



Fort Myers Beach Special Magistrate Hearing

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

Agenda

Wednesday, December 4, 2024

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
 - A. Special Magistrate Hearings - October 3, 2024
- III. SWEARING IN OF THOSE PROVIDING TESTIMONY
- IV. PARKING ENFORCEMENT
- V. NEW CASES TO BE HEARD
- VI. CONTINUED CASES
 - A. 4501 Estero Blvd, Oceanic Blue Retreats, LLC
4501 Estero Blvd., Oceanic Blue Retreats, LLC
Case Number: 20240524
Violation: Green water and debris in pool
Code Section: LDC Sec. 6-1 - Adoption of IPMC
Section 303.1 Swimming pools
Code Officer: D. Batt

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.



Fort Myers Beach Special Magistrate Hearing

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

Minutes

Thursday, October 3, 2024

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Special Magistrate Monica Schmucker called the hearing to order.

II. APPROVAL OF MINUTES

A. Special Magistrate Hearings - September 5, 2024

Special Magistrate Schmucker made the following changes:

The owner presented the same argument that his use was authorized under the county ordinances that were in effect at ~~that time~~ the time that the town incorporated and adopted its code of ordinances.

She stated that no special exception was filed when she filed her previous reply, but she verified that the respondent filed the application and ~~made~~ had made payment.

Town Attorney Stuparich requested that ~~a sign prohibiting paid parking be installed until a special exception is issued~~ something more be done to stop respondent from continuing to operate this parking lot and ask for any appropriate relief.

Special Magistrate Schmucker explained that this case was a repeat of the previous finding, which was adjudicated and to allow respondent to continue to operate after it was found to be illegal and then excuse respondent or allow respondent to relitigate the issue after a failure to appeal would be concerning.

She noted that the respondent never appealed the town council's previous decision and that respondent has not submitted sufficient evidence to support its position.

III. NEW CASES TO BE HEARD**A. 8000 Lagoon Rd., Open Doors 4U Investments, LLC****Case Number: 20240453****Violation: High vegetation- not mowed – abandoned maintenance****Code Section: LDC Sec. 6-2 - Amendments,
(w) Section 302.4- Weeds****Code Officer: D. Batt**

Officer Batt listed the items in Exhibit A. She stated that on May 16, 2024, Officer Randy Sobel observed high vegetation and the appearance of abandoned maintenance. Photos taken representative of the violation. The notice of violation was sent to the property owner by certified mail on May 16, 2024, and posted on the property and at the Town Hall. The property owners were given 30 days to come into compliance, but on September 16, 2024, the property remained in violation. A notice of hearing was sent by certified mail to the property owner and registered agent on September 17, 2024. Certified mail notices and pictures from the re-inspection on September 30, 2024, were included in Exhibit G. The Town requested a finding of violation, an order to correct the violation, an administrative fee of \$250.00 and a fine of \$250.00 each day the violation continued past the date of compliance. To comply, the property owner had to mow their lawn and maintain their property. Officer Batt had not been in contact with the property owners and they were not in attendance.

Special Magistrate Schmucker found a violation existed that warranted a \$250.00 fine per day as of June 17, 2024, and an administrative fee of \$250.00. She will prepare an order with the findings.

B. 4501 Estero Blvd. Oceanic Blue Retreats, LLC**Case Number: 20240524****Violation: Green water and debris in pool****Code Section: LDC Sec. 6-1 - Adoption of IPMC
Section 303.1 Swimming pools****Code Officer: D. Batt**

Officer Batt stated that the property owner's lawyer requested a continuance to November 2024, and the Town agreed. Special Magistrate Schmucker granted the continuance.

C. 290 Pearl St., Island Bay Marina, L.C.

Case Number: 20240666

**Violation: The overgrowth of grass and/or weeds
in excess of 12 inches.**

**Code Section: LDC Sec. 6-2 - Amendments,
(w) Section 302.4- Weeds**

Code Officer: D. Batt

Officer Batt stated this property came into compliance on September 30, 2024. The Town asked for a finding of violation and an administrative fee of \$250.00. The respondent was not in attendance.

Special Magistrate Schmucker issued an order finding that the respondent was in violation and imposed a \$250.00 administrative fee.

Minutes approved with/without changes, December 4, 2024, by Special Magistrate Schmucker.

