to bring these violations into compliance within days of receipt of this notice.

ONCE THIS VIOLATION(S) IS IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Special Magistrate even if you have corrected the violation prior to the time set for the hearing.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist past the date set for compliance by the Special Magistrate. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at (239) 765-0202 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

D. Batt

Code Enforcement Officer
Town of Fort Myers Beach



FORT MYERS BEACH • ESTERO ISLAND

2525 Estero Boulevard
Fort Myers Beach, FL 33931

CERTIFIED MAIL



9589 0710 5270 0183 6367 41

Retail



RDC 99



33914

U.S. POSTAGE PAID
FCM LETTER
FORT MYERS BEACH
FL 33931

MAR 26, 2024

\$8.73

R2308M153989-03

Town of Fort Myers Beach

APR 24 2024

Received by: _____

Lewis, David C + Grosser Rita J
1522 SW 49th Ter
Cape Coral, FL 33914

... 1099

NIXIE

339 DE 1

0864/22/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

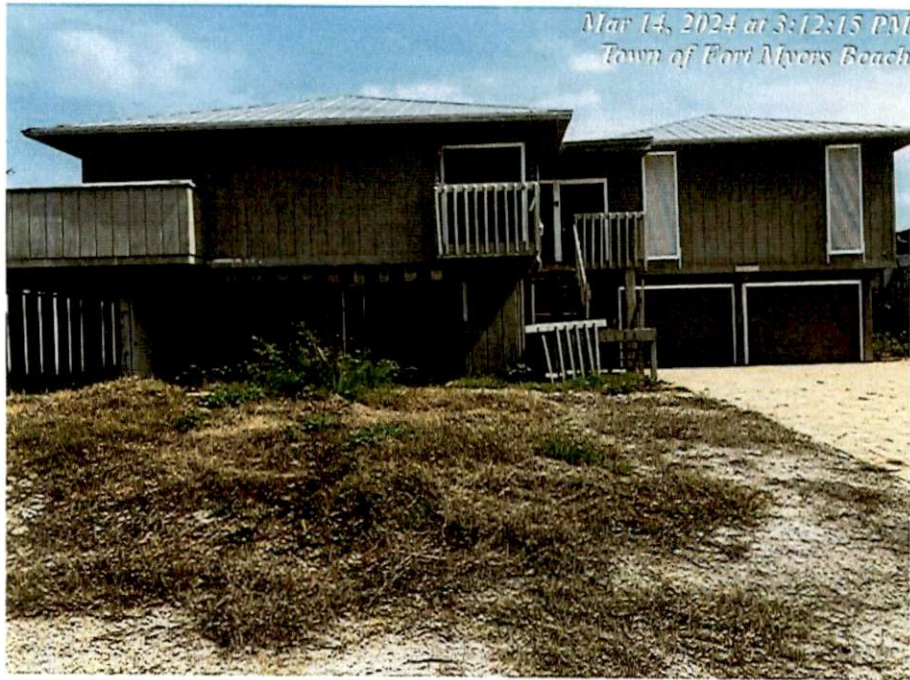
33914339314339314
UNC

EC: 33931335425

*0701-06769-26-44



Exhibit A photos



Prepared by:
Accent Title Insurance Agency, Inc.
17693 Summerlin Road
Fort Myers, Florida 33908

File Number: 21-6616

Rec 10-
Doc 11375
\$ 11375

General Warranty Deed

Made this February 3, 2022 A.D., By BARBARA CLAWSON a/k/a BARBARA E. CLAWSON, an unmarried widow, whose post office address is: 9555 E Arbor Place, Englewood, Colorado 80111, hereinafter called the grantor, to DAVID C. LEWIS, an unmarried man and RITA J. GROSSER, an unmarried woman as joint tenants with rights of survivorship, whose post office address is: 1522 SW 49th Terrace, Cape Coral, Florida 33914, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lot 6 of Yachtsman's Cove Subdivision, according to the Plat thereof recorded in Plat Book 28, Pages 60 and 61, Public Records of Lee County, Florida.

Parcel ID Number: 28-46-24-W4-00500.0060

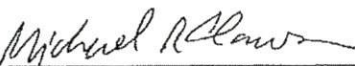
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

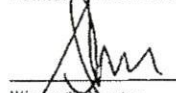
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

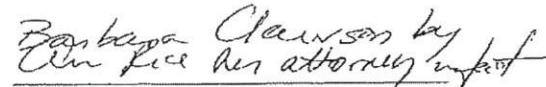
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Signature
Witness #1 Printed Name: MICHAEL R. CLAWSON


Witness #2 Signature
Witness #2 Printed Name: JOSEPHINE M. MABLE

State of Florida
County of Lee


BARBARA CLAWSON a/k/a BARBARA E. CLAWSON by ANN RICE her attorney in fact

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of January, 2022, by ANN RICE as attorney in fact for BARBARA CLAWSON, an unmarried widow, who is/are personally known to me or who has produced driver's license as identification.



DAWN ALIECIA
Commission # HH 180505
Expires January 23, 2028
Bounded Thru Budget Notary Services


Signature of Notary Public
Print Name: Dawn Aliecia
My Commission Expires: January 23, 2028
Commission Number: HH180505

Exhibit B photos



EXHIBIT E

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

Chapter 1, Administration.

Sections 103.1 through 103.6 relating to powers and duties of the building official are added as follows:

103.1 General. The building official is hereby authorized and directed to enforce the provisions of this code and building codes adopted by the state of Florida. The building official has the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures must be in compliance with the intent and purpose of this code, and may not have the effect of waiving requirements specifically provided for in this code.

103.2 Right of entry.

103.2.1 Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical, or plumbing systems unsafe, dangerous, or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he must first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he must first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official has recourse to every remedy provided by law to secure entry.

103.2.2 When the building official has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care, or control of any building, structure, or premises may fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

103.3 Stop work orders. Upon notice from the building official, work on any building, structure, electrical, gas, mechanical, or plumbing system that is being done contrary to the provisions of this code, or in a dangerous or unsafe manner, must immediately cease. Such notice must be in writing and posted on the permit board, stating the reasons for the order. Work may only resume after lifting of the stop work order by the building official.

103.4 Revocation of permits. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any provision of any code of the Town of Fort Myers Beach.

103.4.1 Misrepresentation of application. The building official may revoke a permit or approval issued under the provisions of this code if there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

103.4.2 Violation of code provisions. The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical, or

plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

103.6 Requirements not covered by code. Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical, or plumbing system, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, will be determined by the building official.

Sec. 2-429. - Notices.

- (a) All notices required by this article will be provided to the alleged violator by: (i) certified mail, return receipt requested, subject to the provisions of subsection (b) below; or (ii) by hand delivery by the sheriff or other law enforcement officer, code enforcement officer, or other person designated by the director; or (iii) by leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice; or (iv) in the case of commercial premises, leaving the notice with the manager or other person in charge.
- (b) If notice is sent via certified mail, return receipt requested, to the owner of the property in question at the address listed in the Lee County Tax Collector's Office for tax notices, and at any other address provided to the town by such owner, and is returned as unclaimed or refused, notice may be provided by posting as described in subsections (c)(1) and (2) below, and by first class mail directed to the addresses furnished to the town, with a properly executed proof of mailing or affidavit confirming the first class mailing.
- (c) In addition to provision of notice as set forth in subsection (a), notice may also be served by publication or posting, as follows:
 - (1) Such notice will be published once during each week for four consecutive weeks (four publications being sufficient) in a Lee County newspaper of general circulation. The newspaper must meet the requirements prescribed under F.S. ch. 50 for legal and official advertisements. Proof of publication must be made in accordance with F.S. §§ 50.041 and 50.051.
 - (2) In lieu of publication as described in subsection (c)(1) above, such notice may be posted for at least ten days prior to the hearing or prior to the expiration of any deadline contained in the notice, in at least two locations, one of which must be the property upon which the violation is alleged to exist and the other must be at Town Hall for the Town of Fort Myers Beach. Proof of posting must be by affidavit of the person posting the notice. The affidavit must include a copy of the notice posted and the date and places of its posting.
 - (3) Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (a) above.
- (d) Evidence that an attempt has been made to hand deliver or mail notice as provided in subsections (a) and (b), together with proof of publication or posting as provided in subsection (c), will be sufficient to show the notice requirements of this article have been met, without regard to whether or not the alleged violator actually received such notice.

