



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
2731 Oak Street
Fort Myers Beach, FL 33931
Wednesday, April 30, 2025

Agenda

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES (NO ITEMS)
- III. VIOLATION CASES (NO ITEMS)
- IV. CERTIFICATION OF LIEN(S) - NON-COMPLIANCE - (NO ITEMS)
- V. COMPLIANCE CASES (STATUS UPDATE)
 - A. 8124 Estero Blvd., Dennis M. Prock
FMB Case No.: 20230476
Property Owner: Prock, Dennis M
Property Address: 8124 Estero Boulevard
Violation: Lower-level enclosure without Permit
- VI. LIEN FORECLOSURE CASES (NO ITEMS)
- VII. BUILDING OFFICIAL APPEALS (NO ITEMS)
- VIII. ADJOURNMENT (NO ITEMS)

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.

1. **Request:**

Meeting Date: April 30, 2025

FMB Case No.: 20230476

Property Owner: Prock, Dennis M

Property Address: 8124 Estero Boulevard

Violation: Lower level enclosure without Permit

Why the action is necessary:

What the action accomplishes:

2. **Agenda:**

COMPLIANCE CASES (STATUS
UPDATE)

3. **Requirement/Purpose:**

4. **Submitter of Information:**

Thomas Yozzo, Emergency
Services Director

5. **Background:**

The Town is requesting an Order acknowledging Compliance with the recorded Code Enforcement Order, with the imposition of no fines or liens, and the payment of \$100 in administrative costs. If granted, the Town will record the Special Magistrate's Order of Compliance in the Lee County Official Records, which will resolve a title issue and the release of funds currently held in escrow by the title company to the appropriate party.

This matter was initially presented to the Town Council as a lien reduction request on April 21, 2025. A continuance was requested. Upon Town staff's completion of research of the matter, Town staff believe an Order of Compliance from the Special Magistrate is the appropriate resolution of the matter as no lien appears to have been created by the former Special Magistrate's Order, which could be released by the Town Council.

The parties are in agreement to the proposed request to expedite resolution of the matter. Through this attorney, Mr. Prock has waived the required notice of this hearing and his attorney will be in attendance at the hearing.

Attachments:

1. 20230476 Affidavit of Compliance
2. 20230476 Code Enforcement Order dated 6.13.23
3. 20230476 Code Enforcement Lien Reduction Request Application and supporting documentation 3.19.25
4. 20230476 Warranty Deed
5. 20230476 Property Data

Financial Impact:

6. **Alternative Action**

7. **Management Recommendations:**

8. **Recommended Approval:**

Lizzette Roman, Town Clerk Administrative Coordinator
Thomas Yozzo, Emergency Services Director
Traci Kohler, Assistant to the Town manager
Frankie Kropacek, Operations & Compliance Director
nancy stuparich, Town Attorney
Lizzette Roman, Town Clerk Administrative Coordinator
Amy Baker, Town Clerk

Created/Initiated - 4/21/2025
Approved - 4/22/2025
Approved - 4/22/2025
Approved - 4/22/2025
Approved - 4/23/2025
Approved - 4/23/2025
Final Approval - 4/23/2025



FMBgov.com

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

04/22/2025

**TOWN OF FORT MYERS BEACH,
Petitioner,**

vs.

**Dennis M Prock
Respondent.**

Case Number:	20230476
Certified Mail:	70222410000084700955
Regular Mail:	

Site Address: 8124 Ester Blvd
Parcel Strap No.: 034724W3003000180

AFFIDAVIT OF COMPLIANCE

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

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

1. I, D. Batt, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.
2. On 03/09/2023, Dennis M Prock (property owner) was observed in violation of 6-441 and 6-111 of the Town of Fort Myers Beach Code Ordinances, for work without permit- lower level enclosure, at the property located at 8124 Estero Blvd, Fort Myers Beach, FL 33931 ("Subject Property").
3. Records show that a Notice of Violation was issued on 03/11/2023, and sent certified mail to the address of record, 8214 Estero Blvd, Fort Myers Beach, FL 33931, posted a copy to the violation property located at 8124 Estero Blvd, Fort

Myers Beach, FL 33931 and a copy posted to Town Hall located at 2525 Estero Blvd, Fort Myers Beach, FL 33931.

