



Fort Myers Beach Special Magistrate Hearings

Bay Oaks Recreation Campus
2731 Oak Street
Fort Myers Beach, FL 33931
Monday, August 11, 2025

Agenda

1:00 PM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. COMPLIANCE CASES (STATUS UPDATE)

- A. FMB Case No.: 20240786 - No Action Required
FMB Case No. 20240786
Property Owner: Lyons, Henry E
Property Address: 7864 Buccaneer Dr.
- B. FMB Case Number 20241151 - No Action Required
FMB Case Number: 20241151
Property Owner: 207 Driftwood Ln., Praraz Builders LLC
- C. FMB Case No. 20240736
FMB Case: 20240736
Property Owner: Robertson Christopher & Robertson Shannon
Property Address: 4855 Dolphin Ln
Status: Violation
- D. FMB Case No. 20240743
FMB Case No.: 20240743
Property Owner: Sullivan Scott B
Property Address: 190 Bayview Ave
Violation: Construction of a wood deck and/or structure outside the scope of work on permit #236648

IV. VIOLATION CASES

- A. FMB Case # 20250117
FMB Case # 20250117
Property Owner: Gulf Breeze at Fort Myers Beach Condominium Assn Inc
Property Address: 2610 Estero Blvd
Status: Violation: No fencing and stagnant water and debris

- B. FMB Case # 20250540
FMB Case # 20250540
Property Owner: Yea LLC
Property Address: 1901 Estero Blvd
Status: Unsafe Structure
- C. FMB Case # 20241183
FMB Case # 20241183
Property Owner: Katta Dan IV LLC
Property Address: 5530 Palmetto St
Status: Property in despair
- D. FMB Case # 20250312
FMB Case # 20250312
Property Owner: Courtney S Mark & Deborah S TR for Mark & Deborah Courtney Trust
Property Address: 831 Estero Blvd
Status: Pool safety and maintenance
- E. FMB Case # 20250344
FMB Case # 20250344
Property Owner: Little Conga LLC
Property Address: 5531 Estero Blvd
Status: Pool safety and maintenance

V. CERTIFICATION OF LIEN(S) (NON-COMPLIANCE)

VI. COMPLIANCE CASES (STATUS UPDATE)

VII. LIEN FORECLOSURE CASES

VIII. BUILDING OFFICIAL APPEALS

IX. 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: August 11, 2025

FMB Case No. 20240786
Property Owner: Lyons, Henry E
Property Address: 7864 Buccaneer Dr.

Subject:

Code Section:

Reference Number:

20240786

Strap Number:

034724W3001030240

Officer:

M. Chavez

Narrative:

Attachments:

1. 20240786 Payment CC
2. 20240786 Affidavit of Compliance

Town Recommendations:

Town Approvals:

_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	



Case #: 20240786

Address: 7864 BUCCANEER DR

City: FORT MYERS BEACH

State:

Zip: 33931

Receipt #: 2228

Date: 03/10/2025

Paid By: Henry Lyons

Description: 1175827

Payment Type: IBX CC

Payment Type Description:

Accepted By:

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee - Code	10.21.524.35410	250.00	250.00	250.00
			Total:	\$250.00



02/18/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LYONS HENRY E

Respondent.

Case Number:	20240786
Certified Mail:	
Regular Mail:	

Site Address: 7864 BUCCANEER DR

Parcel Strap No.: 034724W3001030240

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 08/20/2024, LYONS HENRY E (property owner) was observed in violation of 110.1 of the Town of Fort Myers Beach Code of Ordinances, Property unsafe and in disrepair. Roof in disrepair and debris flying onto neighbors yard. Property is in need of maintenance., at the property located at 7864 BUCCANEER DR, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/21/2024, and sent certified mail to the address of record, PO BOX 7112, OVERLAND PARK, KS 66207, posted to the violation property located at 7864 BUCCANEER DR, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. LYONS HENRY E was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/21/2024.

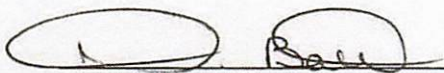
5. I performed an inspection of the Subject Property on 02/18/2025, and the Subject Property was observed to be compliant with the Town of Fort Myers Beach Ordinance.

6. I have attached Exhibit A, which are photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on 02/18/2025. 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 7864 BUCCANEER DR is in compliance with Fort Myers Beach Code of Ordinances.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of Affiant

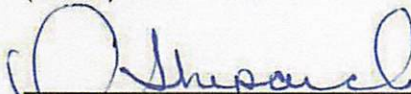
**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of X physical presence
OR _____ online notarization, this 18th day of February, 2025, by
Danielle Britt, Y who is personally known to me OR _____ who has produced
_____ as identification.



ASHLEY SHEPARD
Commission # HH 253125
Expires April 14, 2026

(SEAL)



Notary Public Signature

My Commission Expires: April 14, 2026



Feb 18, 2025 12:14:36 PM



Feb 18, 2025 12:14:40 PM



Feb 18, 2025 12:13:33 PM





Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case Number: 20241151

Property Owner: 207 Driftwood Ln., Praraz Builders LLC

Subject:

Boat lift in disrepair and/or dangerous condition causing a public safety concern. Weeds, plants, and/ or grass in excess of 12" in height.