EXHIBIT F



6/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LEWIS DAVID C + GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Respondent,

Case Number:	20240280
Certified Mail:	70222410000084691529
Regular Mail:	N/A

Site Address: 21571 MADERA RD
Parcel Strap No.: 284624W4005000060

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (a copy of which is enclosed herewith), exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **07/03/2024 at 9:00 A.M.** in the Council Chambers at Town Hall, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town to the Special Magistrate in relation to this hearing can be viewed and accessed in advance of the hearing at the link below:

<http://www.fortmyersbeachfl.gov/209/Meetings-Agendas>

FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)



NO ADDITIONAL NOTICE OF THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate will consider the case, even though you are not present, and may assess fines or take other any other action(s) that may affect your rights. If you believe you have come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be performed to determine compliance.

D. BATT

Code Enforcement Officer
Town of Fort Myers Beach

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE NOTIFY THE TOWN CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33931; TELEPHONE NUMBER (239) 765-0202, AT LEAST 72 BUSINESS HOURS BEFORE THE HEARING DATE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE MAY NEED TO ENSURE AT THEIR OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED.

FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Cape Coral, FL 33914

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee \$ (rate))

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$2.11

Total Postage and Fees

\$10.16

Sent To Lewis David C + Grosser Rita J

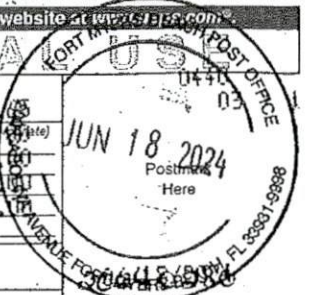
Street and Apt. No., or PO Box No.

1522 SW 49th Ter

City, State, ZIP+4® Cape Coral, FL 33914

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0000 8468 1229



21571 Madera Rd



Jun 17, 2024 at 2:54:59 PM
Town of Fort Myers Beach



Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

FMBgov

6/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LEWIS DAVID C + GROSSER RITA J
1522 SW 49TH TER
CAPE CORAL, FL 33914

Respondent,

Case Number:	20240280
Certified Mail:	70222410000084691529
Regular Mail:	N/A

Site Address: 21571 MADERA RD
Parcel Strap No.: 284624W4005000060

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (a copy of which is enclosed herewith), exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **07/03/2024 at 9:00 A.M.** in the Council Chambers at Town Hall, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town to the Special Magistrate in relation to this hearing can be viewed and accessed in advance of the hearing at the link below:

<http://www.fortmyersbeachfl.gov/209/Meetings-Agendas>

FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)

Staples

Property Address and Owner:

Hearing Date: July 3, 2024

Case Number: 20240285
Subject: Maintaining of a property in need of repair and/or
demolition
Code Section: LDC Sec. 6-111 - Adoption; amendments
103.5 Unsafe buildings or systems
Code Officer: D. Batt

Subject:

Maintaining of a property in need of repair and/or demolition

Code Section:

LDC Sec. 6-111 - Adoption; amendments 103.5 Unsafe buildings or systems

Reference Number:

20240285

Strap Number:

19-46-24-W4-0060H.0190

Officer:

D. Batt

Narrative:

Case Number: 20240285
Subject: Maintaining of a property in need of repair and/or demolition
Code Section: LDC Sec. 6-111 - Adoption; amendments 103.5 Unsafe buildings or systems
Code Officer: D. Batt

Attachments:

1. Exhibit A- Establishment of Ownership
2. Exhibit B- Photos of Initial Site Inspection
3. Exhibit C- Notice of Violation and Service
4. Exhibit D- Affidavit of Non-Compliance
5. Exhibit E- Referenced Town of Fort Myers Beach Code of Ordinances
6. Exhibit F- Notice of Hearing and Service

Town Recommendations:

The Town requests that an order be issued affording the appropriate relief, including an order to correct the above-listed violation(s) and/or the imposition of an administrative fee of \$250.00 to cover costs in bringing this matter before the Special Magistrate, a fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

Town Approvals:

Date: June 20, 2024

nancy stuparich, Town Attorney

EXHIBIT A

INSTR # 4848236
OR BK 03239 PG 2623

RECORDED 04/05/00 08:49 AM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 15.00
DOC TAX PD(F.S.201.02) 0.70
DEPUTY CLERK J Miller

Return to:
Name:
Lowell S. Schoenfeldt
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
Address: P.O. Box 60259
Fort Myers, Florida 33906-6259

This Instrument Prepared By:
Lowell S. Schoenfeld
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
Address: P.O. Box 60259
Fort Myers, Florida 33906-6259

Parcel I.D. #: 19-46-24-06-0000H.0190

WARRANTY DEED

THIS INDENTURE made this 4th day of April, 2000, between Susan K. Riley, a married woman (the "Grantor"), and Susan K. Riley as Trustee (the "Trustee") of the Susan K. Riley Revocable Trust (the "Trust") created under Agreement dated February 5, 1991 (the "Trust Agreement"), whose address is 180 Primo Drive, Fort Myers Beach, Florida 33931. Upon the death, disability, or resignation of the Trustee, Christopher N. Riley shall serve as the Trustee. Evidence of the Trustee's death shall consist of a certified copy of the death certificate. Evidence of the Trustee's disability shall consist of a certificate of two (2) licensed physicians establishing that the Trustee is incapable of performing the duties of Trustee of the aforesaid Trust Agreement. Evidence of the Trustee's resignation shall consist of a resignation, duly executed and acknowledged.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Trustee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto the Trustee, those lands located in Lee County, Florida, described as follows and hereinafter called the "Property":

Lot 19, Block H, of VENETIAN GARDENS SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court, recorded in Plat Book 6, page 70, of the public records of Lee County, Florida.

SUBJECT TO easements, restrictions and reservations of record.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR WHO RESIDES ON LANDS OTHER THAN THE LANDS DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the Property in fee simple upon the trusts and for the uses and purposes herein and the Trust Agreement.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants, the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to any outstanding taxes.

TOGETHER WITH full power and authority to improve, subdivide, protect, conserve, sell, lease, encumber or otherwise manage and dispose of the Property or any part thereof pursuant to Florida Statute Section 689.071, as the same may be amended.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the Property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the Property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the Property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year above written.

Witnesseth:

Lowell Schoenfeld
Witnesses Signature

Lowell Schoenfeld
Printed Name

Carla Marchetti
Witness Signature

CARLA MARCHETTI
Printed Name

Susan K. Riley
Susan K. Riley, Grantor

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 4th day of April, 2000, by Susan K. Riley [] who is personally known to me, or [] who has produced a driver's license as identification.

Karen L. Wojnar
Notary Public

Print Name

Commission No.



