



Fort Myers Beach Special Magistrate Hearing

**Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931
Wednesday, January 29, 2025**

Agenda

1:00 PM

ORDER OF BUSINESS

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
- III. SWEARING IN OF WITNESSES**
- IV. PUBLIC HEARINGS**
 - A. FORECLOSURE AUTHORIZATION AND CORRECTION - 80 AVENUE E
**REQUEST TO CORRECT A CLERICAL ERROR AND AUTHORIZATION
TO FORECLOSE A RECORDED CODE ENFORCEMENT ORDER
IMPOSING LIEN (INSTRUMENT NO. 2019000067137) ENCUMBERING 80
AVENUE E, FORT MYERS, FLORIDA****
- V. ADJOURNMENT**

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.

Property Address and Owner:

Hearing Date: January 29, 2025

REQUEST TO CORRECT A CLERICAL ERROR AND AUTHORIZATION TO FORECLOSE A RECORDED
CODE ENFORCEMENT ORDER IMPOSING LIEN (INSTRUMENT NO. 2019000067137)
ENCUMBERING 80 AVENUE E, FORT MYERS, FLORIDA

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

On February 12, 2024, the Town requested an Order from the Special Magistrate authorizing foreclosure of a recorded lien encumbering property located at 80 Avenue E, Fort Myers, Florida.

A lien, which had been vacated by a prior Special Magistrate dated March 30, 2016 and recorded as Instrument 2016000076125 in the Official Records of Lee County, Florida, was presented to the Special Magistrate due to a clerical error by former staff. The Town seeks to now correct the error in the record and authorization to foreclose the lien dated March 12, 2019 and recorded as Instrument No. 2019000067137 in the Official Records of Lee County, Florida.

Attachments:

1. Hearing Exhibit A - Notice of Hearing
2. Hearing Exhibit B - Affidavit of Notice and Posting
3. Hearing Exhibit C - Ownership information

Town Recommendations:

Town Approvals:

nancy stuparich, Town Attorney

Date: January 22, 2025

HEARING EXHIBIT A



1/10/2025

TOWN OF FORT MYERS
BEACH,

Petitioner,

FMB Case Number:	CE 14-0394
Certified Mail:	[#s9589071052700636642787, 9589071052700636642800, 9589071052700636642794, 9589071052700636642206]
Regular Mail:	[Not Applicable]
DOAH Case Number:	[Not Applicable]

vs.

Site Address: 80 Avenue E
Fort Myers Beach, FL

Parcel Strap No.19-46-24-W4-0070A.0020

WHITE SAND PROPERTIES OF
FORT MYERS BEACH, LLC
415 PALERMO CIRCLE
FORT MYERS BEACH, FL 33931

Respondent(s). _____ /

**NOTICE OF HEARING TO CORRECT CLERICAL ERROR IN FORECLOSE
AUTHORIZATION ORDER RELATED TO LIEN ENCUMBERING 80 AVENUE E**

YOU ARE HEREBY NOTIFIED that, pursuant to Section 162.09(3), Florida Statutes and in accordance with Section 2-427(c) of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that three (3) or more months have passed since the lien attached to this Notice as Exhibit A was recorded in the Official Records of Lee County, Florida. Although not legally required, a hearing will be held on **Wednesday, January 29, 2025 at 1:00 PM in the Town Hall Council Chambers located at 2731 Oak Street, Fort Myers, Beach, Florida**, before the Town's Special Magistrate to authorize foreclosure of the lien attached as Exhibit A. [This process is a discretionary one under Florida Statutes, Section 162.09(3) ("After 3 months from the filing of any such lien which remains unpaid, the enforcement board may

FORT MYERS BEACH, ESTERO ISLAND

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



authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.”)]

A prior Order by the Special Magistrate (copy attached as Exhibit B) was rendered on the 22nd day of February, 2024 incorrectly referencing the wrong lien due to a clerical error by Town staff. Such error was discovered after the hearing. A request will be made at the hearing for the Special Magistrate to enter an Order in a form as reflected on Exhibit C which references the correct lien information. NO ADDITIONAL NOTICE OF THE HEARING TO FORECLOSE THE LIEN WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate may consider the case and take other action even if you are not present, which may affect your rights.

Thomas Yozzo

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

PARCEL #: 19-46-24-W4-0070A-0020

This Document Prepared By and Return To:

Town of Fort Myers Beach Code Enforcement Department

2525 Estero Blvd.

Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. CE14-0394

JOSEPH B ORLANDINI,

Respondent.

CODE ENFORCEMENT ORDER IMPOSING LIEN

THIS CAUSE came on for public hearing on January 17, 2019, before the undersigned Special Magistrate for the Town of Fort Myers Beach, with the Respondent, Joseph B Orlandini present. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and decides as follows:

A. FINDINGS OF FACT:

1. The Respondent, Joseph B Orlandini ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 80 Avenue E, Fort Myers Beach, FL 33931 ("Property"), legally described as:

Lot 2, Block A, CRESCENT BEACH SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of Circuit Court in Plat Book 4, Page 45, Public Records of Lee County, Florida

2. The Respondent was served with a Notice of Violation ("NOV") alleging the existence of a violation of the Town of Fort Myers Beach Code of Ordinances ("Town Code") on the Property.
3. The NOV specified that Respondent was required to correct the violation by a time certain, but Respondent failed to do so.
4. The Respondent was served with a Notice of Hearing as a result of non-compliance with the NOV, and on February 24, 2016, a hearing took place at which competent substantial evidence was entered into the record that the Property/Respondent were in violation of Town Code. Accordingly, the Town of Fort Myers Special Magistrate ("Special Magistrate") entered an Order

of Enforcement finding the Property/Respondent in violation of Section 6-111, adopting Florida Building Code Section 105.1, of the Town Code.

5. Subsequent thereto, an Affidavit of Non-Compliance was prepared by Petitioner stating that Respondent had not complied with the Order of Enforcement, and a Notice of Hearing was served on the Respondent stating that a lien certification public hearing would take place on January 17, 2019. The Notice of Hearing further stated that at said hearing the Special Magistrate would receive evidence, hear testimony, and determine whether or not the Respondent was in compliance with the Order of Enforcement.
6. The Respondent has not complied with the Order of Enforcement, not paid the accrued fine in the amount of \$257,150.00, which continues to accrue in the amount of \$250.00 per day, nor paid the administrative fee/cost of prosecution in the amount of \$150.00.

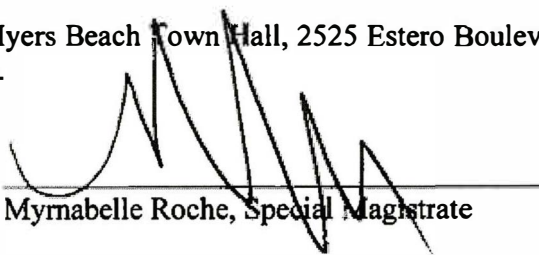
B. CONCLUSION OF LAW:

1. Respondent, by reason of the foregoing facts, is in violation of Town Code and has not complied with the Order of Enforcement.