Signature: _____

Property Address and Owner:

Hearing Date: December 4, 2024

4501 Estero Blvd., Oceanic Blue Retreats, LLC

Case Number: 20240524

Violation: Green water and debris in pool

Code Section: LDC Sec. 6-1 - Adoption of IPMC
Section 303.1 Swimming pools

Code Officer: D. Batt

Subject:

Green water and debris in pool

Code Section:

LDC Sec. 6-1 - Adoption of International Property Maintenance Code, Section 303.1 Swimming pools

Reference Number:

20240524

Strap Number:

29-46-24-W3-0080F.0040

Officer:

D. Batt

Narrative:

4501 Estero Blvd., Oceanic Blue Retreats, LLC

Case Number: 20240524

Violation: Green water and debris in pool

Code Section: LDC Sec. 6-1 - Adoption of IPMC,
Section 303.1 Swimming pools

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

Town Recommendations:

The Town of Fort Myers Beach requests that an order be issued finding a violation of LDC Sec. 6-1 - Adoption of International Property Maintenance Code, Section 303.1 Swimming pools, 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, and for such other and further relief as is consistent with the powers of the Special Magistrate.

Town Approvals:

Thomas Yozzo, Compliance & Securities Manager

Date: November 26, 2024

nancy stuparich, Town Attorney

Date: November 26, 2024

Thomas Yozzo, Compliance & Securities Manager

Date: November 26, 2024

EXHIBIT A

Prepared By:
Thomas E. Moorey, Esq.
1430 Royal Palm Sq. Blvd., #105
Fort Myers, FL 33919

ACTUAL CONSIDERATION: \$615,000.00

Parcel ID Number: 29-46-24-W3-0080F.0040

WARRANTY DEED

This Indenture, made this 23 day of January, 2015, Between

KING EQUITY PARTNERS, LLC, a Florida limited liability company, Grantor, and

OCEANIC BLUE RETREATS, LLC, a Florida limited liability company, Grantee, whose address is: 3431 Pine Ridge Rd., Ste. 101, Naples, FL 34109

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of LEE, State of Florida, to wit:

Lots 4 and 5, Block F, HYDE PARK, according to the map or plat thereof as recorded in Plat Book 7, Page 20, of the Public Records of Lee County, Florida.

Subject to taxes accruing subsequent to Dec. 31, 2014; covenants, restrictions and easements common to the subject property; oil and gas mineral interests, if any, however, this reference thereto shall not operate to reimpose same.

Together with all tenements, hereditaments and appurtenances thereto 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; and that the Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hand and seal the day and year first above written.

Warranty Deed
Page 2 of 2

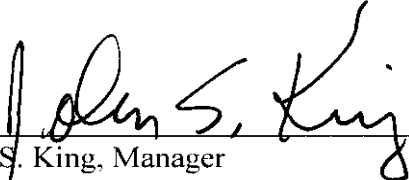
Signed, sealed and delivered in our presence:

KING EQUITY PARTNERS, LLC, a Florida
limited liability company

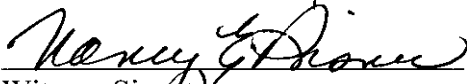


Witness Signature
THOMAS E. MOOREY

Witness Printed Name

BY: 

John S. King, Manager
189 Coconut Dr.
Fort Myers Beach, FL 33931

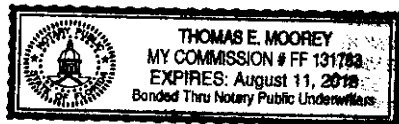


Witness Signature
NANCY E. RISNER

Witness Printed Name

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 22 day of Dec.,
2014, by John S. King, as Manager of King Equity Partners, LLC, on behalf of the company, who
is personally known to me or who provided _____ as
identification.