Karen L. Wojnar
Commission # GC 849266
Expires Aug. 14, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

NOTARY PUBLIC
STATE OF FLORIDA
My Comm. Expires 8/14/03
By Seal



Lee County Tax Collector

Noelle Branning

2023 Paid Real Estate Tax Notice

Ad Valorem Taxes and Non-ad Valorem Assessments for Lee County, Florida

Account Number:
19-46-24-W4-0060H.0190
Alternate Key:
2100387522
Millage Code:
032

Site Address / Legal Description:
170 PRIMO DR

VENETIAN GARDENS BLK.H PB 6 PG 70
LOTS 19

Exemptions/Values:
Assessed Value 405,609

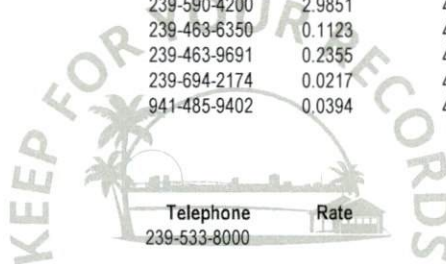
* See message below

RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Paid 11/06/2023 DP-00-01623976 \$5,666.28

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	405,609	0	405,609	1,526.02
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	405,609	0	405,609	911.81
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	405,609	0	405,609	1,290.65
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	405,609	0	405,609	401.55
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	405,609	0	405,609	38.45
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	405,609	0	405,609	13.26
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	405,609	0	405,609	41.62
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.9851	405,609	0	405,609	1,210.78
FORT MYERS BEACH MOSQUITO	239-463-6350	0.1123	405,609	0	405,609	45.55
FORT MYERS BEACH LIBRARY	239-463-9691	0.2355	405,609	0	405,609	95.52
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	405,609	0	405,609	8.80
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	405,609	0	405,609	15.98

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		302.38



2023 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,902.37

2023 Paid Real Estate

Tax Notice

Account: 19-46-24-W4-0060H.0190
Site Address: 170 PRIMO DR,
FORT MYERS BEACH,
33931
Alternate Key: 2100387522

PAY ONLY ONE AMOUNT

If Received By: Nov 30, 2023
Amount Due: \$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

* If the address below is not correct, visit LeePA.org to update your address.

RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Make check payable to:

LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609

Return with payment

Paid 11/06/2023 DP-00-01623976 \$5,666.28



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll which includes assessed values, exemptions, legal description, assessed owner(s) name and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Delinquent Taxes

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Property Sold: forward this notice to the new owner(s).

Payment Options

PAY ONLINE



Visit LeeTC.com

Other ways to pay:

Mail: Check or money order.

Phone: 239.533.6000.

In Person: Cash, check, money order, debit card (PIN required), and all major credit cards.

Note: A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Confirm Payment

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.



Property Data

STRAP: 19-46-24-W4-0060H.0190 Folio ID: 10228156

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Generated on 3/26/2024 1:34 PM

Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)

RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by [E911 Program Addressing](#)

170 PRIMO DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

VENETIAN GARDENS BLK.H PB 6 PG 70 LOTS 19

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 6 and 70 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	1 / 1.0
Gross Living Area	408
1st Year Building on Tax Roll	1937
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0060H	0190
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45359	-81.95252		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [\[View Comparables \]](#)



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2024 ▶ ☐ View other photos

Last Inspection Date: 02/08/2024

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	405,609	405,599	405,609	405,609	0	0	405,609
2023 Values / Additional Info	2023	405,609	405,599	405,609	405,609	0	0	405,609
2022 Values / Additional Info	2022	474,694	447,290	474,694	402,784	0	0	402,784
2021 Values / Additional Info	2021	413,841	381,300	413,841	366,167	0	0	366,167
2020 Values / Additional Info	2020	357,653	325,950	357,653	332,879	0	0	332,879
2019 Values / Additional Info	2019	357,851	325,950	357,851	302,617	0	0	302,617
2018 Values / Additional Info	2018	357,205	325,950	357,205	275,106	0	0	275,106
2017 Values / Additional Info	2017	317,788	270,600	317,788	250,096	0	0	250,096
2016 Values	2016	282,840	270,600	282,840	227,360	0	0	227,360
2015 Values	2015	324,935	271,892	324,935	206,691	0	0	206,691
2014 Values	2014	187,901	152,766	187,901	187,901	0	0	187,901
2013 Values	2013	201,698	175,700	201,698	197,956	0	0	197,956
2012 Values	2012	193,763	147,600	193,763	179,960	0	0	179,960
2011 Values	2011	163,600	135,300	163,600	163,600	0	0	163,600
2010 Values	2010	231,438	196,800	231,438	231,438	0	0	231,438

	2009	278,180	246,000	278,180	278,180	0	0	278,180
	2008	315,090	297,350	315,090	315,090	0	0	315,090
	2007	397,290	373,640	397,290	397,290	0	0	397,290
	2006	363,690	342,890	363,690	363,690	0	0	363,690
	2005	295,490	285,070	295,490	295,490	0	0	295,490
	2004	241,870	223,570	241,870	241,870	0	0	241,870
	2003	181,690	161,990	181,690	181,690	0	0	181,690
	2002	134,340	112,210	134,340	134,340	0	0	134,340
	2001	115,420	96,960	115,420	115,420	0	0	115,420
	2000	87,960	72,470	87,960	87,960	0	0	87,960
	1999	78,850	63,360	78,850	78,850	0	0	78,850
	1998	75,870	63,470	75,870	75,870	0	0	75,870
	1997	77,110	63,590	77,110	77,110	0	0	77,110
	1996	77,230	63,710	77,230	77,230	0	0	77,230
	1995	74,790	56,020	74,790	74,790	0	0	74,790
	1994	70,160	53,810	70,160	70,160	0	0	70,160
	1993	145,450	74,530	145,450	145,450	25,500	0	119,950
	1992	141,070	74,600	141,070	141,070	25,500	0	115,570

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes. (i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	6150.00	Square Feet

Land Features

Description	Year Added	Units
DOCK - BOAT - WOODEN	2007	507
SEAWALL - CONCRETE	1995	51

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
1	1.0	1937	1987

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	408
PTO - PATIO	N	352
STP - STOOP	N	60

Building Features

Description	Year Added	Units
-------------	------------	-------

FIREPLACE - TYPE A
PATIO - BRICK AND TILE

1937
1999

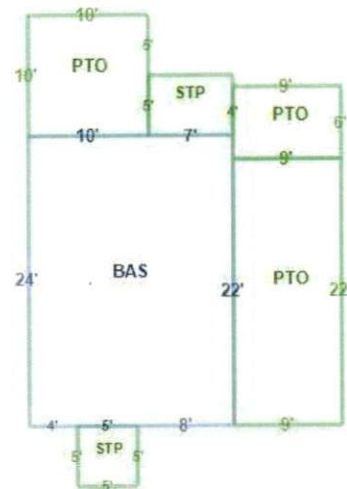
1
144

Building Front Photo



Photo Date: February of 2024

Building Footprint



Property Details (2023 Tax Roll)



Generated on 3/26/2024 1:34 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	6150.00	Square Feet

Land Features

Description	Year Added	Units
DOCK - BOAT - WOODEN	2007	507
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Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
1	1.0	1937	1986

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	408
PTO - PATIO	N	352
STP - STOOP	N	60

Building Features

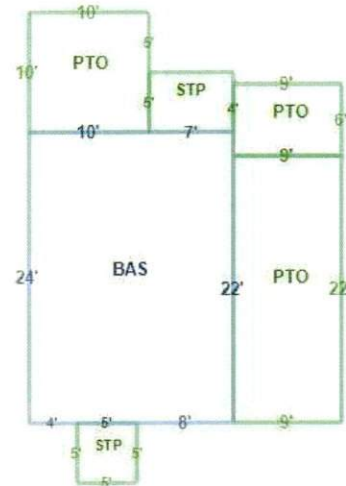
Description	Year Added	Units
FIREPLACE - TYPE A	1937	1
PATIO - BRICK AND TILE	1999	144