C. ORDER/IMPOSITION OF LIEN:

1. The Special Magistrate vacates the previous order imposing lien and certifies that a fine in the amount of \$257,150.00, has accrued and continues to accrue in the amount of \$250.00 per day for every day that Respondent is in non-compliance with the Order of Enforcement previously entered in this case.
2. This Order may be recorded in the public records of Lee County, Florida or in any other county in the State of Florida where Respondent owns property and if so recorded shall constitute a lien against the Property and any other real or personal property that Respondent owns in Lee County or other county in the State of Florida.
3. **The Respondent is ordered to contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless the Respondent contacts the of Fort Myers Beach Code Enforcement Department.**

DONE AND ORDERED at Town of Fort Myers Beach Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Lee County, Florida on 12th of ~~January~~ March 2019.


Mynabelle Roche, Special Magistrate


~~Rhonda Payne Adm~~ ~~ve Assistant~~

Kristin Schumacher
Code Enforcement Coordinator

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.

REHEARING: Either the Town or the violator may request a rehearing of the decision of the Special Magistrate. A request for rehearing will be made in writing, and must be filed with the clerk within ten (10) business days of the Special Magistrate's execution of the Order. A request for the rehearing will be based only on the grounds that the decision was contrary to the evidence or that the hearing involved an error on a ruling of law that was fundamental to the decision of the Special Magistrate. The written request for rehearing will specify the precise reasons therefore. The Special Magistrate will make a determination as to whether or not to rehear the matter and the decision will be made at a public meeting. If the Special Magistrate grants a rehearing, it shall be scheduled as soon as practicable – but no later than the next regularly scheduled Special Magistrate hearing, at which the parties will be given the opportunity to present evidence or argument limited to the specific reasons for which the rehearing was granted; or modify or reverse the prior Order, without receiving further evidence, providing the change is based on a finding that the prior decision of the Special Magistrate resulted from a ruling on a questions of law which the Special Magistrate has been informed was an erroneous ruling.

Until a request for rehearing has been denied or otherwise disposed of, the Order of the Special Magistrate will be stayed and the time for taking an appeal will not commence to run until the date upon which the Special Magistrate has finally disposed of the request for rehearing by denying the same or otherwise.

PAYMENT OF ADMINISTRATIVE COSTS AND FINES: Checks should be made payable to "Town of Fort Myers Beach," include the case number and mailed to:

Town of Fort Myers Beach
Attention: Code Enforcement
2525 Estero Boulevard
Fort Myers Beach, FL 33931

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 22nd day of March, 2019 to:

Joseph B Orlandini
281 Palermo Circle
Fort Myers Beach, FL 33931



Kristin Schumacher
Code Enforcement Coordinator

INSTR # 2016000076125, Doc Type LI, Pages 2, Recorded 04/12/2016 at 12:25 PM,
Linda Doggett, Lee County Clerk of Circuit Court, Rec. Fee \$18.50 Deputy
Clerk ALUCKEY

INSTR # 2016000076146, Pages 2
Doc Type LI, Recorded 04/12/2016 at 12:32 PM,
Linda Doggett, Lee County Clerk of Circuit Court
Rec. Fee \$18.50
Deputy Clerk ALUCKEY
#3

PARCEL #: 19-46-24-W4-0070A.0020

THIS SPACE FOR RECORDING

BEFORE THE SPECIAL MAGISTRATE OF
FOR
THE TOWN OF FORT MYERS BEACH, FLORIDA

TOWN OF FORT MYERS BEACH, FLORIDA :

Petitioner,

CASE NO.: CE14-0394

vs.

ABSOLUTE BEST RATE RENTALS, LLC
Respondent.

CODE ENFORCEMENT ORDER TO IMPOSE LIEN

THIS CASE was first heard by the undersigned Lee County Hearing Examiner at a public hearing on February 24, 2016, after which an Order was entered which found that a violation existed on the subject property and required the Respondent, ABSOLUTE BEST RATE RENTALS, LLC, as the responsible person or entity to complete certain actions that would abate the violation by a date certain or face the imposition of a specified fine. The subject property is more particularly described as follows:

CRESCENT BEACH
BLK: A PB: 4 PG: 45 LOT 2

Said legal description is obtained from the Trustee's Deed recorded at Official Record Book Instrument Number 2015000260051, in the Public Records of Lee County, Florida.

On March 28, 2016, written competent and convincing evidence was provided that the violation had not been abated in accord with the above Order, and the Special Magistrate therefore finds and decides:

1. That the above-noted Order has not been complied with; and
2. That the violation of the Town of Fort Myers Beach Land Development Code (LDC) Sections 6-111 still exists on the subject property; and
3. That the Respondent has not paid the prosecution costs in the amount of \$150.00 which are now due and owing to the Petitioner per Chapter 162, Florida Statutes.

IT IS ORDERED that Respondent pay to the Town of Fort Myers Beach a fine of \$250.00 per day, beginning on March 25, 2016 and continuing for each and every day that the aforesaid violation exists and continues on the property locate, as reported by the Petitioner at 80 Avenue East, Bldg A, Fort Myers Beach, FL 33931.

Upon recording in the Public Records, this Order shall constitute a lien for the fine amount against all real and personal property of Respondent, including, but not limited to, the above-referenced property and subsequent foreclosure of such lien may result in the loss of such property. The prosecution costs awarded herein may also become a lien against Respondent, upon recording, pursuant to Chapter 162, Florida Statutes.

RESPONDENT MUST CONTACT TOWN OF Fort Myers BEACH CODE ENFORCEMENT AT 239-765-0202 TO REQUEST A REINSPECTION FOR DETERMINATION OF COMPLIANCE. RESPONDENT IS ADVISED THAT NUMEROUS PHONE CALLS MAY BE NECESSARY TO ENSURE CONTACT WITH THE CODE ENFORCEMENT OFFICER.

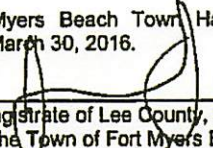


Payment of administrative costs and fines: Checks should be made payable to "Town of Fort Myers Beach" and mailed to:

Town of Fort Myers Beach
Attention: Code Enforcement
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Please include a case number on the check.

DONE AND ORDERED at Town of Fort Myers Beach Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Lee County, Florida on March 30, 2016.