Code Section:

LDC Sec. 110.0 - Disrepair and/or dangerous condition causing a public safety concern.

LDC Sec. 6-2 - All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches.

Reference Number:

20241151

Strap Number:

344624W40010C0100

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20241151 Affidavit of Compliance with Photos
2. 20241151 Payment CC

Town Recommendations:

Town Approvals:

_____ Thomas Yozzo, Emergency Services Director	Date:
_____ Traci Kohler, Deputy Town Manager	Date:
_____ nancy stuparich, Town Attorney	Date:
_____ Lizzette Roman, Town Clerk Administrative Coordinator	Date:
_____ Amy Baker, Town Clerk	Date:



03/04/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

PRARAZ BUILDERS LLC

Respondent.

Site Address: 207 DRIFTWOOD LN
Parcel Strap No.: 344624W40010C0100

Case Number: 20241151

Certified Mail:

Regular Mail:

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 12/04/2024, PRARAZ BUILDERS LLC (property owner) was observed in violation of Cha. 6-2 sections 110.0 and 302.4 of the Town of Fort Myers Beach Code of Ordinances, Boat lift in disrepair and /or dangerous condition causing a public safety concern. Weeds, plants and /or grass in excess of 12" in height. , at the property located at 207 DRIFTWOOD LN, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 12/09/2024, and sent certified mail to the address of record, 4110 CENTER POINTE DR #210, FORT MYERS, FL 33916, posted to the violation property located at 207 DRIFTWOOD LN, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. PRARAZ BUILDERS LLC was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 01/09/2025.

5. I performed an inspection of the Subject Property on 03/04/2025, and the Subject Property was observed to be compliant with the Town of Fort Myers Beach Ordinance.

6. I have attached Exhibit A, which are photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on

03/04/2025. 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 207 DRIFTWOOD LN is in compliance with Fort Myers Beach Code of Ordinances.

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 4th day of March, 2025, by
Danielle Bost, ✓ who is personally known to me OR who has produced
 as identification.



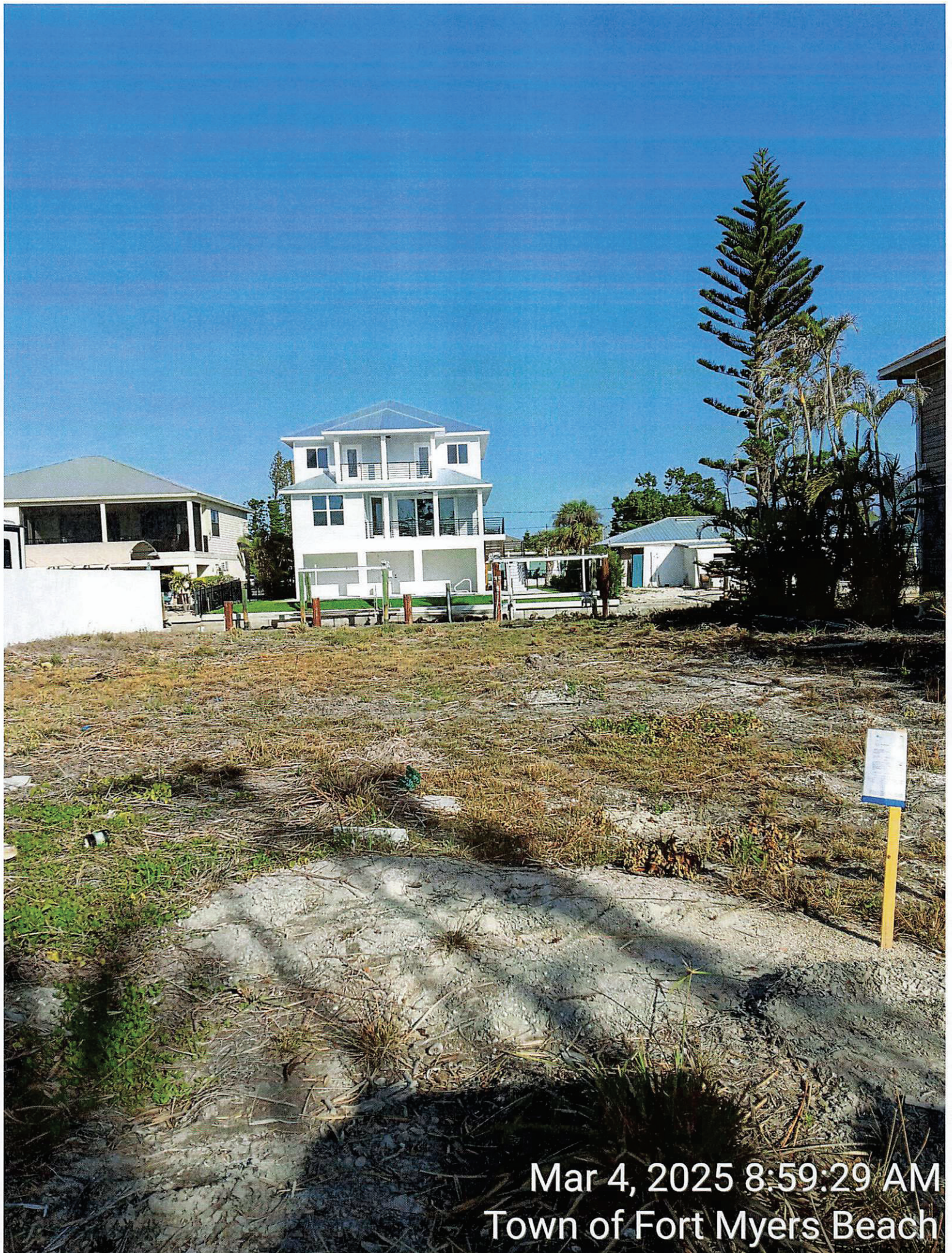
ASHLEY SHEPARD
Commission # HH 253125
Expires April 14, 2026