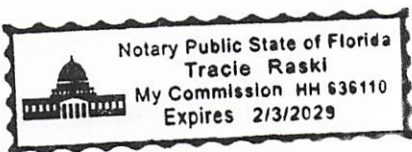
4. Dennis M Prock was/were given 10-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 03/21/2023.
5. Code Officer M. Chavez performed an inspection of the Subject Property on 10/23/2024, and the Subject Property was observed to be compliant with the Town of Fort Myers Beach Ordinance with permit #181910.
6. I have attached photographs of the Subject Property, which Officer M. Chavez personally took, and which fairly represent the current condition of the Subject Property he personally observed on 10/23/2024. 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 determined the property located at 8124 Estero Blvd was in compliance with Fort Myers Beach Code of Ordinances as of 10/23/2024.

X  

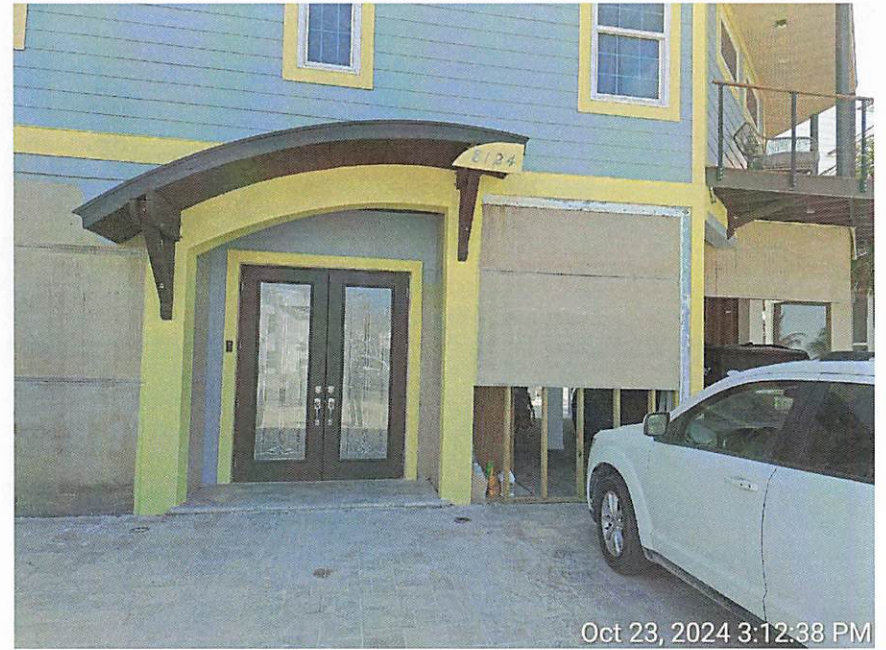
**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 22nd day of April, 2025, by FL DL, who is personally known to me OR ☒ who has produced FL DL as identification.

(SEAL)



Notary Public Signature: Tracie Raski





PARCEL #: 03-47-24-W3-00300.0180
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
FOR
THE TOWN OF FORT MYERS BEACH, FLORIDA**

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner.

vs.

CASE NO. 20230476

PROCK, DENNIS,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on June 15, 2023, before the undersigned Special Magistrate for the Town of Fort Myers Beach, with the Respondent, Dennis Prock, 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, Dennis Prock ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 8124 Estero Blvd., Fort Myers Beach, FL 33931 ("Property"), legally described as:

Lot 18, of that certain subdivision known as Grand Ole' Man, according to the map plat thereof recorded at Plat Book 29, Pages 26 and 27, in the 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 specified amount of time, 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 therefore, this case is properly before the Special Magistrate.
5. The following violation exists on the Property:

LOWER-LEVEL ENCLOSURE WITHOUT PERMIT

B. CONCLUSION OF LAW:

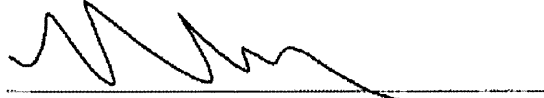
1. Respondent, by reason of the foregoing facts, is in violation of Town Code LDC Sec. 6-111, Adopting FBC 105.1- Permit required; LDC Sec 6-441- Permits; inspections.
2. Based upon the competent substantial evidence presented at the hearing, the Special Magistrate of the Town of Fort Myers Beach has determined that this Order of Enforcement is hereby warranted.