Special Magistrate of Lee County, Florida
in and for the Town of Fort Myers Beach

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been sent by interoffice mail or hand delivery to the Town of Fort Myers Beach and Attorney for the Town of Fort Myers Beach; and by U.S. mail to:

Absolute Best Rate Rentals LLC
c/o Leo J. Dibiase, Registered Agent
12071 McGregor Blvd.
Fort Myers, FL 33919


Assistant to the Special Magistrate for the Town of
Fort Myers Beach, Florida



I CERTIFY THIS DOCUMENT TO BE A
TRUE AND CORRECT COPY OF THE
ORIGINAL ON FILE IN MY OFFICE
AINDA DOGGETT, CLERK OF CIRCUIT COURT,
STATE OF FLORIDA, COUNTY OF LEE

☐ REDACTED COPY PER F.S. 119.071

BY: 
DATED: 

APR 12 2016

EXHIBIT C

PARCEL #: 19-46-24-W4-0070A.0020
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
2525 Estero Blvd.
Fort Myers Beach, FL 33931

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

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

Petitioner,

vs.

CASE NOS. CE14-0394

**WHITE SAND PROPERTIES
OF FORT MYERS BEACH, LLC,**

Respondent.

**ORDER CORRECTING CLERICAL ERROR IN
FEBRUARY 22, 2024 PRIOR ORDER AND FORECLOSURE
AUTHORIZATION, FINDINGS OF FACT, CONCLUSIONS OF LAW REGARDING
LIEN ENCUMBERING PROPERTY LOCATED AT 80 AVENUE E**

THIS CAUSE came on for public hearing on January 29, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purpose of adjudication of the Town's request for authorization to foreclose a code enforcement lien and to correct a clerical error in the February 22, 2024 Order previously issued in Code Enforcement Case No. CE14-0394. The Respondent or its representative was ___ present ___ not present. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. The Respondent, White Sand Properties of Fort Myers Beach, LLC ("Respondent"), is the owner the subject property located at 80 Avenue E, Fort Myers Beach, FL, 33931 ("Property"), legally described as:

Lot 2, Block A, Crescent Beach Subdivision, according to the map or plat thereof recorded in Plat Book 4, Page 45, Public Records of Lee County, Florida.

2. The Respondent's predecessor in title was found in violation of the Town of Fort Myers Beach Code and ordered to bring the property into compliance within a time given for compliance, but Respondent's predecessor in title failed to do so.
3. Due to Respondent's predecessor in title's failure to comply, a fine accrued and the lien was filed for the fine against Respondent's property, both against the property in violation, and against all other property owned by Respondent's predecessor in title's real and personal property.
4. More than three months have passed since the lien attached as Exhibit A to this Order was recorded in the Official Records Book of Lee County Florida on March 27, 2019.
5. The Respondent was properly served with notice of this hearing, and therefore, this case is properly before the Special Magistrate.

B. CONCLUSION OF LAW:

1. The legal prerequisites for requesting authorization to foreclose the lien has been met.
2. Respondent has shown insufficient evidence to support any legal reason to prevent foreclosure or other action to collect the fines.

C. ORDER:

1. Based upon the forgoing Findings of Fact and Conclusions of Law, it is hereby ordered that the Special Magistrate authorizes the Town to foreclose the lien against White Sand Properties of Fort Myers Beach, LLC due to an unpaid lien recorded more than three months ago on March 27, 2019.

ORDERED this ____ day of January 2025, and executed this ____ day of _____, 2025.

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 ____ physical presence OR ____ online notarization, this ____ day of _____, 2024, by _____, ____ who is personally known to me OR ____ who has produced _____ as 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 ____ day of _____, 20__ to:

White Sand Properties of Fort Myers Beach, LLC
415 Palermo Cir.
Fort Myers Beach, FL 33931

Steven A. Ramunni- Reg. Agent for:
White Sand Properties of Fort Myers
Beach, LLC
110 N. Main St.
Labelle, FL 33935

Code Compliance Coordinator

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

WHITE SAND PROPERTIES OF
FORT MYERS BEACH, LLC,
415 PALERMO CIRCLE

FORT MYERS BEACH, FL 33931,

Respondent.

FMB Case Number:	CE 14-0394
Certified Mail:	[#’s 9589071052700636642787, 9589071052700636642800, 9589071052700636642794, 9589071052700636642206]
Regular Mail:	[Not Applicable]
DOAH Case Number:	[Not Applicable]

Site Address: 80 Avenue E, Fort Myers
Beach, FL 33931

Parcel Strap No. 19-46-24-W4-0070A.0020

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Thomas Yozzo, who is the Compliance & Security Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding that certain Notice of Hearing to Correct Clerical Error in Foreclosure Authorization Order related to Lien Encumbering 80 Avenue E attached as Exhibit A (“the Notice”):

1. I personally mailed by certified mail a copy of the Notice to the following:

FORT MYERS BEACH ESTERO ISLAND

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



- a. White Sand Properties of Fort Myers Beach LLC
3210 Estero Blvd
Fort Myers Beach, FL 33931
Certified Mail No. 9589071052700636642787
(Property Address)
- b. Steven Ramunni, Registered Agent
110 N Main Street
LaBelle, FL 33935
Certified Mail No. 9589071052700636642800
(Registered Agent)
- c. White Sand Properties of Fort Myers Beach LLC
P.O. Box 1118
LaBelle, FL 33935
Certified Mail No. 9589071052700636642794
(Mailing Address)
- d. White Sand Properties of Fort Myers Beach LLC
415 Palermo Circle
Fort Myers Beach, FL 33931
Certified Mail No. 9589071052700636642206
(additional address)

Copies of the certified mailing receipts are attached as Exhibit B.

2. I posted a copy of the Notice at 80 Avenue E, Fort Myers Beach, FL 33931, which is the property upon which the violation occurred and the lien was imposed. I took a photograph of the Notice I posted on the 10th day of January, 2025. A copy of the photograph is attached as Exhibit C.
3. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and which is located at 2731 Oak Street, Fort Myers Beach, FL 33931. A copy of a photograph I took of the Notice I posted on the 10th day of January, 2025 is attached as Exhibit D.
4. In addition, posted a copy of the Notice on the Town's publicly accessible website at <https://www.fortmyersbeachfl.gov/1294/Public-Notices> on the 10th day of January, 2025. A copy of the posted webpage is attached as Exhibit E.

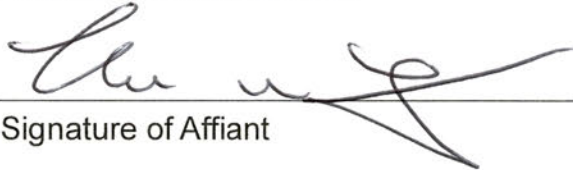
FORT MYERS BEACH ESTERO ISLAND

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



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

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

x 
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 10th day of January, 2025, by Thomas Yozzo. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]

ASHLEY SHEPARD
Commission # HH 253125
Expires April 14, 2026


Notary Public, State of Florida
Print Name: Ashley Shepard
My Commission Expires: April 14, 2026

FORT MYERS BEACH ESTERO ISLAND

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



FMBgov.com

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

1/10/2025

TOWN OF FORT MYERS
BEACH,

Petitioner,

FMB Case Number:	CE 14-0394
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vs.