(SEAL)



Notary Public Signature

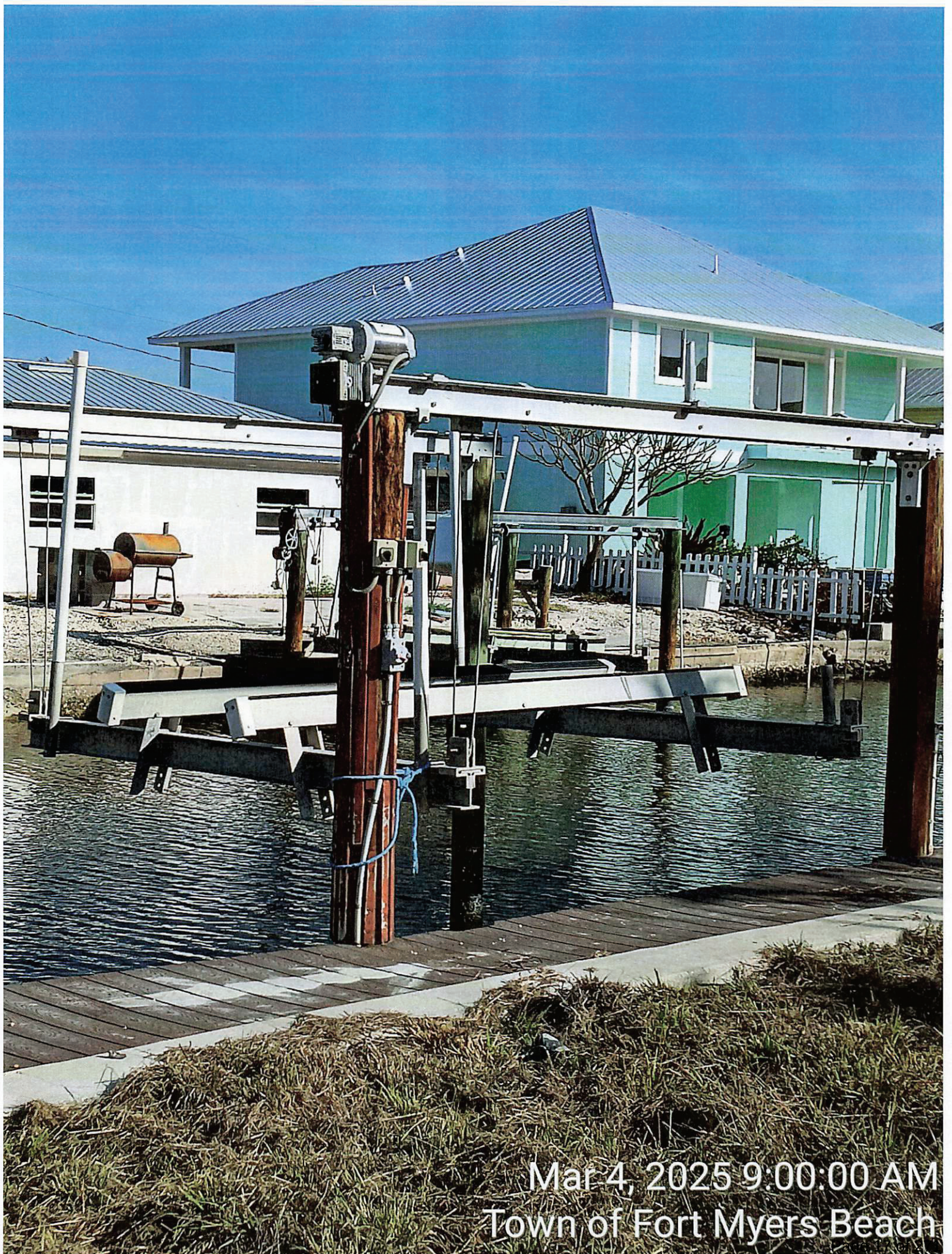
My Commission Expires: April 14, 2026



Mar 4, 2025 8:59:29 AM
Town of Fort Myers Beach

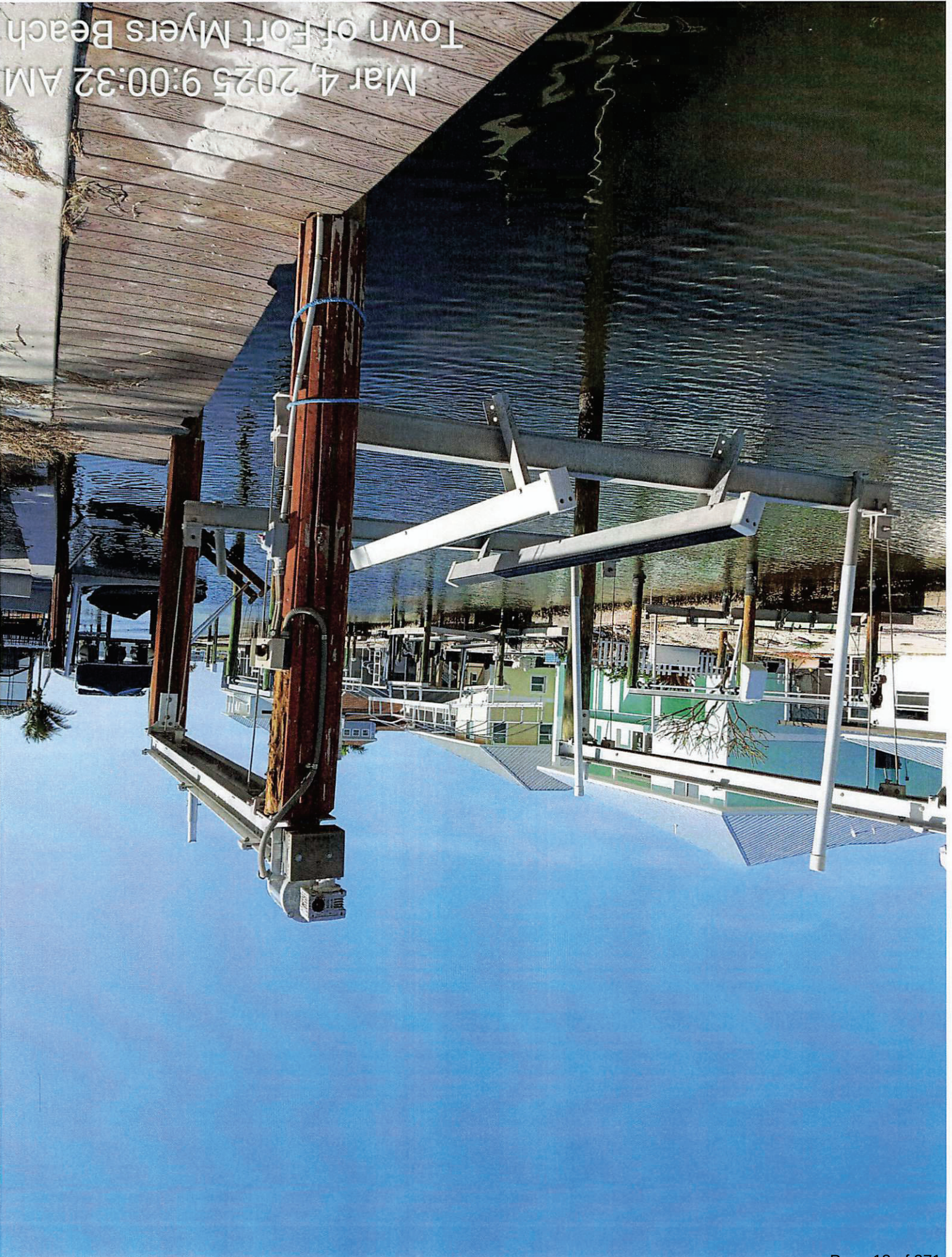


Mar 4, 2025 9:00:24 AM
Town of Fort Myers Beach



Mar 4, 2025 9:00:00 AM
Town of Fort Myers Beach

Mar 4, 2025 9:00:32 AM
Town of Fort Myers Beach





Case #: 20241151

Address: 207 DRIFTWOOD LN

City: FORT MYERS BEACH

State:

Zip: 33931

Receipt #: 2242

Date: 03/19/2025

Paid By: HEMAPRASAD KASIREDDY

Description: 1186291

Payment Type: IBX CC

Payment Type Description:

Accepted By:

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Administrative Fee - Code	10.21.524.35410	250.00	250.00	250.00
			Total:	\$250.00

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case: 20240736
Property Owner: Robertson Christopher & Robertson Shannon
Property Address: 4855 Dolphin Ln
Status: Violation

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

Attachments:

1. 20240736_Hearing Exhibit_ Code Enforcement Order Signed June 6, 2025
2. 20240736_Hearing Exhibit_Affidavit of Non-Compliance

Town Recommendations:

Town Approvals:

_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

PARCEL #: 284624W40010D0020
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. CE 20240736

**ROBERTSON CHRISTOPHER & ROBERTSON
SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931,**

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on June 6, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, with Respondent, Christopher Robertson and Shannon Robertson appearing before the Special Magistrate in person. Petitioner, Town of Fort Myers Beach, also appeared at the hearing. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT

1. Respondents, Christopher Robertson and Shannon Robertson (“Respondent”), are the owners, lessees, responsible entities or otherwise in charge of or responsible for the subject property located at 4855 Dolphin Lane, Fort Myers Beach, FL, 33931 (“Property”).
2. A Notice of Violation was issued on August 14, 2024, and served on Respondent after a Code Enforcement Officer for the Town of Fort Myers Beach inspected the

Property and observed the following, in violation of 6-441 of the Town of Fort Myers Beach Land Development Code:

**WORK ON PROPERTY WITHOUT PERMITS,
INCLUDING BUT NOT LIMITED TO LOWER
LEVEL ENCLOSURE.**

3. Respondent was given thirty days to come into compliance with the Town's Ordinances, which was to occur by September 16, 2024.
4. On April 24, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and records and observed that the Property remained in violation at that time.
5. Respondent's testimony established that Respondent had been working with a contractor who failed to obtain all the necessary permits for the full scope of work completed, and the contractor has since become unresponsive. Respondent's testimony also established that Respondent has now been working directly with the Town in an effort to obtain the proper permits and bring the Property into compliance.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSION OF LAW

1. Respondent, by reason of the foregoing facts, is in violation of Section 6-441 of the Town of Fort Myers Beach Land Development Code.