C. ORDER/IMPOSITION OF FINE:

1. The Special Magistrate has considered the gravity of the violation(s), any actions by the Respondent to correct the violation(s); and any previous violations committed by the Respondent and hereby orders the aforementioned violation(s) occurred.
2. Respondent is assessed \$100.00 in administrative costs and fees.
3. Respondent is ordered to come into compliance within six (6) months.
4. If the violation has been corrected, the amount ordered by the Special Magistrate for administrative costs and fees in the amount of \$100.00 is still ordered.
5. In the event that the said violation is not corrected **PRIOR TO DECEMBER 15, 2023**, a fine of **\$150.00 per day** shall be imposed against Respondent and the Property, beginning on that date and continuing for each day that the aforesaid violation continues to exist.
6. In the event that the violation is not corrected by the above-mentioned date and/or the costs ordered herein have not been paid, a hearing to impose a lien against all real and personal property of Respondent for the amount ordered will be held before the Special Magistrate on a **date, time, and location to be determined**, and could result in litigation in Circuit Court.

7. 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 Town of Fort Myers Beach Code Enforcement Department.

ORDERED this 15th day of June 2023, and executed this 16 day of June 2023.


Myrabelle Roche, Special Magistrate

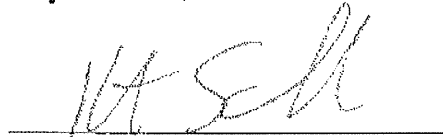
APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution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

Pursuant to Chapter 162.09 (3), Florida Statutes, A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 20 day of June 2023 to:

Dennis Prock
8124 Estero Blvd.
Fort Myers Beach, FL 33931


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 6/20/23



Town of Fort Myers Beach

CODE ENFORCEMENT LIEN REDUCTION REQUEST APPLICATION (LDC Sec. 2-432)

A copy of the order imposing the lien must be submitted with this application. A non-refundable \$200.00 application fee will be due at the time the application is submitted.

Code Enforcement Case Number: 20230476

Date: March 17, 2025

Date Subject Property was brought into Compliance with Town Code: January 15, 2020

Reasoning for reduction (factual):

As indicated by Officer Marcio Chavez in his October 23, 2024, inspection of the property, a violation of Permit #181910 never existed, and I have been in compliance with the Permit requirements since the above-referenced date. Furthermore, a notice of violation was never issued to me, and so the code enforcement proceeding against me was unlawful.

Reasoning compliance not accomplished by time lien was recorded:

As indicated above, no non-compliance ever existed.

Amount of reduction requested: \$46,900.00

Outstanding Mortgage Information. Please include date(s) recorded and whether currently in default.

Recorded on January 16, 2025, Instrument #2025000015439. Not in default.

Recorded on April 19, 2019, Instrument #2019000089369. Not in default.

All documents or other evidence that supports reduction request must be included in the application.

Applicant Signature: [Signature]

Date: 3/17/2025

Applicant Printed Name: Dennis Prock

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 MARCH, 2025 by Dennis Prock who is personally known to me OR ☒ who has produced Drivers license as identification.