Site Address: 80 Avenue E
Fort Myers Beach, FL

Parcel Strap No. 19-46-24-W4-0070A.0020

WHITE SAND PROPERTIES OF
FORT MYERS BEACH, LLC
415 PALERMO CIRCLE
FORT MYERS BEACH, FL 33931

Respondent(s). _____ /

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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



authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.”]]

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Thomas Yozzo

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.

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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

PARCEL #: 19-46-24-W4-0070A-0020

This Document Prepared By and Return To:

Town of Fort Myers Beach Code Enforcement Department

2525 Estero Blvd.

Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. CE14-0394

JOSEPH B ORLANDINI,

Respondent.

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1. The Respondent, Joseph B Orlandini ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 80 Avenue E, Fort Myers Beach, FL 33931 ("Property"), legally described as:

Lot 2, Block A, CRESCENT BEACH SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of Circuit Court in Plat Book 4, Page 45, Public Records of Lee County, Florida

2. The Respondent was served with a Notice of Violation ("NOV") alleging the existence of a violation of the Town of Fort Myers Beach Code of Ordinances ("Town Code") on the Property.
3. The NOV specified that Respondent was required to correct the violation by a time certain, but Respondent failed to do so.
4. The Respondent was served with a Notice of Hearing as a result of non-compliance with the NOV, and on February 24, 2016, a hearing took place at which competent substantial evidence was entered into the record that the Property/Respondent were in violation of Town Code. Accordingly, the Town of Fort Myers Special Magistrate ("Special Magistrate") entered an Order

of Enforcement finding the Property/Respondent in violation of Section 6-111, adopting Florida Building Code Section 105.1, of the Town Code.

5. Subsequent thereto, an Affidavit of Non-Compliance was prepared by Petitioner stating that Respondent had not complied with the Order of Enforcement, and a Notice of Hearing was served on the Respondent stating that a lien certification public hearing would take place on January 17, 2019. The Notice of Hearing further stated that at said hearing the Special Magistrate would receive evidence, hear testimony, and determine whether or not the Respondent was in compliance with the Order of Enforcement.
6. The Respondent has not complied with the Order of Enforcement, not paid the accrued fine in the amount of \$257,150.00, which continues to accrue in the amount of \$250.00 per day, nor paid the administrative fee/cost of prosecution in the amount of \$150.00.

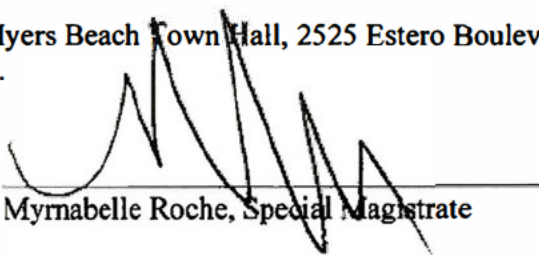
B. CONCLUSION OF LAW:

1. Respondent, by reason of the foregoing facts, is in violation of Town Code and has not complied with the Order of Enforcement.

C. ORDER/IMPOSITION OF LIEN:

1. The Special Magistrate vacates the previous order imposing lien and certifies that a fine in the amount of \$257,150.00, has accrued and continues to accrue in the amount of \$250.00 per day for every day that Respondent is in non-compliance with the Order of Enforcement previously entered in this case.
2. This Order may be recorded in the public records of Lee County, Florida or in any other county in the State of Florida where Respondent owns property and if so recorded shall constitute a lien against the Property and any other real or personal property that Respondent owns in Lee County or other county in the State of Florida.
3. **The Respondent is ordered to contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless the Respondent contacts the of Fort Myers Beach Code Enforcement Department.**

DONE AND ORDERED at Town of Fort Myers Beach Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Lee County, Florida on 12th of ~~January~~ March 2019.


Myrabelle Roche, Special Magistrate


~~Rhonda Payne-Adriano~~ Assistant

Kristin Schumacher
Code Enforcement Coordinator

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.

REHEARING: Either the Town or the violator may request a rehearing of the decision of the Special Magistrate. A request for rehearing will be made in writing, and must be filed with the clerk within ten (10) business days of the Special Magistrate's execution of the Order. A request for the rehearing will be based only on the grounds that the decision was contrary to the evidence or that the hearing involved an error on a ruling of law that was fundamental to the decision of the Special Magistrate. The written request for rehearing will specify the precise reasons therefore. The Special Magistrate will make a determination as to whether or not to rehear the matter and the decision will be made at a public meeting. If the Special Magistrate grants a rehearing, it shall be scheduled as soon as practicable – but no later than the next regularly scheduled Special Magistrate hearing, at which the parties will be given the opportunity to present evidence or argument limited to the specific reasons for which the rehearing was granted; or modify or reverse the prior Order, without receiving further evidence, providing the change is based on a finding that the prior decision of the Special Magistrate resulted from a ruling on a questions of law which the Special Magistrate has been informed was an erroneous ruling.

Until a request for rehearing has been denied or otherwise disposed of, the Order of the Special Magistrate will be stayed and the time for taking an appeal will not commence to run until the date upon which the Special Magistrate has finally disposed of the request for rehearing by denying the same or otherwise.

PAYMENT OF ADMINISTRATIVE COSTS AND FINES: Checks should be made payable to "Town of Fort Myers Beach," include the case number and mailed to:

Town of Fort Myers Beach
Attention: Code Enforcement
2525 Estero Boulevard
Fort Myers Beach, FL 33931

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 22nd day of March, 2019 to:

Joseph B Orlandini
281 Palermo Circle
Fort Myers Beach, FL 33931



Kristin Schumacher
Code Enforcement Coordinator

PARCEL #: 19-46-24-W4-0070A.0020

THIS SPACE FOR RECORDING

BEFORE THE SPECIAL MAGISTRATE OF
FOR
THE TOWN OF FORT MYERS BEACH, FLORIDA

TOWN OF FORT MYERS BEACH, FLORIDA :

Petitioner,

CASE NO.: CE14-0394

vs.

ABSOLUTE BEST RATE RENTALS, LLC
Respondent.

CODE ENFORCEMENT ORDER TO IMPOSE LIEN

THIS CASE was first heard by the undersigned Lee County Hearing Examiner at a public hearing on February 24, 2016, after which an Order was entered which found that a violation existed on the subject property and required the Respondent, ABSOLUTE BEST RATE RENTALS, LLC, as the responsible person or entity to complete certain actions that would abate the violation by a date certain or face the imposition of a specified fine. The subject property is more particularly described as follows:

CRESCENT BEACH
BLK: A PB: 4 PG: 45 LOT 2

Said legal description is obtained from the Trustee's Deed recorded at Official Record Book Instrument Number 2015000260051, in the Public Records of Lee County, Florida.