C. ORDER

It is HEREBY ORDERED:

1. Respondent is hereby found to be in violation of the aforementioned Code Section.
2. Respondent is ordered to work directly with the Town of Fort Myers Beach to take all necessary steps to CORRECT THE VIOLATION by:

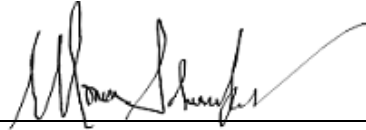
JULY 6, 2025

3. A **status hearing** to assess Respondent's progress and determine the necessity and value of imposing a fine will be held before the Special Magistrate on:
August 11, 2025, at 1:00 p.m.
at Town Hall, 2525 Estero Blvd., Fort Myers Beach, Florida.

If Respondent has not come into compliance or substantial compliance by July 6, 2025, a daily fine of up to \$250.00 per day may be imposed for each day thereafter that the Property remains in violation. A fine may be imposed even if the violation is corrected before the next hearing date if Respondent has not achieved substantial compliance by the July 6, 2025 deadline. Respondent may also be assessed administrative costs and fees to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given.

4. **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 Respondent contacts the Town of Fort Myers Beach Code Enforcement Department.**

ORDERED this 6th day of June, 2025, and executed this 17th day of June, 2025.



Monica Schmucker, 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 26th day of June, 2025 to:

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931

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: Jason Freeman
Town Clerk and Clerk to the Special Magistrate

Dated: 06/26/25

ORDER_Robertson_4855 Dolphin_Case 20240736

Final Audit Report

2025-06-26

Created:	2025-06-26
By:	Lizzette Roman (Lroman@fmbgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFoLb11IBqRHP09L_zJK-uzGzJfJPkvbA

"ORDER_Robertson_4855 Dolphin_Case 20240736" History

-  Document created by Lizzette Roman (Lroman@fmbgov.com)
2025-06-26 - 8:06:14 PM GMT
-  Document emailed to Jason Freeman (jasonf@fmbgov.com) for signature
2025-06-26 - 8:06:21 PM GMT
-  Email viewed by Jason Freeman (jasonf@fmbgov.com)
2025-06-26 - 8:07:44 PM GMT
-  Document e-signed by Jason Freeman (jasonf@fmbgov.com)
Signature Date: 2025-06-26 - 8:09:32 PM GMT - Time Source: server
-  Agreement completed.
2025-06-26 - 8:09:32 PM GMT


FMBgov.com

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

08/05/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

ROBERTSON CHRISTOPHER & ROBERTSON
SHANNON

Respondent.

 Site Address: 4855 DOLPHIN LN
 Parcel Strap No.: 284624W40010D0020

Case Number: 20240736

Certified Mail:

Regular Mail:

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. I, Terri Weich, 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 , ROBERTSON CHRISTOPHER & ROBERTSON SHANNON (property owner) was observed in violation of 6-441 Working without a permit of the Town of Fort Myers Beach Code of Ordinances, Work on property without permits, including but not limited to Lower Level enclosure., at the property located at 4855 DOLPHIN LN, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08142024, and sent certified mail to the address of record, 4855 DOLPHIN LN, FORT MYERS BEACH, FL 33931, posted to the violation property located at 4855 DOLPHIN LN, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. ROBERTSON CHRISTOPHER & ROBERTSON SHANNON was/were given 30-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09162024.

5. I performed an inspection of the Subject Property on 04242025, 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 4855 DOLPHIN LN, Fort Myers Beach, FL 33931.

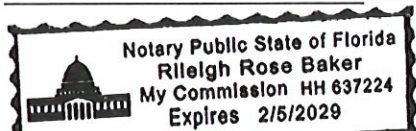
6. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

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 X physical presence OR online notarization, this 5th day of August, 2025, by Terri Weich, X who is personally known to me OR who has produced as identification.



(SEAL)

Notary Public Signature

My Commission Expires: 02/05/2029

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case No.: 20240743

Property Owner: Sullivan Scott B

Property Address: 190 Bayview Ave

Violation: Construction of a wood deck and/or structure outside the scope of work on permit #236648

Subject:

The construction of a wood deck and/or structure outside the scope of work on permit #236648

Code Section:

LDC Sec. 6-481 - Working outside the scope of the permit

Reference Number:

20240743

Strap Number:

297624W30080C0190

Officer:

D. Batt

Narrative:

Case Number: 20240743

Violation: The construction of a wood deck and/or structure outside the scope of work on permit #236648

Code Section: LDC Sec. 6-481 - Working outside the scope of the permit

Code Officer: D. Batt

Building Permit #236648 may be viewed [HERE](#)

Attachments:

1. 20240743_Hearing Exhibit - Sullivan Scott B 06.03.25 Code Enforcement Order Signed (1)
2. 20240743_Hearing Exhibit_Affidavit of Non-Compliance