[Signature]
(SEAL) Notary Public Signature

My Commission Expires:



AFFIDAVIT

I, Dennis M. Prock, the undersigned Affiant, after being duly sworn, depose and say the following:

1. I am the fee simple owner of the real property (hereinafter the "Property") located at 8124 Estero Boulevard, Fort Myers Beach, FL 33931.
2. In 2018, a permit was issued by the Town of Fort Myers Beach, Permit #181910 and the Property was renovated and the lower level was enclosed. The final inspection was completed and passed on January 13, 2020, by Mark Keohane.
3. In September of 2022, Hurricane Ian damaged the lower level of the Property. To minimize the damage to the Property, I placed durarock in three parts of the lower level and applied for a permit, Permit #23429, to enclose the garages as I had in 2020. Thereafter, I decided to leave the garages open to look more like a carport and never enclosed the garages. The permit was thereafter voided.
4. Subsequently, and unbeknownst to me, the Town of Fort Myers Beach brought forth a code enforcement proceeding against the Property.
5. However, the Town of Fort Myers Beach never issued a notice of violation for the Property. In fact, the Notice of Violation associated with the code enforcement proceeding against the Property was issued to Tyler Flora, the owner of real property located at 8214 Estero Boulevard, Fort Myers Beach, Florida 33931, for code enforcement violations applicable to his property, on March 6, 2023.
6. Thereafter, the Town of Fort Myers Beach issued a Notice of Code Enforcement Hearing for the code enforcement proceeding against the Property on May 15, 2023. However, the Notice of Violation attached to the Notice of Code Enforcement Hearing was the violation addressed to Mr. Flora's property, and made no mention of the Property.
7. The Town of Fort Myers Beach sent a certified letter regarding the Notice of Code Enforcement Hearing which I neither received nor signed for.
8. Notwithstanding, the Code Enforcement Board issued an Order on June 16, 2023, finding that I had violated the code provisions cited in the Notice of Violation to Mr. Flora. Additionally, the Order found a violation of Town of Fort Myers Beach LDC Sec. 6-441, which was neither cited as a violated provision in the Notice of Violation to Mr. Flora nor is it applicable to the Property.
9. Pursuant to the order, a lien was placed on the Property on December 15, 2023 (the "Lien"). I discovered the Lien when I was applying for a loan on the Property and immediately drove down to City Hall and met with Tom Yozzo, the Code Compliance Manager.
10. Mr. Yozzo sent Code Enforcement Officer Marcio Chavez to the Property for an inspection on October 23, 2024 who indicated that I was in compliance with Permit #181910. This permit was finalized on January 15, 2020, and there were no violations. As indicated above, a notice of violation was never issued for the Property. Therefore, the Order should never have been issued against the Property.

11. Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that Affiant has read the full facts of this affidavit and understands its context.

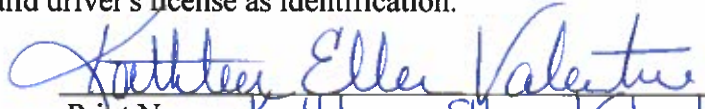
[Affiant's signature on next page]

FURTHER AFFIANT SAYETH NAUGHT.


Dennis M. Prock

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was sworn to and subscribed before me by means of X physical presence or _____ online notarization, on this 17th day of March, 2025, by Dennis M. Prock, who _____ is personally known to me or X produced a valid driver's license as identification.


Print Name: Kathleen Ellen Valentine
My commission expires:

(PLACE NOTARIAL SEAL)





Town of Fort Myers Beach
CODE COMPLIANCE
2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 06, 2023

CASE NUMBER:	20230293
CERTIFIED MAIL:	7022 2410 0002 8638 6223

TYLER FLORA
8214 ESTERO BLVD
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 8214 ESTERO BLVD
PARCEL STRAP NO: 034724W3003000230

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on by Town of Fort Myers Beach Code Enforcement Officer **James Campbell** indicates that the property is in violation of the following Town Code(s):

Work Without a Permit- Installation of Additional Structure and Electrical Panel.

Sec. 6-111, Adopting FBC 105.1 The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law.

FBC 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The Violation(s) can be brought into compliance by obtaining a proper permit. You are hereby directed to bring these violations into compliance within 10 days of receipt of this notice.

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

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

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

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

Respectfully,

James Campbell

Code Enforcement Officer
Town of Fort Myers Beach



Town of Fort Myers Beach
NOTICE OF CODE ENFORCEMENT HEARING
2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

May 15, 2023

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

PROCK DENNIS M
8124 ESTERO BLVD
FORT MYERS BEACH, FL 33931,

Respondent.