Building Front Photo



Photo Date: February of 2024

Building Footprint



Taxing Authorities

Generated on 3/26/2024 1:34 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 3/26/2024 1:34 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
100.00	04/04/2000	3239/2623	01		I
67,500.00	10/01/1993	2434/2672	03		I
0.00	02/01/1993	2419/166	03		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **6** and **70** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/26/2024 1:34 PM

Permit Number	Permit Type	Date
ROF14-0052	Roof	05/16/2014
BLD13-0079	Shutter, Awning	04/17/2013
DSH2007-00630	Boathouse, Dock & Shoreline	10/25/2007
199401309	Boathouse, Dock & Shoreline	02/08/1994
199010449	Boathouse, Dock & Shoreline	10/18/1990

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 3/26/2024 1:34 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
19-46-24-06-0000H.0190	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 3/26/2024 1:34 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	302.38
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Wednesday	Wednesday		

Flood and Storm Information

Generated on 3/26/2024 1:34 PM

Flood Insurance		Find my flood zone		Evacuation Zone
Community	Panel	Version	Date	
071C	0554	G	11/17/2022	A

Generated on 3/26/2024 1:34 PM

EXHIBIT B



Mar 26, 2024 at 11:09:10 AM
Town of Fort Myers Beach

Mar 26, 2024 at 11:09:13 AM
Town of Fort Myers Beach



EXHIBIT C



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 26, 2024

CASE NUMBER:	20240285
CERTIFIED MAIL:	9589071052700183636710

**RILEY SUSAN K TR FOR SUSAN K RILEY
TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931**

**SITE ADDRESS: 170 PRIMO DR
PARCEL STRAP NO: 194624W40060H0190**

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on **03/26/2024** by Town of Fort Myers Beach Code Enforcement Officer **D. Batt** indicates that the property is in violation of the following Town Code(s):

The maintaining of a property with structure(s) in need of repair and/or demolition.

Unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended sec 103.5 103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

The Violation(s) can be brought into compliance by 05/01/2024. Please Contact permitting #239-765-0202 to acquire necessary permit(s) and bring property into full compliance by either repair or demolition. You are hereby directed to bring these violations into compliance within 30 days of receipt of this notice.

ONCE THIS VIOLATION(S) IS IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Special Magistrate even if you have corrected the violation prior to the time set for the hearing.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist past the date set for compliance by the Special Magistrate. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at (239) 765-0202 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

D. Batt

Code Enforcement Officer
Town of Fort Myers Beach

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD ALONG DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 0183 6367 10
9589 0710 5270 0183 6367 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Riley, Susan K TR for Susan K Riley Trust

Street and Apt. No., or PO Box No.

180 Prime Dr.

City, State, ZIP+4®

Fort Myers Beach FL 33931

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Riley, Susan K TR for Susan K Riley Trust
180 Prime Dr.
Fort Myers Beach, FL 33931



9590 9402 8344 3094 9298 25

2. Article Number (Transfer from service label)

9589 0710 5270 0183 6367 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

20240285 170 Prime Dr

3. Service Type

- ☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery
sured Mail
sured Mail Restricted Delivery
ver \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

THE
FEDERAL
BUREAU OF
INVESTIGATION
UNITED STATES
DEPARTMENT OF JUSTICE
WASHINGTON, D. C. 20535

TO : DIRECTOR, FBI (100-442100)
FROM : SAC, NEW YORK (100-100000)
SUBJECT: [REDACTED]
RE: [REDACTED]

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

9589 0710 5270 0183 6367 10

Port Myers Beach, FL 33931

Certified Mail Fee \$4.40

\$3.65

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.68

\$0.68 Postage and Fees

Sent To

Street and Apt. No., or PO Box No.

120 Pine Dr.

City, State, ZIP+4®

Fort Myers Beach FL 33931

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Riley, Susan K TR for Susan K Riley Trust
 180 Prime Dr.
 Fort Myers Beach, FL 33931



9590 9402 8344 3094 9298 25

2. Article Number (Transfer from service label)

9589 0710 5270 0183 6367 10

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X *[Signature]*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
 If YES, enter delivery address below: ☐ No

2024 0285 170 Prime Dr.

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Mar 27, 2024 at 10:06:55 AM
Town of Fort Myers Beach



Mar 27, 2024 at 10:07:03 AM
Town of Fort Myers Beach



EXHIBIT D

[FMBgov.com](https://www.fmbgov.com)

Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

06/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RILEY SUSAN K TR FOR SUSAN K RILEY TRUST

Respondent.

Site Address: 170 PRIMO DR
Parcel Strap No.: 194624W40060H0190

Case Number:	20240285
Certified Mail:	70222410000084691536
Regular Mail:	N/A

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority, personally appeared Officer D. Batt, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. I, D. Batt, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 03/26/2024, RILEY SUSAN K TR FOR SUSAN K RILEY TRUST (property owner) was observed in violation of Unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended Sec. 103.5: Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter). of the Town of Fort Myers Beach Code of Ordinances, The maintaining of a property with structure(s) in need of repair and/or demolition., at the property located at 170 PRIMO DR, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 03/26/2024, and sent certified mail to the address of record, 180 PRIMO DR, FORT MYERS BEACH, FL 33931, posted to the violation property located at 170 PRIMO DR, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. Exhibit A which is attached to this affidavit includes:
- A copy of the Lee County Appraiser Property Data

- A copy of the current Lee County Tax Collector bill
- A copy of the Domestic Return Receipt for the certified mail received on 04/01/2024 by the Town of Fort Myers Beach
- Pictures of the violation as observed on 03/26/2024
- A copy of Lee County Clerk of Court Warranty Deed.

5. RILEY SUSAN K TR FOR SUSAN K RILEY TRUST was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 05/01/2024.

6. I performed an inspection of the Subject Property on 06/12/2024, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be any progress made towards compliance at 170 PRIMO DR, Fort Myers Beach, FL 33931.

7. I have attached Exhibit B, which are photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 06/12/2024. These photographs have not been altered in any way.

8. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

9. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 17th day of June, 2024, by D. Batt, ☒ who is personally known to me OR ☐ who has produced _____ as identification.

Kristin Schumacher
(SEAL)

Notary Public Signature

My Commission Expires: 4/5/28



Property Data

STRAP: 19-46-24-W4-0060H.0190 Folio ID: 10228156

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Generated on 6/12/2024 8:57 AM

Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)

RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by E911 Program Addressing

170 PRIMO DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

VENETIAN GARDENS BLK.H PB 6 PG 70 LOTS 19

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 6 and 70 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 1 / 1.0
Gross Living Area 408
1st Year Building on Tax Roll 1937
Historic Designation No

Township	Range	Section	Block	Lot
46	24E	19	0060H	0190
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45359	-81.95252		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)



[\[Pictometry Aerial Viewer\]](#)