Town Recommendations:

The Town of Fort Myers Beach requests that an order be issued finding a violation of LDC Sec. 6-481 - Working outside the scope of the permit, 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, Emergency Services Director

Date: August 05, 2025



Traci Kohler, Deputy Town Manager

Date: August 05, 2025

nancy stuparich, Town Attorney

Date: August 06, 2025



Lizzette Roman, Town Clerk Administrative Coordinator

Date: August 06, 2025

Amy Baker, Town Clerk

Date: August 06, 2025

PARCEL #: 294624W30080C0190
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. CE 20240743

**SULLIVAN SCOTT B., 1 VALLEY VIEW DR
SAVANNA, IL 61074,**

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on June 6, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, with Respondent, Scott B. Sullivan, appearing in person. Petitioner, Town of Fort Myers Beach, also appeared at the hearing. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, Sullivan B. Scott (“Respondent”), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 190 Bayview Avenue, Fort Myers Beach, FL, 33931 (“Property”).
2. On August 13, 2024, a Code Enforcement Officer for the Town of Fort Myers Beach observed the following, in violation of 6-481 of the Town of Fort Myers Beach Land Development Code:

**CONSTRUCTION OF WOOD DECK AND/OR
STRUCTURE OUTSIDE THE SCOPE OF WORK ON
PERMIT #236648**

3. Specifically, Respondent, through a contractor, built a raised deck and a tiki structure, both of which must be separately permitted. The raised deck was permitted, but the tiki structure was not.
4. On August 15, 2024, Respondent was served with a Notice of Violation, giving Respondent thirty days to come into compliance with the Town's Ordinances, which was to occur by September 15, 2024.
5. On January 23, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and records and observed that the Property remained in violation at that time.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
7. This matter initially came for hearing before the Special Magistrate on February 5, 2025. The matter was continued to allow Respondent's contractor to work with the Town to bring the Property into compliance and obtain the proper permits.
8. This matter has now come again for hearing, and compliance was not obtained. Respondent's testimony established that the contractor is no longer being responsive and Respondent will be personally working directly with the Town to obtain compliance, which includes obtaining the required permits.

B. CONCLUSION OF LAW

1. Respondent, by reason of the foregoing facts, is in violation of Section 6-481 of the of the Town of Fort Myers Beach Land Development Code.

C. ORDER

It is HEREBY ORDERED:

1. Respondent is hereby found to be in violation of the aforementioned Code Section.
2. Respondent is ordered to work directly with the Town of Fort Myers Beach to take all necessary steps to CORRECT THE VIOLATION by:

JULY 6, 2025

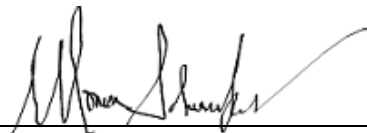
3. A **status hearing** to assess Respondent's progress and determine the necessity and value of imposing a fine will be held before the Special Magistrate on:

**August 11, 2025, at 1:00 p.m.
at Town Hall, 2525 Estero Blvd., Fort Myers Beach, Florida.**

If Respondent has not come into compliance or substantial compliance by July 6, 2025, a daily fine of up to \$250.00 per day may be imposed for each day thereafter that the Property remains in violation. A fine may be imposed even if the violation is corrected before the next hearing date if Respondent has not achieved substantial compliance by the July 6, 2025 deadline. Respondent may also be assessed administrative costs and fees to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given.

4. **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 Respondent contacts the Town of Fort Myers Beach Code Enforcement Department.**

ORDERED this 6th day of June, 2025, and executed this 17th day of June, 2025.



Monica Schmucker, 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 26 day of June, 2025 to:

SULLIVAN SCOTT B
1 VALLEY VIEW DR
SAVANNA, IL 61074

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: Jason Freeman
Town Clerk and Clerk to the Special Magistrate

Dated: 06/26/25

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

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

08/05/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

SULLIVAN SCOTT B

Respondent.

Case Number: 20240743

Certified Mail:

Regular Mail:

Site Address: 190 BAYVIEW AVE
Parcel Strap No.: 294624W30080C0190

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 08/13/2024, SULLIVAN SCOTT B (property owner) was observed in violation of CHAPTER 6-481 WORK OUTSIDE THE SCOPE OF A PERMIT of the Town of Fort Myers Beach Code of Ordinances, The construction of a wood deck and/or structure outside the scope of work on permit # 236648, at the property located at 190 BAYVIEW AVE, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/15/2024, and sent certified mail to the address of record, 1 VALLEY VIEW DR, SAVANNA, IL 61074, posted to the violation property located at 190 BAYVIEW AVE, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. SULLIVAN SCOTT B was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/28/2024.

5. I performed an inspection of the Subject Property on 01/23/2025, 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 190 BAYVIEW AVE, 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 current condition of the Subject Property I personally observed on

08/05/2025. 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.

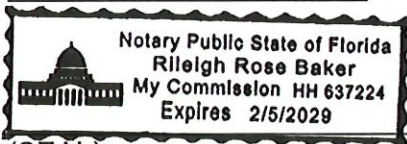
8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each 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 X physical presence OR online notarization, this 5th day of August, 2025, by Terri Weich, X who is personally known to me OR who has produced as identification.