On March 28, 2016, written competent and convincing evidence was provided that the violation had not been abated in accord with the above Order, and the Special Magistrate therefore finds and decides:

1. That the above-noted Order has not been complied with; and
2. That the violation of the Town of Fort Myers Beach Land Development Code (LDC) Sections 6-111 still exists on the subject property; and
3. That the Respondent has not paid the prosecution costs in the amount of \$150.00 which are now due and owing to the Petitioner per Chapter 162, Florida Statutes.

IT IS ORDERED that Respondent pay to the Town of Fort Myers Beach a fine of \$250.00 per day, beginning on March 25, 2016 and continuing for each and every day that the aforesaid violation exists and continues on the property locate, as reported by the Petitioner at 80 Avenue East, Bldg A, Fort Myers Beach, FL 33931.

Upon recording in the Public Records, this Order shall constitute a lien for the fine amount against all real and personal property of Respondent, including, but not limited to, the above-referenced property and subsequent foreclosure of such lien may result in the loss of such property. The prosecution costs awarded herein may also become a lien against Respondent, upon recording, pursuant to Chapter 162, Florida Statutes.

RESPONDENT MUST CONTACT TOWN OF Fort Myers BEACH CODE ENFORCEMENT AT 239-765-0202 TO REQUEST A REINSPECTION FOR DETERMINATION OF COMPLIANCE. RESPONDENT IS ADVISED THAT NUMEROUS PHONE CALLS MAY BE NECESSARY TO ENSURE CONTACT WITH THE CODE ENFORCEMENT OFFICER.

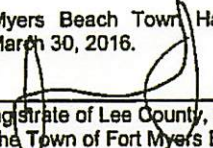


Payment of administrative costs and fines: Checks should be made payable to "Town of Fort Myers Beach" and mailed to:

Town of Fort Myers Beach
Attention: Code Enforcement
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Please include a case number on the check.

DONE AND ORDERED at Town of Fort Myers Beach Town Hall, 2525 Estero Boulevard, Fort Myers Beach, Lee County, Florida on March 30, 2016.


Special Magistrate of Lee County, Florida
in and for the Town of Fort Myers Beach

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing has been sent by interoffice mail or hand delivery to the Town of Fort Myers Beach and Attorney for the Town of Fort Myers Beach; and by U.S. mail to:

Absolute Best Rate Rentals LLC
c/o Leo J. Dibiasi, Registered Agent
12071 McGregor Blvd.
Fort Myers, FL 33919


Assistant to the Special Magistrate for the Town of
Fort Myers Beach, Florida



I CERTIFY THIS DOCUMENT TO BE A
TRUE AND CORRECT COPY OF THE
ORIGINAL ON FILE IN MY OFFICE
AINDA DOGGETT, CLERK OF CIRCUIT COURT,
STATE OF FLORIDA, COUNTY OF LEE

☐ REDACTED COPY PER F.S. 119.071

BY: 
DATED: 

APR 12 2016

EXHIBIT C

PARCEL #: 19-46-24-W4-0070A.0020
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
2525 Estero Blvd.
Fort Myers Beach, FL 33931

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

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

Petitioner,

vs.

CASE NOS. CE14-0394

**WHITE SAND PROPERTIES
OF FORT MYERS BEACH, LLC,**

Respondent.

**ORDER CORRECTING CLERICAL ERROR IN
FEBRUARY 22, 2024 PRIOR ORDER AND FORECLOSURE
AUTHORIZATION, FINDINGS OF FACT, CONCLUSIONS OF LAW REGARDING
LIEN ENCUMBERING PROPERTY LOCATED AT 80 AVENUE E**

THIS CAUSE came on for public hearing on January 29, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purpose of adjudication of the Town's request for authorization to foreclose a code enforcement lien and to correct a clerical error in the February 22, 2024 Order previously issued in Code Enforcement Case No. CE14-0394. The Respondent or its representative was ___ present ___ not present. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. The Respondent, White Sand Properties of Fort Myers Beach, LLC ("Respondent"), is the owner the subject property located at 80 Avenue E, Fort Myers Beach, FL, 33931 ("Property"), legally described as:

Lot 2, Block A, Crescent Beach Subdivision, according to the map or plat thereof recorded in Plat Book 4, Page 45, Public Records of Lee County, Florida.

2. The Respondent's predecessor in title was found in violation of the Town of Fort Myers Beach Code and ordered to bring the property into compliance within a time given for compliance, but Respondent's predecessor in title failed to do so.
3. Due to Respondent's predecessor in title's failure to comply, a fine accrued and the lien was filed for the fine against Respondent's property, both against the property in violation, and against all other property owned by Respondent's predecessor in title's real and personal property.
4. More than three months have passed since the lien attached as Exhibit A to this Order was recorded in the Official Records Book of Lee County Florida on March 27, 2019.
5. The Respondent was properly served with notice of this hearing, and therefore, this case is properly before the Special Magistrate.

B. CONCLUSION OF LAW:

1. The legal prerequisites for requesting authorization to foreclose the lien has been met.
2. Respondent has shown insufficient evidence to support any legal reason to prevent foreclosure or other action to collect the fines.

C. ORDER:

1. Based upon the forgoing Findings of Fact and Conclusions of Law, it is hereby ordered that the Special Magistrate authorizes the Town to foreclose the lien against White Sand Properties of Fort Myers Beach, LLC due to an unpaid lien recorded more than three months ago on March 27, 2019.

ORDERED this ____ day of January 2025, and executed this ____ day of _____, 2025.