Image of Structure



◀ Photo Date February of 2024 ▶ ☐ View other photos

Last Inspection Date: 02/08/2024

Property Values / Exemptions / TRIM Notices

Generated on 6/12/2024 8:57 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	473,495	473,485	473,495	446,170	0	0	446,170
2023 Values / Additional Info	2023	405,609	405,599	405,609	405,609	0	0	405,609
2022 Values / Additional Info	2022	474,694	447,290	474,694	402,784	0	0	402,784
2021 Values / Additional Info	2021	413,841	381,300	413,841	366,167	0	0	366,167
2020 Values / Additional Info	2020	357,653	325,950	357,653	332,879	0	0	332,879
2019 Values / Additional Info	2019	357,851	325,950	357,851	302,617	0	0	302,617
2018 Values / Additional Info	2018	357,205	325,950	357,205	275,106	0	0	275,106
2017 Values / Additional Info	2017	317,788	270,600	317,788	250,096	0	0	250,096
2016 Values	2016	282,840	270,600	282,840	227,360	0	0	227,360
2015 Values	2015	324,935	271,892	324,935	206,691	0	0	206,691
2014 Values	2014	187,901	152,766	187,901	187,901	0	0	187,901
2013 Values	2013	201,698	175,700	201,698	197,956	0	0	197,956
2012 Values	2012	193,763	147,600	193,763	179,960	0	0	179,960
2011 Values	2011	163,600	135,300	163,600	163,600	0	0	163,600
2010 Values	2010	231,438	196,800	231,438	231,438	0	0	231,438

	2009	278,180	246,000	278,180	278,180	0	0	278,180
	2008	315,090	297,350	315,090	315,090	0	0	315,090
	2007	397,290	373,640	0	397,290	0	0	397,290
	2006	363,690	342,890	0	363,690	0	0	363,690
	2005	295,490	285,070	0	295,490	0	0	295,490
	2004	241,870	223,570	0	241,870	0	0	241,870
	2003	181,690	161,990	0	181,690	0	0	181,690
	2002	134,340	112,210	0	134,340	0	0	134,340
	2001	115,420	96,960	0	115,420	0	0	115,420
	2000	87,960	72,470	0	87,960	0	0	87,960
	1999	78,850	63,360	0	78,850	0	0	78,850
	1998	75,870	63,470	0	75,870	0	0	75,870
	1997	77,110	63,590	0	77,110	0	0	77,110
	1996	77,230	63,710	0	77,230	0	0	77,230
	1995	74,790	56,020	0	74,790	0	0	74,790
	1994	70,160	53,810	0	70,160	0	0	70,160
	1993	145,450	74,530	0	145,450	25,500	0	119,950
	1992	141,070	74,600	0	141,070	25,500	0	115,570

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes. (i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current Working Values)

Generated on 6/12/2024 8:57 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	6150.00	Square Feet

Land Features

Description	Year Added	Units
DOCK - BOAT - WOODEN	2007	507
SEAWALL - CONCRETE	1995	51

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
1	1.0	1937	1987

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	408
PTO - PATIO	N	352
STP - STOOP	N	60

Building Features

Description	Year Added	Units
-------------	------------	-------

FIREPLACE - TYPE A
PATIO - BRICK AND TILE

1937
1999

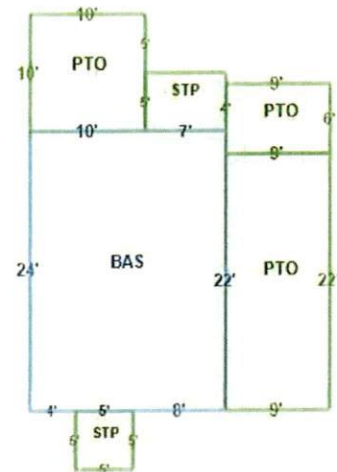
1
144

Building Front Photo



Photo Date: February of 2024

Building Footprint



Property Details (2023 Tax Roll)

Generated on 6/12/2024 8:57 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	6150.00	Square Feet

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Buildings

Building 1 of 1

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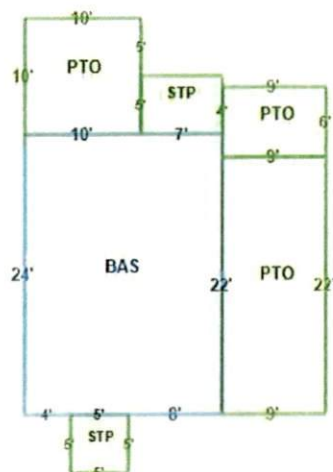
Description	Year Added	Units
FIREPLACE - TYPE A	1937	1
PATIO - BRICK AND TILE	1999	144

Building Front Photo



Photo Date: February of 2024

Building Footprint



Taxing Authorities

Generated on 6/12/2024 8:57 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
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LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 6/12/2024 8:57 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
100.00	04/04/2000	3239/2623	01		I
67,500.00	10/01/1993	2434/2672	03		I
0.00	02/01/1993	2419/166	03		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using 6 and 70 for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 6/12/2024 8:57 AM

Permit Number	Permit Type	Date
ROF14-0052	Roof	05/16/2014
BLD13-0079	Shutter, Awning	04/17/2013
DSH2007-00630	Boathouse, Dock & Shoreline	10/25/2007
199401309	Boathouse, Dock & Shoreline	02/08/1994
199010449	Boathouse, Dock & Shoreline	10/18/1990

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 6/12/2024 8:57 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
19-46-24-06-0000H.0190	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 6/12/2024 8:57 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	302.38
Collection Days				
Garbage	Recycling		Horticulture	
Thursday	Thursday		Thursday	

Flood and Storm Information

Generated on 6/12/2024 8:57 AM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0554	G	11/17/2022	A

Generated on 6/12/2024 8:57 AM



Lee County Tax Collector

Noelle Branning

2023 Paid Real Estate Tax Notice

Ad Valorem Taxes and Non-ad Valorem Assessments for Lee County, Florida

Account Number:
19-46-24-W4-0060H.0190
Alternate Key:
2100387522
Millage Code:
032

Site Address / Legal Description:
170 PRIMO DR
VENETIAN GARDENS BLK.H PB 6 PG 70
LOTS 19

Exemptions/Values:
Assessed Value 405,609

* See message below

RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Paid 11/06/2023 DP-00-01623976 \$5,666.28

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	405,609	0	405,609	1,526.02
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	405,609	0	405,609	911.81
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	405,609	0	405,609	1,290.65
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	405,609	0	405,609	401.55
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	405,609	0	405,609	38.45
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	405,609	0	405,609	13.26
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	405,609	0	405,609	41.62
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.9851	405,609	0	405,609	1,210.78
FORT MYERS BEACH MOSQUITO	239-463-6350	0.1123	405,609	0	405,609	45.55
FORT MYERS BEACH LIBRARY	239-463-9691	0.2355	405,609	0	405,609	95.52
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	405,609	0	405,609	8.80
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	405,609	0	405,609	15.98

Non-Ad Valorem Assessments Levying Authority
LEE COUNTY SOLID WASTE ASSESSMENT

Telephone Rate Amount
239-533-8000 302.38

2023 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,902.37

2023 Paid Real Estate

Tax Notice

Account: 19-46-24-W4-0060H.0190
Site Address: 170 PRIMO DR,
FORT MYERS BEACH,
33931
Alternate Key: 2100387522

* If the address below is not correct, visit LeePA.org
to update your address.
RILEY SUSAN K TR
FOR SUSAN K RILEY TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609

Return with payment

PAY ONLY ONE AMOUNT

If Received By: Amount Due:
Nov 30, 2023 \$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Paid 11/06/2023 DP-00-01623976 \$5,666.28



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll which includes assessed values, exemptions, legal description, assessed owner(s) name and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment.

When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Delinquent Taxes

Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Property Sold: forward this notice to the new owner(s).

Payment Options

PAY ONLINE



Visit LeeTC.com

Other ways to pay:

Mail: Check or money order.

Phone: 239.533.6000.

In Person: Cash, check, money order, debit card (PIN required), and all major credit cards.