(SEAL)

Notary Public Signature

My Commission Expires: 02/05/2029



August 5, 2025

TOWN OF FORT MYERS BEACH

PETITIONER

VS

SCOTT B SULLIVAN

CODE CASE 20240743

RESPONDENT

HEARING STATUS

NON-COMPLIANT

190 BAYVIEW AVE

FORT MYERS BEACH FL 33931

STRAP NO 294624W30080C0190

CASE NUMBER 20240743

Previous code officer started this case for
working outside the scope of permit #
236648.

This case was brought to a hearing by the previous Code Officer and Again by Code Officer Terri Weich on 06-06-2025. The Magistrate gave Mr. Sullivan 30 days or 07-06-2025 to comply with the violation by obtaining proper permits for the work underway/ completed.

The Town reached out to the property owner on the day of the hearing, stating that the Town would get all the information needed for the owner to apply for or resubmit so the permit/s could be issued. The Town also reached out on 06-10-2025 and gave the property owner all the permitting requirements to correct the violation/s.

To Date the property owner, Mr. Scott B Sullivan has had no further contact with Code Compliance or permitting and permit #236648 has Expired because no activity. No additional permits have been applied for to rectify the code violation in question.

The Town is asking for a daily fine of \$250.00 per day to be imposed for each day after 07-06-2025 because the Property remains in violation.

Respectfully,

Terri Weich

FORT MYERS BEACH ESTERO ISLAND

P. 239-765-0202 | **F.** 239-765-0909 | 2525 Estero Boulevard, Fort Myers Beach, FL 33931

HEARING

EXHIBIT A

Notice of Status Hearing Photos



Aug 5, 2025 2:02:30 PM
Town of Fort Myers Beach



Aug 5, 2025 2:02:21 PM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case # 20250117

Property Owner: Gulf Breeze at Fort Myers Beach Condominium Assn Inc

Property Address: 2610 Estero Blvd

Status: Violation: No fencing and stagnant water and debris

Subject:

Code Section:

Cha. 6-1

Reference Number:

Strap Number:

Officer:

T.Hoffman

Narrative:

Attachments:

1. 20250117_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250117_Hearing Exhibit B_ Notice of Violation
3. 20250117_Hearing Exhibit C_ Notice of Compliance
4. 20250117_Hearing Exhibit D_ Violated Regulation(s)

Town Recommendations:

Town Approvals:

_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 Estero Blvd
Fort Myers Beach, FL 33931

Respondent.

Case Number:	20250117
Certified Mail:	70222410000084703680
Regular Mail:	Standard 1 st Class

Site Address: 5577 Estero Blvd, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W1-03700.00CE

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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



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 carried out to determine compliance.

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 or is repeated. 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(s) has been corrected or abated prior to the hearing.

T Hoffman

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

Respondent,

FMB Case Number:	20250117
Certified Mail:	70222410000084703673 70222410000084703680
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 5577 Estero Blvd
Fort Myers Beach, FL 33931
Parcel Strap No.33-46-24-W1-00370.00CE

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman, who is a Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250117 that certain Notice Of Special Magistrate Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Gulf Breeze at Fort Myers Beach
Condominium Assn Inc
2610 Estero Blvd
Fort Myers Beach, FL 33931
Certified Mail No. 70222410000084703673
(Listed Leepa.org Property Owner Address)
- b. Swami, Sanmukh M
8859 Paseo De Valencia St.
Fort Myers, FL 33908
Certified Mail No. 70222410000084703680
(Listed Registered Agent)

Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 5577 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached in Hearing Exhibit A.

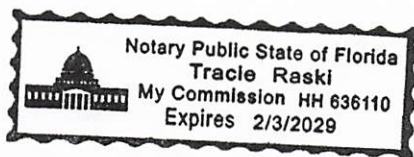


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 24 day of July, 2025, by T. Hoffman He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]

Tracie Raski
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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



Jul 22, 2025 9:22:13 AM



Jul 22, 2025 9:22:19 AM



Jul 22, 2025 9:22:03 AM

7022 2410 0000 8470 3680

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	\$ 2025 0117
Extra Services & Fees (check box, add fee as appropriate)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ JUL 22 2025 Postmark Here
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$ Sent by: <i>[Signature]</i>
Postage	\$
Total Postage and Fees	\$ 5577 ESTERO BLVD
Sent To:	
SWAMI, SANMUKH M 8859 PASEO DE VALENCIA ST. FORT MYERS, FL 33908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7022 2410 0000 8470 3680

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	\$ 2025 0117
Extra Services & Fees (check box, add fee as appropriate)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ JUL 22 2025 Postmark Here
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$ Sent by: <i>[Signature]</i>
Postage	\$
Total Postage and Fees	\$ 5577 ESTERO BLVD
Sent To:	
SWAMI, SANMUKH M 8859 PASEO DE VALENCIA ST. FORT MYERS, FL 33908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