NOTARY PUBLIC
My Commission Expires:



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:
29-46-24-W3-0080F.0040
Alternate Key:
2100536039
Millage Code:
032

Site Address / Legal Description:
4501 ESTERO BLVD

HYDE PARK BLK F PB 7 PG 20 LOTS 4 + 5

Exemptions/Values:

Assessed Value 584,076

* See message below

OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES, FL 34109

Paid 11/10/2023 EEX-00-01664885 \$7,741.43

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	584.076	0	584.076	2,197.47
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	584.076	0	584.076	1,313.00
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.1820	584.076	0	584.076	1,858.53
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	584.076	0	584.076	578.24
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	584.076	0	584.076	55.37
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	584.076	0	584.076	19.10
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	584.076	0	584.076	59.93
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.9851	584.076	0	584.076	1,743.53
FORT MYERS BEACH MOSQUITO	239-463-6350	0.1123	584.076	0	584.076	65.59
FORT MYERS BEACH LIBRARY	239-463-9691	0.2355	584.076	0	584.076	137.55
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0217	584.076	0	584.076	12.67
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	584.076	0	584.076	23.01

Non-Ad Valorem Assessments Levying Authority

Telephone Rate Amount

2023 Combined Total Ad Valorem and Non-Ad Valorem:

\$8,063.99

2023 Paid Real Estate

Tax Notice

Account: 29-46-24-W3-0080F.0040
Site Address: 4501 ESTERO BLVD,
FORT MYERS BEACH,
33931
Alternate Key: 2100536039

* If the address below is not correct, visit LeePA.org to update your address.
OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES, FL 34109

Make check payable to:

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

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.

Return with payment

Paid 11/10/2023 EEX-00-01664885 \$7,741.43



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: 29-46-24-W3-0080F.0040 Folio ID: 10229946

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

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



OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES FL 34109

[Site Address](#)

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

4501 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HYDE PARK BLK F PB 7 PG 20 LOTS 4 + 5

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 7 and 20 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	24E	29	0080F	0040
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43777	-81.92236		

[View Parcel on Google Maps](#)

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



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

Image of Structure



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
2024 / Additional Info	2024 (TRIM)	692,580	692,580	692,580	642,484	0	0	642,484
2023 / Additional Info	2023 (Final Value)	584,076	584,076	584,076	584,076	0	0	584,076
2022 / Additional Info	2022 (Final Value)	742,100	461,720	742,100	742,100	0	0	742,100
2021 / Additional Info	2021 (Final Value)	717,270	461,720	717,270	717,270	0	0	717,270
2020 / Additional Info	2020 (Final Value)	655,871	404,390	655,871	655,871	0	0	655,871
2019 / Additional Info	2019 (Final Value)	659,393	404,390	659,393	659,393	0	0	659,393
2018 / Additional Info	2018 (Final Value)	654,784	404,390	654,784	654,784	0	0	654,784
2017 / Additional Info	2017 (Final Value)	615,435	404,390	615,435	586,866	0	0	586,866
2016	2016 (Final Value)	511,385	404,390	511,385	511,385	0	0	511,385
2015	2015 (Final Value)	509,790	404,390	509,790	290,657	0	0	290,657
2014	2014 (Final Value)	264,234	171,346	264,234	264,234	0	0	264,234

2013	2013 (Final Value)	281,164	231,080	281,164	281,164	0	0	281,164
2012	2012 (Final Value)	226,875	143,997	226,875	226,875	0	0	226,875
2011	2011 (Final Value)	246,356	231,080	246,356	246,356	0	0	246,356
2010	2010 (Final Value)	286,727	190,524	286,727	286,727	0	0	286,727
	2009 (Final Value)	349,810	238,350	349,810	349,810	0	0	349,810
	2008 (Final Value)	468,000	354,650	468,000	468,000	0	0	468,000
	2007 (Final Value)	655,200	581,080	0	655,200	0	0	655,200
	2006 (Final Value)	717,600	581,080	0	717,600	0	0	717,600
	2005 (Final Value)	415,060	297,500	0	369,350	25,500	0	343,850
	2004 (Final Value)	370,310	280,500	0	334,370	25,500	0	308,870
	2003 (Final Value)	343,530	195,500	0	312,530	25,500	0	287,030
	2002 (Final Value)	187,170	93,500	0	187,170	25,500	0	161,670
	2001 (Final Value)	186,560	93,500	0	186,560	25,500	0	161,060
	2000 (Final Value)	138,490	72,000	0	138,490	25,500	0	112,990
	1999 (Final Value)	138,490	72,000	0	138,490	25,500	0	112,990
	1998 (Final Value)	133,110	72,000	0	133,110	25,500	0	107,610
	1997 (Final Value)	149,880	72,000	0	144,370	25,500	0	118,870
	1996 (Final Value)	140,620	63,010	0	140,620	25,500	0	115,120
	1995 (Final Value)	148,320	63,010	0	148,320	25,500	0	122,820
	1994 (Final Value)	130,040	51,010	0	130,040	25,500	0	104,540
	1993 (Final Value)	129,580	51,110	0	129,580	25,500	0	104,080
	1992 (Final Value)	123,640	51,210	0	123,640	25,500	0	98,140