Note: A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Confirm Payment

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 26, 2024

CASE NUMBER:	20240285
CERTIFIED MAIL:	9589071052700183636710

RILEY SUSAN K TR FOR SUSAN K RILEY
TRUST
180 PRIMO DR
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 170 PRIMO DR
PARCEL STRAP NO: 194624W40060H0190

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on **03/26/2024** by Town of Fort Myers Beach Code Enforcement Officer **D. Batt** indicates that the property is in violation of the following Town Code(s):

The maintaining of a property with structure(s) in need of repair and/or demolition.

Unsafe buildings Chapter 6-111 adopting the Florida Building Code as amended sec 103.5 103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

The Violation(s) can be brought into compliance by 05/01/2024. Please Contact permitting #239-765-0202 to acquire necessary permit(s) and bring property into full compliance by either repair or demolition. You are hereby directed to bring these violations into compliance within 30 days of receipt of this notice.

ONCE THIS VIOLATION(S) IS IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Special Magistrate even if you have corrected the violation prior to the time set for the hearing.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist past the date set for compliance by the Special Magistrate. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

3/26/24, 1:32 PM

lworq.net/iworq/0_Pages/popupEditLetterPrint.php?sid=RJ9VXT8FKJHDYXLHQQ4FGCQRR8400&id=5043519&k=391&letterlinki...

Please contact the Town of Fort Myers Beach Code Enforcement Division at (239) 765-0202 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

D. Batt

Code Enforcement Officer
Town of Fort Myers Beach

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Riley, Susan K TR for Susan K Riley, Trust
120 Prime Dr.
Fort Myers Beach, FL 33931



9590 9402 8344 3094 9298 25

2. Article Number (transfer from service label)

9589 0710 5270 0183 6367 10

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3094 0285 120 Prime Dr

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Exhibit A Photos



INSTR # 4848236

OR BK 03239 PG 2623

RECORDED 04/05/00 08:49 AM

CHARLIE GREEN CLERK OF COURT

LEE COUNTY

RECORDING FEE	15.00
---------------	-------

DOC TAX PD (F.S. 201.02) 0.70

DEPUTY CLERK J Miller

Return to:

Name:

Lowell S. Schoenfeld

Annis, Mitchell, Cockey, Edwards & Roehn, P.A.

Address: P.O. Box 60259

Fort Myers, Florida 33906-6259

This Instrument Prepared By:

Lowell S. Schoenfeld

Annis, Mitchell, Cockey, Edwards & Roehn, P.A.

Address: P.O. Box 60259

Fort Myers, Florida 33906-6259

Parcel I.D. #:

19-46-24.06-0000H.0190

WARRANTY DEED

THIS INDENTURE made this 4th day of April, 2000, between Susan K. Riley, a married woman (the "Grantor"), and Susan K. Riley as Trustee (the "Trustee") of the Susan K. Riley Revocable Trust (the "Trust") created under Agreement dated February 5, 1991 (the "Trust Agreement"), whose address is 180 Primo Drive, Fort Myers Beach, Florida 33931. Upon the death, disability, or resignation of the Trustee, Christopher N. Riley shall serve as the Trustee. Evidence of the Trustee's death shall consist of a certified copy of the death certificate. Evidence of the Trustee's disability shall consist of a certificate of two (2) licensed physicians establishing that the Trustee is incapable of performing the duties of Trustee of the aforesaid Trust Agreement. Evidence of the Trustee's resignation shall consist of a resignation, duly executed and acknowledged.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Trustee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto the Trustee, those lands located in Lee County, Florida, described as follows and hereinafter called the "Property":

Lot 19, Block H, of VENETIAN GARDENS SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court, recorded in Plat Book 6, page 70, of the public records of Lee County, Florida.

SUBJECT TO easements, restrictions and reservations of record.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR WHO RESIDES ON LANDS OTHER THAN THE LANDS DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the Property in fee simple upon the trusts and for the uses and purposes herein and the Trust Agreement.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants, the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to any outstanding taxes.

TOGETHER WITH full power and authority to improve, subdivide, protect, conserve, sell, lease, encumber or otherwise manage and dispose of the Property or any part thereof pursuant to Florida Statute Section 689.071, as the same may be amended.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the Property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the Property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and the Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the terms, conditions and limitations contained in this Indenture and the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the Property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the Property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on the day and year above written.

Witnesseth:

Lowell Schoenfeld
Witnesses Signature

Lowell Schoenfeld
Printed Name

Carla Marchetti
Witness Signature

CARLA MARCHETTI
Printed Name

Susan K. Riley
Susan K. Riley, Grantor

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 4th day of April, 2000, by Susan K. Riley [] who is personally known to me, or [✓] who has produced a driver's license as identification.

Karen L. Wojnar
Notary Public

Print Name

Commission No.



Karen L. Wojnar
Commission # CG 849266
Expires Aug. 14, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

RETURN TO: JAMES H. JOHNSON, JR.
A.9, 10000 N. W. 11th Ave.
MIAMI, FL 33150

Exhibits B Photos



EXHIBIT E

Sec. 2-429. - Notices.

- (a) All notices required by this article will be provided to the alleged violator by: (i) certified mail, return receipt requested, subject to the provisions of subsection (b) below; or (ii) by hand delivery by the sheriff or other law enforcement officer, code enforcement officer, or other person designated by the director; or (iii) by leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice; or (iv) in the case of commercial premises, leaving the notice with the manager or other person in charge.
- (b) If notice is sent via certified mail, return receipt requested, to the owner of the property in question at the address listed in the Lee County Tax Collector's Office for tax notices, and at any other address provided to the town by such owner, and is returned as unclaimed or refused, notice may be provided by posting as described in subsections (c)(1) and (2) below, and by first class mail directed to the addresses furnished to the town, with a properly executed proof of mailing or affidavit confirming the first class mailing.
- (c) In addition to provision of notice as set forth in subsection (a), notice may also be served by publication or posting, as follows:
 - (1) Such notice will be published once during each week for four consecutive weeks (four publications being sufficient) in a Lee County newspaper of general circulation. The newspaper must meet the requirements prescribed under F.S. ch. 50 for legal and official advertisements. Proof of publication must be made in accordance with F.S. §§ 50.041 and 50.051.
 - (2) In lieu of publication as described in subsection (c)(1) above, such notice may be posted for at least ten days prior to the hearing or prior to the expiration of any deadline contained in the notice, in at least two locations, one of which must be the property upon which the violation is alleged to exist and the other must be at Town Hall for the Town of Fort Myers Beach. Proof of posting must be by affidavit of the person posting the notice. The affidavit must include a copy of the notice posted and the date and places of its posting.
 - (3) Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (a) above.
- (d) Evidence that an attempt has been made to hand deliver or mail notice as provided in subsections (a) and (b), together with proof of publication or posting as provided in subsection (c), will be sufficient to show the notice requirements of this article have been met, without regard to whether or not the alleged violator actually received such notice.

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

Chapter 1, Administration.

Sections 103.1 through 103.6 relating to powers and duties of the building official are added as follows:

103.1 General. The building official is hereby authorized and directed to enforce the provisions of this code and building codes adopted by the state of Florida. The building official has the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures must be in compliance with the intent and purpose of this code, and may not have the effect of waiving requirements specifically provided for in this code.

103.2 Right of entry.

103.2.1 Whenever necessary to make an inspection to enforce any of the provisions of this code, or whenever the building official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, electrical, gas, mechanical, or plumbing systems unsafe, dangerous, or hazardous, the building official may enter such building, structure, or premises at all reasonable times to inspect the same or to perform any duty imposed upon the building official by this code. If such building or premises are occupied, he must first present proper credentials and request entry. If such building, structure, or premises are unoccupied, he must first make a reasonable effort to locate the owner or other persons having charge or control of such and request entry. If entry is refused, the building official has recourse to every remedy provided by law to secure entry.