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 ____ physical presence OR ____ online notarization, this ____ day of _____, 2024, by _____, ____ who is personally known to me OR ____ who has produced _____ as 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 ____ day of _____, 20__ to:

White Sand Properties of Fort Myers Beach, LLC
415 Palermo Cir.
Fort Myers Beach, FL 33931

Steven A. Ramunni- Reg. Agent for:
White Sand Properties of Fort Myers
Beach, LLC
110 N. Main St.
Labelle, FL 33935

Code Compliance Coordinator

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

9589 0710 5270 0636 6427 94

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

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

Labeler: FL 33975

Certified Mail Fee	\$4.55	0440
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	03
☐ 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	\$2.31	
Total Postage and Fees	\$11.26	01/10/2025

Postmark Here

White Sands Properties of Fort Myers Beach, LLC
P.O. Box 1118
LaBelle, FL 33975

9589 0710 5270 0636 6422 06

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

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

Fort Myers Beach, FL 33931

Certified Mail Fee	\$4.55	0440
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	03
☐ 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	\$2.31	
Total Postage and Fees	\$11.26	01/10/2025

Postmark Here

White Sands Properties of Fort Myers Beach, LLC
415 Palermo Circle
Fort Myers Beach, FL 33931

PS Form 3800, January 2023 www.usps.com See Reverse for Instructions

9589 0710 5270 0636 6428 00

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

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

Labeler: FL 33935

Certified Mail Fee	\$4.55	0440
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	03
☐ 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	\$2.31	
Total Postage and Fees	\$11.26	01/10/2025

Postmark Here

Ramunni, Steven A.
110 N Main Street
LaBelle, FL 33935

9589 0710 5270 0636 6427 87

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

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

Fort Myers Beach, FL 33931

Certified Mail Fee	\$4.55	0440
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	03
☐ 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	\$2.31	
Total Postage and Fees	\$11.26	01/10/2025

Postmark Here

White Sands Properties of Fort Myers Beach, LLC
3210 Estero Blvd
Fort Myers Beach, FL 33931

See Reverse for Instructions



FMBgov.com

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

1/10/2025

TOWN OF FORT MYERS
BEACH,

Petitioner,

FMB Case Number:	CE 14-0394
Certified Mail:	[#s9589071052700636642787, 9589071052700636642800, 9589071052700636642794, 9589071052700636642206]
Regular Mail:	[Not Applicable]
DOAH Case Number:	[Not Applicable]

vs.

Site Address: 80 Avenue E
Fort Myers Beach, FL

Parcel Strap No.19-46-24-W4-0070A.0020

WHITE SAND PROPERTIES OF
FORT MYERS BEACH, LLC
415 PALERMO CIRCLE
FORT MYERS BEACH, FL 33931

Respondent(s). /

**NOTICE OF HEARING TO CORRECT CLERICAL ERROR IN FORECLOSE
AUTHORIZATION ORDER RELATED TO LIEN ENCUMBERING 80 AVENUE E**

YOU ARE HEREBY NOTIFIED that, pursuant to Section 162.09(3), Florida Statutes and in accordance with Section 2-427(c) of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that three (3) or more months have passed since the lien attached to this Notice as Exhibit A was recorded in the Official Records of Lee County, Florida. Although not legally required, a hearing will be held on **Wednesday, January 29, 2025 at 1:00 PM in the Town Hall Council Chambers located at 2731 Oak Street, Fort Myers, Beach, Florida**, before the Town's Special Magistrate to authorize foreclosure of the lien attached as Exhibit A. [This process is a discretionary one under Florida Statutes, Section 162.09(3) ("After 3 months from the filing of any such lien which remains unpaid, the enforcement board may