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
1000	Commercial, Vacant	11543.00	Square Feet



Property Details (2024 TRIM)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	11543.00	Square Feet

Taxing Authorities

Generated on 9/17/2024 9:29 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
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 ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
615,000.00	01/23/2015	2015000015699	01		I

345,000.00	09/18/2012	2012000206380	01	
895,000.00	04/15/2005	4686/668	06	
100.00	02/24/2005	4686/667	03	
0.00	10/28/1994	2669/3261	03	
153,000.00	05/01/1983	1672/2456	01	

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **7** and **20** 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
FNC17-0041	Fence	05/26/2017
ELE16-0318	Electric	12/02/2016
POL15-0044	Pool & Spa	11/22/2016
BLD15-0178	Building Remodel / Repair	01/19/2016
COM15-0289	Building Addition	12/17/2015
BLD15-0046	Building Window / Door Replacement	03/10/2015
ROF2001-03281	Roof	12/12/2001
ROF2001-02545	Roof	11/02/2001
198902627	Fence	03/08/1989

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 9/17/2024 9:29 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-08-0000F.0040	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/17/2024 9:29 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	M - Multi-Family Category		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Generated on 9/17/2024 9:29 AM

	Flood Insurance	Find my flood zone		
Community	Panel	Version	Date	Evacuation Zone
071C	0558	G	11/17/2022	A

Generated on 9/17/2024 9:29 AM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
OCEANIC BLUE RETREATS, LLC

Filing Information

Document Number L14000166074
FEI/EIN Number N/A
Date Filed 10/24/2014
Effective Date 10/23/2014
State FL
Status ACTIVE

Principal Address

3431 PINE RIDGE ROAD
SUITE 101
NAPLES,, FL 34109

Changed: 04/30/2015

Mailing Address

3431 PINE RIDGE ROAD
SUITE 101
NAPLES, FL 34109

Changed: 04/30/2015

Registered Agent Name & Address

PARRISH, JON D, ESQ
3431 PINE RIDGE ROAD
SUITE 101
NAPLES, FLORIDA, FL 34109

Authorized Person(s) Detail

Name & Address

Title MGR

PARRISH, JON D, ESQ.
3431 PINE RIDGE ROAD, SUITE 101
NAPLES, FL 34109

Title Manager

NATALIE, PEYSINA
3431 PINE RIDGE ROAD
SUITE 101
NAPLES,, FL 34109

Annual Reports

Report Year	Filed Date
2022	02/15/2022
2023	01/25/2023
2024	01/29/2024

Document Images

01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
01/23/2021 -- ANNUAL REPORT	View image in PDF format
02/10/2020 -- ANNUAL REPORT	View image in PDF format
03/01/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
10/24/2014 -- Florida Limited Liability	View image in PDF format

EXHIBIT B

May 29, 2024 at 10:00:46 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

05/31/2024

CASE NUMBER:	20240524
CERTIFIED MAIL:	9589071052700636646723

OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES, FL 34109

SITE ADDRESS: 4501 ESTERO BLVD
PARCEL STRAP NO: 294624W30080F0040

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED That an inspection of the above-referenced property on **05/30/2024** by Town of Fort Myers Beach Code Enforcement Officer **Randy Sobel** indicates that the following items are in violation:

green water and debris in pool

These items are a violation of the following Town Codes:

Sec. 6-1. - Adoption of International Property Maintenance Code.; 303.1 Swimming pools Swimming pools shall be maintained in a clean, and sanitary condition and in good repair.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. cleaning and maintaining pool water or remove all water.. You are hereby directed to bring these violations into compliance within 30 Days.