103.2.2 When the building official has obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner or occupant or any other persons having charge, care, or control of any building, structure, or premises may fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the building official for the purpose of inspection and examination pursuant to this code.

103.3 Stop work orders. Upon notice from the building official, work on any building, structure, electrical, gas, mechanical, or plumbing system that is being done contrary to the provisions of this code, or in a dangerous or unsafe manner, must immediately cease. Such notice must be in writing and posted on the permit board, stating the reasons for the order. Work may only resume after lifting of the stop work order by the building official.

103.4 Revocation of permits. The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any provision of any code of the Town of Fort Myers Beach.

103.4.1 Misrepresentation of application. The building official may revoke a permit or approval issued under the provisions of this code if there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

103.4.2 Violation of code provisions. The building official may revoke a permit upon determination by the building official that the construction, erection, alteration, repair, moving, demolition, installation, or replacement of the building, structure, electrical, gas, mechanical, or

plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this code.

103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter).

103.6 Requirements not covered by code. Any requirements necessary for the strength, stability, or proper operation of an existing or proposed building, structure, electrical, gas, mechanical, or plumbing system, or for the public safety, health, and general welfare, not specifically covered by this or the other technical codes, will be determined by the building official.

EXHIBIT F



6/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RILEY SUSAN K TR FOR SUSAN K RILEY TRUST,
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Respondent.

Site Address: 170 PRIMO DR
Parcel Strap No.: 194624W40060H0190

Case Number:	20240285
Certified Mail:	70222410000084691536
Regular Mail:	N/A

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (a copy of which is enclosed herewith), exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **07/03/2024 at 9:00 A.M.** in the Council Chambers at Town Hall, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town to the Special Magistrate in relation to this hearing can be viewed and accessed in advance of the hearing at the link below:

<http://www.fortmyersbeachfl.gov/209/Meetings-Agendas>

FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)



NO ADDITIONAL NOTICE OF THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate will consider the case, even though you are not present, and may assess fines or take other any other action(s) that may affect your rights. If you believe you have come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be performed to determine compliance.

D. BATT
Code Enforcement Officer
Town of Fort Myers Beach

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE NOTIFY THE TOWN CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33931; TELEPHONE NUMBER (239) 765-0202, AT LEAST 72 BUSINESS HOURS BEFORE THE HEARING DATE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE MAY NEED TO ENSURE AT THEIR OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED.

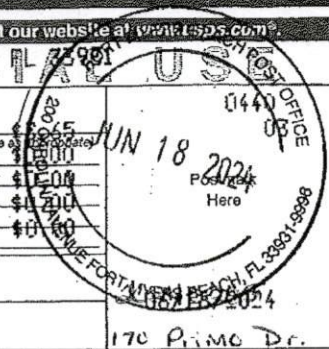
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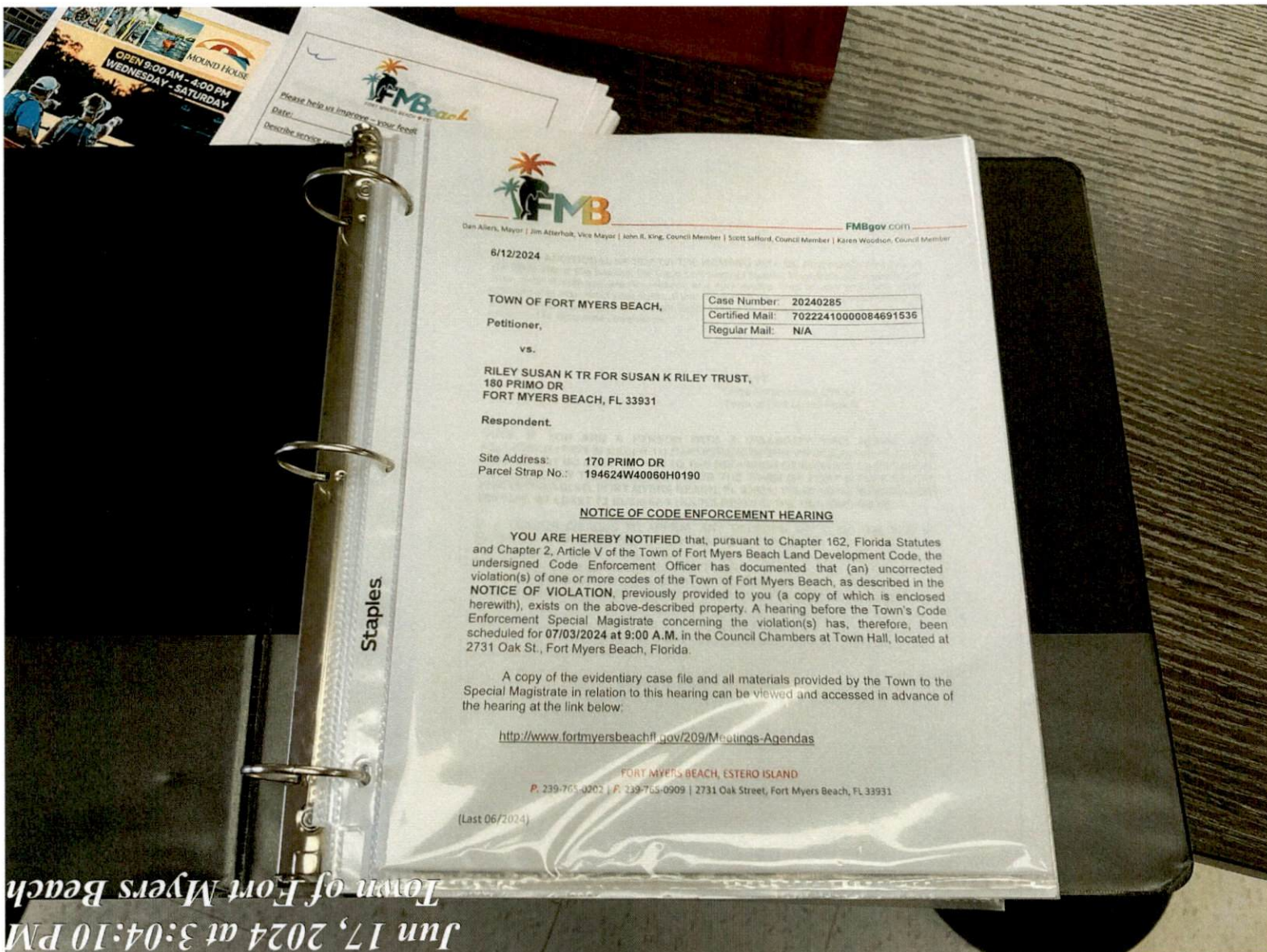
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For delivery information, visit our website at www.usps.com .	
Fort Myers Beach, FL 33931	
Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as indicated)	
☐ Return Receipt (hardcopy)	\$3.00
☐ Return Receipt (electronic)	\$1.00
☐ Certified Mail Restricted Delivery	\$2.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$2.11
Total Postage and Fees	\$10.16
170 Primo Dr.	
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Street and Apt. No., or PO Box No. 180 Primo Dr	
City, State, ZIP+4 [®] Fort Myers Beach, FL 33931	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	







Den Allen, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

FMBgov.COM

6/12/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RILEY SUSAN K TR FOR SUSAN K RILEY TRUST,
180 PRIMO DR
FORT MYERS BEACH, FL 33931

Respondent.

Site Address: 170 PRIMO DR
Parcel Strap No.: 194624W40060H0190

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (a copy of which is enclosed herewith), exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for 07/03/2024 at 9:00 A.M. in the Council Chambers at Town Hall, located at 2731 Oak St., Fort Myers Beach, Florida.