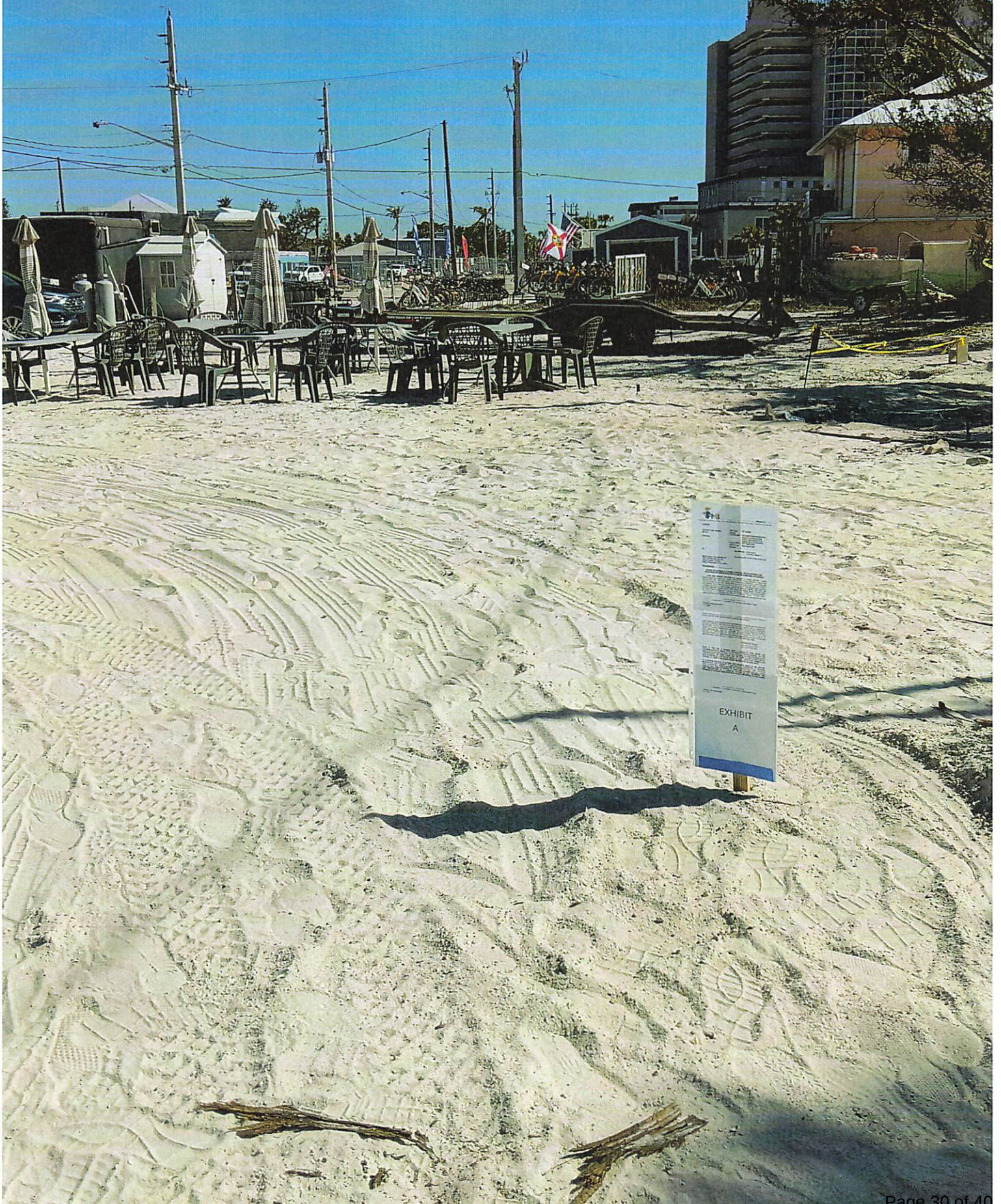
FORT MYERS BEACH, ESTERO ISLAND

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

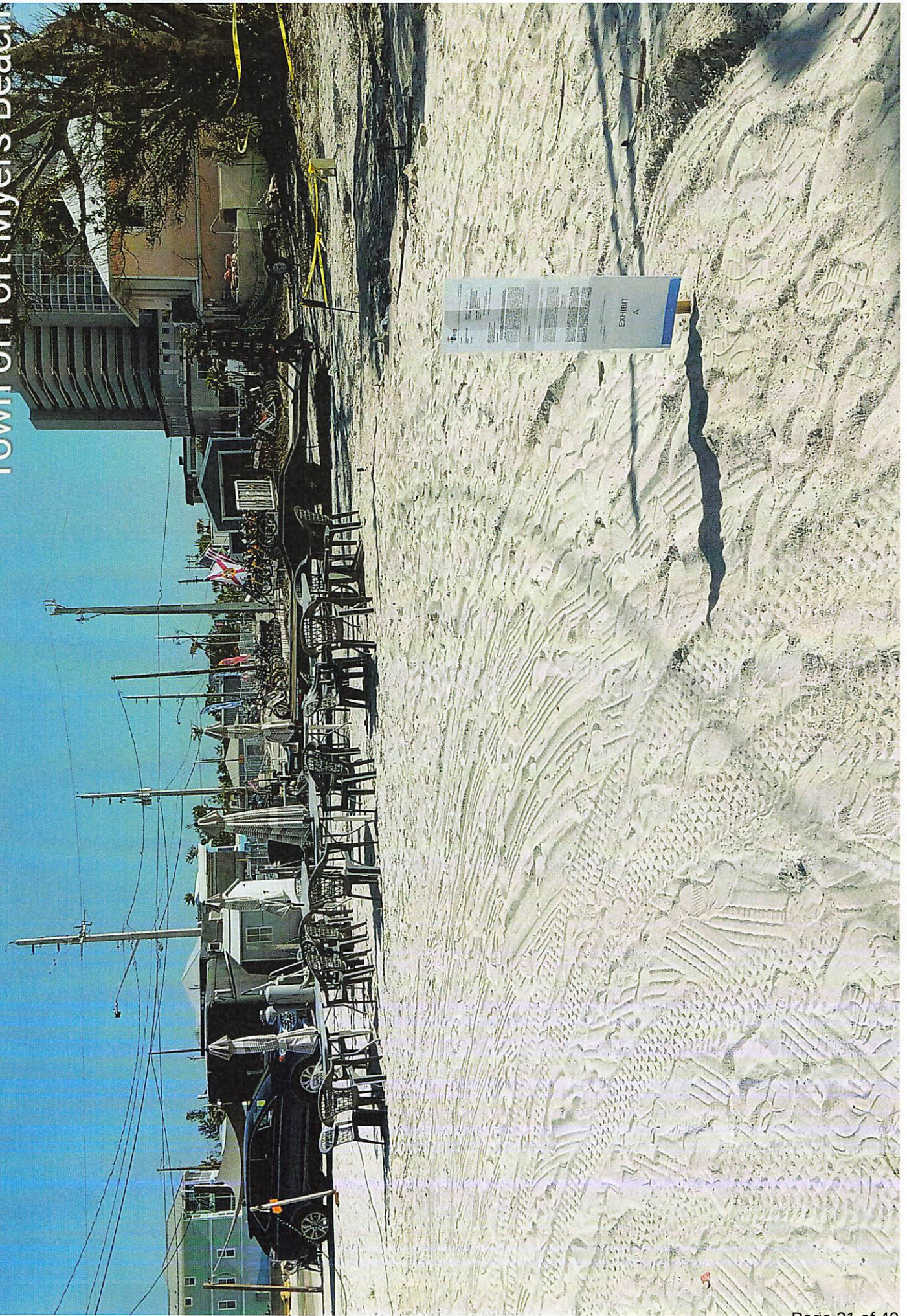
Foreclosure Authorization Notice
Rev. 1/2025



Jan 10, 2025 12:43:18 PM
Town of Fort Myers Beach



Jan 10, 2025 12:44:09 PM
Town of Fort Myers Beach



REPORT A
CONCERN

Public Notices

All Public Notices will be taken off the website after 90 days.

See below for a current list.

TOWN CLERK

Town Clerk

- FEMA Town Hall Reconstruction Final Public Notice
- Authorization for Disaster Debris Management Sites (DDMS) - Debby
- Notice of Public Hearing - Ordinance 24-27, Seagate
- Notice of Intent to Recommend to Award ITB-24-0
EN

- AMENDED Notice of Bid Opening ITB-25-01-PR 12.17.24 4:15PM
- ITB-25-01-PR Bay Oaks Recreational Campus Redevelopment Project Cancellation Rejection Letter

NOTICE OF VIOLATION

Notice of Violations

- 2450 Estero Blvd case #20240946 10/22/2024
- 2500 Estero Blvd case #20240947 10/22/2024
- 2584 Estero Blvd case#20240948 10/22/2024
- 2945 Estero Blvd case #20240949 10/22/2024
- Directly East from 7650 Estero Blvd case #20241035 10/22/2024
- 42 Avenue E case #20241036 10/22/2024
- 3001 Estero Blvd case #20240952 10/23/2024
- 4402 Estero Blvd case #20240953 10/23/2024
- 4452 Estero Blvd case #20240954 10/23/2024
- 4650 Estero Blvd case #20240958 10/23/2024
- 4690/4700 Estero Blvd case #20240959 10/23/2024
- 4900 Estero Blvd case #20240960 10/24/2024
- 4952 Estero Blvd case #20240961 10/24/2024
- 5102 Ester Blvd case #20240962 10/24/2024
- 6240 Estero Blvd case #20240963 10/24/2024
- 6400 Estero Blvd case #20240964 10/24/2024
- 6500/6502 Estero Blvd case #20240965 10/24/2024
- 414/416 Crescent St case #20241040 10/30/2024
- 7783 Estero Blvd case #20241059 10/30/2024
- 3030 Shell Mound Blvd case #20241066 10/30/2024
- 110-138 Connecticut St case #20241086 11/13/2024
- 131 Lenell Rd case #20241087 11/13/2024
- 300 Lazy Way case #20241088 11/13/2024