ONCE THIS VIOLATION(S) IS (ARE) IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS (HAVE) 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 (are) 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,

Randy Sobel
Code Enforcement Officer
Town of Fort Myers Beach

9589 0710 5270 0636 6467 23

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
 Street and Apt. No., or PO Box No. Oranvic Blue Retreat LLC
 City, State, ZIP+4® 3431 Pine Ridge Rd STE 101
Naples FL 34109

Postmark Here

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 0636 6467 23

FT MYERS FL 339
31 MAY 2024PM 1:11

FIRST-CLASS

US POSTAGE PAID PITNEY BOWES
ZIP 33931 **\$ 008.69⁰**
02 7H 0006188942 MAY 31 2024

Town of Fort Myers Beach

JUL 22 2024

Received by:

OCEANIC BLUE RETREATS LLC
3431 PINE
NAP

NIXIE 33913 07/19/2024

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNCLAIMED
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

-- 9333120017901142

-- 933302051022000000

5510423000

May 31, 2024 at 10:39:39 AM
Town of Fort Myers Beach



5/31/24, 8:11 AM

lworq.net/iworq/0_Pages/popupEditLetterPrint.php?sid=YX5664QXCFFC6MVMNMG2P16Q1400&id=5276183&k=2951&letterlin...



Town of Fort Myers Beach
CODE COMPLIANCE

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

05/31/2024

CASE NUMBER:	20240524
CERTIFIED MAIL:	9589071052700636646723

OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES, FL 34109

SITE ADDRESS: 4501 ESTERO BLVD
PARCEL STRAP NO: 294624W30080F0040

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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,



WELCOME
TOWN

PLEASE
RECEPTION
ENTERING...

THANK

- (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 D



09/17/2024

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

OCEANIC BLUE RETREATS LLC

Respondent.

Site Address: 4501 ESTERO BLVD
Parcel Strap No.: 294624W30080F0040

Case Number: 20240524

Certified Mail:

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 05/29/2024, OCEANIC BLUE RETREATS LLC (property owner) was observed by Officer Randy Sobel in violation of Section 6-1. Adoption of International Property Maintenance Code, Section 303.1 Swimming Pools of the Town of Fort Myers Beach Code of Ordinances, green water and debris in pool, at the property located at 4501 ESTERO BLVD, Fort Myers Beach, FL 33931 ("Subject Property"). I have full access to all of Officer Sobel's records.

3. A Notice of Violation was issued on 05/31/2024, and sent certified mail to the address of record, 3431 PINE RIDGE RD STE 101, NAPLES, FL 34109, posted to the violation property located at 4501 ESTERO BLVD, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. OCEANIC BLUE RETREATS LLC was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 07/01/2024.

5. I performed an inspection of the Subject Property on 09/16/2024, 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 4501 ESTERO BLVD, Fort Myers Beach, FL 33931.

6. I have attached Exhibit A, 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 09/16/2024. These photographs have not been altered in any way.

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

8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate that and 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.

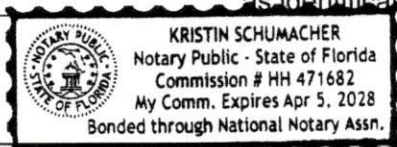
FURTHER AFFIANT SAYETH NAUGHT.



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 September, 2024 by D. Batt, ☒ who is personally known to me OR ☐ who has produced _____ as identification.



(SEAL)



Notary Public Signature

My Commission Expires: April 5, 2028



EXHIBIT E

Sec. 6-1. Adoption of International Property Maintenance Code.

Except as amended or modified in the sections below, the 2018 edition of the International Property Maintenance Code, published by the International Code Council, is hereby adopted as the Town of Fort Myers Beach Property Maintenance Code and shall be the governing law with respect to all structures and premises in the Town of Fort Myers Beach. A complete copy of this code shall be maintained on file in the office of the town clerk.

International Property Maintenance Code

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

EXHIBIT F



Town of Fort Myers Beach
NOTICE OF CODE ENFORCEMENT HEARING
2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

09/17/2024

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

OCEANIC BLUE RETREATS LLC
3431 PINE RIDGE RD STE 101
NAPLES, FL 34109,
Respondent.

SITE ADDRESS: 4501 ESTERO BLVD
PARCEL STRAP NO: 294624W30080F0040

Case Number:	20240524
Certified Mail:	9589071052700636647508
Regular Mail	

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 / NOTICE OF HEARING**, 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 **10/03/2024 at 9:00 AM** 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>

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 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.