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FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)

This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement
2731 Oak Street
Fort Myers Beach, FL 33931

**CODE COMPLIANCE SPECIAL MAGISTRATE
FOR
THE TOWN OF FORT MYERS BEACH, FLORIDA**

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. CE20-0239

OCEANIC BLUE RETREATS, LLC,

Respondent.

ORDER OF COMPLIANCE

THIS CAUSE came before the Special Magistrate on June 4, 2024, upon the Town's Request to enter an Order of Compliance related to the Code Enforcement Order that was recorded in the Official Records Book as Instrument Number 2020000215370. Additional evidence was submitted on June 18, 2024. Having considered the evidence presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT

1. Respondent, Oceanic Blue Retreats, LLC ("Respondent"), is the owner, lessee, responsible entity, or otherwise in charge of or responsible for the subject property located at 215 Flamingo Street, Fort Myers Beach, Florida 33931 ("Property"), legally described as:

A lot or parcel of land lying in Government Lot 4, Section 33, and Government Lot 1 of Section 34, Township 46 South, Range 24 East, which lot or parcel is described as follows:

From a point on the North Line of Mound Road as shown on the plat of Unit No.2, McPhie Park, according to the plat thereof on file and recorded in the office of the Clerk

of the Circuit Court of Lee County, Florida in Plat Book 8, Page 59, which point is 10 feet East of the corner common to Lots 6 and 7 Block "H" of said Unit No.2 of McPhie Park, run Southeasterly at an angle of 57°27'00" East to Southeast, with said North line for 164.81 feet, thence run Northeasterly along the North line of that certain strip of land conveyed to Lee County for Public road purposes by deed recorded in Deed Book 233, Page 211 of said Public Records and parallel to the Northwesterly boundary of Flamingo Park, according to a plat thereof recorded in Plat Book 9, Page 66 of said Public Records for 330 feet to the point of beginning of land herein described.

From said point of beginning continue Northeasterly on the same course for 65 feet; thence run Northwesterly perpendicular to said Northwesterly boundary of Flamingo Park for 105 feet to a point on the Southerly line of a boat canal; thence run Southwesterly along said boat canal and parallel to said Northwesterly boundary of Flamingo Park for 65 feet; thence run Southeasterly perpendicular to said boundary for 105 feet to the point of beginning. (Known as Lot 6, Dorondo Huffner Unrecorded Subdivision)

2. Respondent was previously found in violation of the Town of Fort Myers Beach Land Development Code Section 34-2391. Respondent was ordered to correct the violation and was assessed a fine and administrative costs and fees under Code Enforcement Case No. CE20-0239.
3. The Code Enforcement Order was entered on September 2, 2020, and recorded on September 11, 2020, in the Official Records Book as Instrument Number 2020000215370, pursuant to Section 2-425(e) of the Fort Myers Beach Land Development Code.
4. The owner of the Property paid the fine and the administrative costs and fees that were ordered.
5. A Code Enforcement Officer performed a desk inspection of the Property on May 30, 2024, and found the property to be in compliance with the Town Code.
6. The Town of Fort Myers Beach took no further action and intends to close Code Enforcement Case No.: CE20-0239.
7. Respondent is hereby found to have complied with the recorded Code Enforcement Order by the specified date as required.

B. CONCLUSIONS OF LAW

1. Section 2-425(e) of the Fort Myers Beach Land Development Code states that if a recorded Code Enforcement Order under that section is complied with, the Special Magistrate is to issue an Order acknowledging compliance, to be recorded in public records.
2. The legal prerequisites for issuing and recording an Order of Compliance have been met.

C. ORDER

1. Based on the foregoing Findings of Facts and Conclusions of Law, the Special Magistrate hereby issues this Order acknowledging compliance with the Code Enforcement Order entered on September 2, 2020, and recorded on September 11, 2020, in the Official Record Book as Instrument Number 2020000215370.

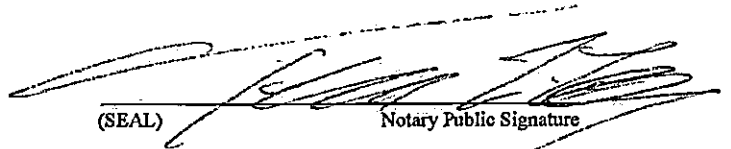
ORDERED this 18th day of June, 2024.


Special Magistrate

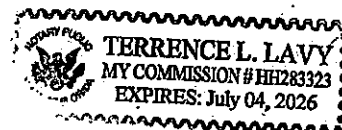
APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

STATE OF FLORIDA COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of X physical presence OR online notarization, this 18th day of June, 2024, by Monica Schmucker, X who is personally known to me OR who has produced a identification.


(SEAL) Notary Public Signature

My Commission Expires:



CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 20th day of June, 2024 to:

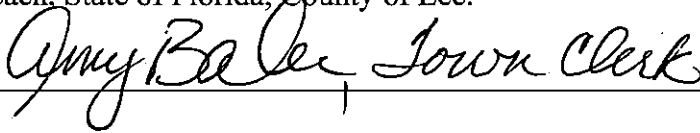
Oceanic Blue Retreats, LLC
3431 Pine Ridge Rd.
Suite 101
Naples, Florida 34109

Jon D. Parrish, Esq. Registered Agent For:
Oceanic Blue Retreats, LLC
3431 Pine Ridge Rd.
Suite 101
Naples, Florida 34109


Code Compliance

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY:
Dated



Town Clerk

Instrument Prepared by and Return to:
Town of Fort Myers Beach Code Enforcement
2731 Oak Street
Fort Myers Beach, Florida 33931

**TOWN OF FORT MYERS BEACH, FLORIDA
CODE ENFORCEMENT**

AFFIDAVIT OF COMPLIANCE

**STATE OF FLORIDA)
COUNTY OF LEE)**

BEFORE ME, the undersigned authority, personally appeared Officer D. Batt, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. On the 20th day of August, 2020, OCEANIC BLUE RETREATS, LLC. (property owners) was found in violation of the Town of Fort Myers Beach LDC Sec. 34-2391, multiple weekly rentals in a one month period at the property located at 215 Flamingo St, Fort Myers Beach, FL 33931 ("Subject Property") by virtue of a Code Enforcement Order by the Special Magistrate in Case No. CE20-0239, which was adjudicated on the 2nd day of September, 2020.
2. The Order was recorded as Instrument No. 2020000215370 on the 11th day of September, 2020 in the public records of Lee County, Florida.
3. OCEANIC BLUE RETREATS, LLC. was fined \$500.00 for the violation and if the violation was occur again, a fine of \$500 was to be imposed each time the violation occurred. The property owner was also assessed in \$75 administrative costs and fees.

4. According to available records in possession of the Town of Fort Myers Beach, a desk inspection of the Subject Property was performed by Officer D. Batt on the 30th day of May, 2024 and the Subject Property was found in compliance with Town Code.
5. The fine of \$500, plus assessed admin fee of \$75 was paid by the property owner.
6. No further action has been taken by the Town of Fort Myers Beach regarding this violation, which was corrected as stated above.
7. Code Enforcement Case No. CE20-0239 will be closed upon the release of the order.
8. I have personal knowledge of all these facts based on my review of records in possession of the Town of Fort Myers Beach, Florida.

FURTHER AFFIANT SAYETH NOT.

Signed on this 18th day of June, 2024.

D. Batt

Print Name

[Signature]

Signature

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of June, 2024 by D. Batt, as Code Officer, who is personally known to me or has produced _____ as identification.

Kristin Schumacher
Signature of Notary

Kristin Schumacher
(Name typed, printed or stamped)

My Commission expires: 4/5/28