Case Number:	20230476
Certified Mail:	7022 3330 0000 8180 5808
Regular Mail:	5/15/2023

SITE ADDRESS: 8124 ESTERO BLVD
PARCEL STRAP NO: 034724W3003000180

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you, exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has been scheduled for:

06/15/2023 at 11:00 A.M. at Diamondhead Beach Resort, located at 2000 Estero Boulevard, Fort Myers Beach, Florida.

NO ADDITIONAL NOTICE OF THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate will consider the case, even though you are not present, and may assess fines or take other actions that will 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.

Patrick Morris

Code Enforcement Officer
Town of Fort Myers Beach

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 UPON WHICH THE APPEAL IS TO BE BASED.

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 CONTACT THE TOWN CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33931; TELEPHONE NUMBER (239) 765-0202 EXT 1400, WITHIN 2 WORKING DAYS PRIOR TO THE MEETING DATE.



Town of Fort Myers Beach
CODE COMPLIANCE
2525 Estero Blvd Fort Myers Beach, Florida 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

March 06, 2023

CASE NUMBER:	20230293
CERTIFIED MAIL:	7022 2410 0002 8638 6223

TYLER FLORA
8214 ESTERO BLVD
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 8214 ESTERO BLVD
PARCEL STRAP NO: 034724W3003000230

NOTICE OF VIOLATION

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FBC 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The Violation(s) can be brought into compliance by obtaining a proper permit. You are hereby directed to bring these violations into compliance within 10 days of receipt of this notice.

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

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

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

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

Respectfully,

James Campbell

Code Enforcement Officer
Town of Fort Myers Beach

10.00
9810.00
9810.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
WILLIAM E. SHENKO, JR.
WILLIAM E. SHENKO, JR., P.A.
1661 ESTERO BOULEVARD, SUITE 24
FORT MYERS BEACH, FL 33931

Property Appraisers Parcel Identification (Folio) Numbers: 03-47-24-W3-00300.0180

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 30th day of August, 2018 by

JANEL GOMEZ, a single woman, Individually and as Trustee of the Janel Gomez Revocable Trust dated March 20, 1998, and restated January 3, 2018, herein called the grantor, to

DENNIS M. PROCK, whose post office address is 8010 Estero Boulevard, Fort Myers Beach, FL 33931, hereinafter called the Grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz.:

Lot 18, of that certain subdivision known as Grand Ole' Man, according to the map plat thereof recorded at Plat Book 29, Pages 26 and 27, in the Public Records of Lee County, Florida.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

1. T. R.
Witness #1 Signature for Janel Gomez
Thomas Rossiky
Witness #1 Printed Name
2. Ana L. Ferreira
Witness #2 Signature for Janel Gomez
Ana L. Ferreira
Witness #2 Printed Name

Janel Gomez
JANEL GOMEZ, Individually and as
Trustee of the Janel Gomez Revocable
Trust dated March 20, 1998, and restated
January 3, 2018
1051 Oakpoint Circle, Apopka, FL 32712

STATE OF FLORIDA
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by JANEL GOMEZ, who () is personally known to me or (X) has produced Florida Driver License as identification.

Signature of Notary Janet C Thompson
Type/Print Name of Notary Janet C Thompson
Commission Number 166091022
Commission Expiration Date April 06, 2021



**Property Data**

STRAP: 03-47-24-W3-00300.0180 Folio ID: 10234194

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 4/9/2025 9:04 AM

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

PROCK DENNIS M
8124 ESTERO BLVD
FORT MYERS BEACH FL 33931

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

8124 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GRAND OLE MAN PB 29 PG 27 LOT 18

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 29 and 27 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	2,584
1st Year Building on Tax Roll	1987
Historic Designation	No

Township	Range	Section	Block	Lot
47	24E	03	00300	0180
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40405	-81.89003		

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Last Inspection Date: 12/09/2020

Property Values / Exemptions / TRIM Notices

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Property Details (Current as of 4/8/2025)

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**Property Details (2024 Tax Roll)**

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Taxing Authorities

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Sales / Transactions ⓘ

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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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