- 2654 Estero Blvd case #20241089 11/13/2024
- 2812 Estero Blvd case #20241090 11/13/2024
- 2922 Estero Blvd case #20241091 11/13/2024
- 4267 Bay Beach Ln case #20241092 11/13/2024
- 4501-4509 Bay Beach Ln case #20241093 11/13/2024
- 5711 Lauder St case #20241094 11/13/2024
- 5790 Estero Blvd case #20241095 11/13/2024
- 6614 Estero Blvd case #20241097 11/19/2024
- 6642 Estero Blvd case #20241098 11/19/2024
- 6666 Estero Blvd case #20241099 11/19/2024
- 7150 Estero Blvd case #20241100 11/19/2024
- 7225 Estero Blvd case #20241101 11/19/2024
- 7295 Estero Blvd case #20241102 11/19/2024
- 7317 Estero Blvd case #20241108 11/19/2024
- 7404 Estero Blvd case #20241103 11/19/2024
- 7928 Estero Blvd case #20241105 11/19/2024
- 7652 Estero Blvd case #20241104 11/19/2024
- 8285 Estero Blvd case #20241106 11/19/2024
- 8352 Estero Blvd case #20241107 11/19/2024
- 5380 Estero Blvd case #20241032 11/22/2024
- 5660 Williams Dr. case #20241153 12/04/2024
- 5720 Estero Blvd case #20241174 12/05/2024
- 5700 Estero Blvd case #20241175 (Registered Agent)
12/05/2024
- 5700 Estero Blvd case #20241175 (owner)
12/05/2024
- 292 Fairweather Ln case #20241173 12/05/2024
- 292 Fairweather Ln case #20241167 12/05/2024
- 265 Tropical Shores Way case #20240997
12/05/2024
- 5670 Estero Blvd case #20241000 12/10/2024
- 5120 Williams Dr. case #20240972 12/10/2024
- 5110 Williams Dr. case #20240973 12/10/2024

- 2661/2681 Estero Blvd case #20241008 12/10/2024
- 1480 I Street case #20241009 12/10/2024
- 5530 Palmetto St case #20241183 12/10/2024
- 207 Driftwood Ln case #20241151 12/10/2024
- 70 Mango St case #20241193 12/11/2024
- 175/177 Tropical Shores Way case #20241197
12/12/2024
- 210 Estrellita Dr case #20241212 12/17/2024
- 110-138 Connecticut St case #20241198 12/17/2024
- 115 Gulf Island Dr. case #20241217 12/18/2024
- 71 Avenue C case #20241215 12/18/2024
- 5395/5397 Palmetto St case #20241085 12/19/2024
- 107 Gulfview Ave case #20241221 12/20/2024
- 329 Madison Ct case #20241223 01/06/2025
- 4854 Estero Blvd case #20250015 01/07/2025
- 4852 Estero Blvd case #20250012 01/07/2025
- 329 Madison Ct case #20241223 01/07/2025
- 253/255 Delmar Ave case #20250028 01/13/2025
- 177 Mandalay Rd case #20241146 01/13/2025
- 125 Mandalay Rd case #20240864 01/13/2025
- 144 Gulf Island Dr. case #20240862 01/13/2025
- 3720 Estero Blvd case #20250034 01/13/2025
- 248 Key West Ct. case #20250046 01/14/2025
- 113-119 Fairweather Ln case #20250031 01/14/2025
- 131/133 Estero Blvd case #20250056 01/17/2025
- 116 Miramar St case #20250053 01/20/2025
- 127/129 Fairweather Ln case #20250047 01/20/2025
- 300 Lazy Way case #20250054 01/21/2025
- 1250 Estero Blvd case #20250066 01/21/2025
- 3127 Estero Blvd case #20250060 01/22/2025

NOITCE OF HEARING

Notice of Hearings

- 1249 Estero Blvd case #20240919 12/23/2024
- 1035 Estero Blvd case #20240915 12/23/2024
- 406 Estero Blvd case #20240921 12/23/2024
- 4900 Estero Blvd case #20240960 12/23/2024
- 2815 Estero Blvd case #20240994 12/23/2024
- 2450 Estero Blvd case #20240946 12/23/2024
- 1821 Estero Blvd case #20240914 12/23/2024
- 81 Miramar St. case #20240912 12/23/2024
- 2450 Estero Blvd case #20240946 (rescheduled) 12/30/2024
- 201 Delmar Ave case #20240647 01/02/2025
(CANCELED)
- 1 Fairview Blvd case #20240850 01/02/2025
(CANCELED)
- 32 Fairview Blvd case #20240680 01/02/2025
- 3127 Estero Blvd case #20240784 01/02/2025
(CANCELED)
- 104 Washington Ave case #20240522 01/02/2025
(CANCELED)
- 80 Avenue E case #CE140394 01/10/2025

NOTICE TO VACATE AND DEMOLITION NOTICE

Notice to Vacate and Demolition Notice

- 217 Fairweather Ln case #20240937 10/01/2024
- 120 Miramar St case #20240938 10/01/2024
- 3121 Shell Mound Blvd case #20240939 10/01/2024
- 5218 Williams Dr. case #20240708 10/01/2024
- 5740 Lauder St case #20240940 10/01/2024
- 1920 Bayview Dr. case #20240283 10/01/2024

- 6890 Estero Blvd case #20240384 10/01/2024
- 100 Mid Island Dr. case #20241065 10/29/2024
- 136/138 Madison Ct case #20241064 10/29/2024
- 160 Mango St case #20241063 10/29/2024
- 145 Chapel St case #20240295 10/29/2024
- 106 Lovers Ln case #20240300 10/29/2024
- 170 Mid Island Dr. case #20241062 10/29/2024
- 191 Primo Dr. case #20241061 10/29/2024
- 209 Mango St case #20241060 10/29/2024
- 464 Washington Ct case #20240326 10/29/2024
- 226 Fairweather Ln case #20241058 10/29/2024
- 226 Donora Blvd case #20240327 10/29/2024
- 185 Old San Carlos Blvd case #20240537 11/12/2024

OTHER NOTICES

Other

- FEMA Town Hall Reconstruction Final Public Notice

- Stop Work Order 3115 Estero Blvd case #20240993
10/17/2024

FMB PERMITS

FMB Permits

- 8030988 FMB Mechanical Beach Cleaning 2023 (002).
- 8035584-LE Lee CO AW Red tide 3.3.23

CDBG-DR

COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY

- [Combined Notice](#)
[\(FONSINOI/RROFFinal/Floodplain/Wetlands/Notice\) Lee](#)
[County CDBG-DR](#)

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**Property Data****STRAP: 19-46-24-W4-0070A.0020 Folio ID: 10228170****Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter**

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

WHITE SAND PROPERTIES OF
FORT
415 PALERMO CIR
FORT MYERS BEACH FL 33931

Site AddressSite Address maintained by **E911 Program Addressing**

80 AVENUE E
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

CRESCENT BEACH BLK A PB 4 PG 45 LOT 2

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official
Records search on the Lee County Clerk of Courts website, using 4 and
45 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	19	0070A	0020
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45057	-81.949		

[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: 02/01/2024

Property Values / Exemptions / TRIM Notices

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Property Details (Current as of 1/9/2025)

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**Property Details (2024 Tax Roll)**

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Taxing Authorities

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Sales / Transactions

Building / Construction Permit Data

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Parcel Numbering History

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Solid Waste (Garbage) Roll Data

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Flood and Storm Information

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