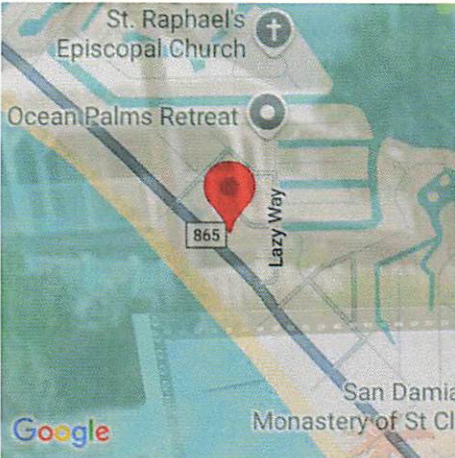
7022 2410 0000 8470 3673

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	\$ 2025 0117
Extra Services & Fees (check box, add fee as appropriate)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ JUL 22 2025 Postmark Here
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$ Sent by: <i>[Signature]</i>
Postage	\$
Total Postage and Fees	\$ 5577 ESTERO BLVD
GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM ASSN INC 2610 ESTERO BLVD FORT MYERS BEACH, FL 33931	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7022 2410 0000 8470 3673

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	\$ 2025 0117
Extra Services & Fees (check box, add fee as appropriate)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$ Sent by: <i>[Signature]</i>
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GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM ASSN INC 2610 ESTERO BLVD FORT MYERS BEACH, FL 33931	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Jul 22, 2025 2:39:55 PM
Fort Myers Beach



FMBgov.com

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 Estero Blvd
Fort Myers Beach, FL 33931

Respondent.

Site Address: 5577 Estero Blvd, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W1-03700.00CE

NOTICE OF CODE ENFORCEMENT HEARING

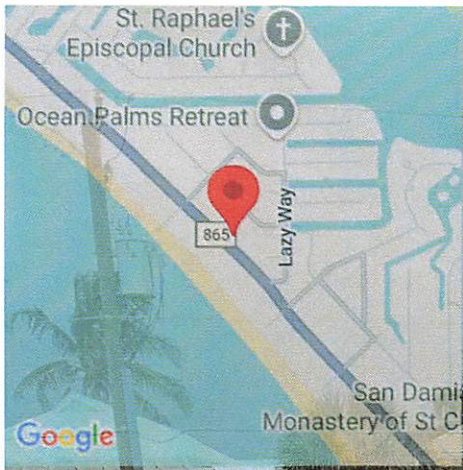
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A copy of the evidentiary case file and all materials provided by the Town Code Enforcement Unit to the Special Magistrate in relation to this hearing can be viewed and accessed in advance of the hearing at the link below:

<http://www.fortmyersbeach.fl.gov/205/Meetings-Agendas>

FORT MYERS BEACH - ESTERO ISLAND
P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)



Jul 22, 2025 2:40:02 PM
Fort Myers Beach





FMBgov.com

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 Estero Blvd
Fort Myers Beach, FL 33931

Respondent.

Site Address: 5577 Estero Blvd, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W1-03700.00CE

NOTICE OF CODE ENFORCEMENT HEARING

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Property Data

STRAP: 33-46-24-W1-03700.00CE Folio ID: 10551583

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

Generated on 2/10/2025 10:47 AM

Owner Of Record

[Change Mailing Address]

GULF BREEZE AT FORT MYERS
BEACH CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by E911 Program Addressing

5577 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM AS
DESC IN INST#2008000217473 COMMON ELEMENT

[View Recorded Plat at LeeClerk.org](#) - Use this link to view recorded plat
information on the Lee County Clerk of Courts website.

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	33	03700	00CE
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43073	-81.91332		

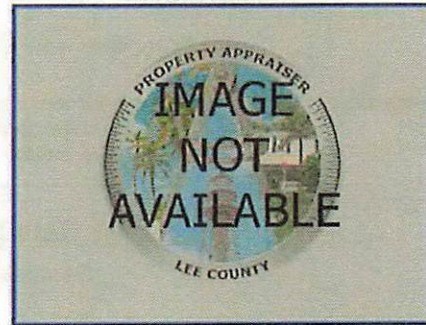
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 2/10/2025 10:47 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
/Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
/Additional Info	2017 (Final Value)	0	0	0	0	0	0	0
	2016 (Final Value)	0	0	0	0	0	0	0
	2015 (Final Value)	0	0	0	0	0	0	0
	2014 (Final Value)	0	0	0	0	0	0	0



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

Detail by Entity Name

Florida Limited Liability Company
SK FMB GROUP LLC

Filing Information

Document Number	L16000209102
FEI/EIN Number	81-4461968
Date Filed	11/15/2016
Effective Date	11/10/2016
State	FL
Status	ACTIVE

Principal Address

8859 PASEO DE VALENCIA ST.
FORT MYERS, FL 33908

Changed: 04/25/2023

Mailing Address

8859 PASEO DE VALENCIA ST.
FORT MYERS, FL 33908

Changed: 04/25/2023

Registered Agent Name & Address

SWAMI, SANMUKH M
8859 PASEO DE VALENCIA ST.
FORT MYERS, FL 33908

Address Changed: 04/25/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

SWAMI, SANMUKH M
8859 PASEO DE VALENCIA ST.
FORT MYERS, FL 33908

Title AMBR

HEARING

EXHIBIT

B

- Notice of Violation



Town of Fort Myers Beach

CODE COMPLIANCE

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

02/10/2025

Case Number:	20250117
Certified Mail:	9589071052700636643036
Regular Mail	

**GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931**

**SITE ADDRESS: 5577 ESTERO BLVD
PARCEL STRAP NO: 334624W10370000CE**

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 **T. Hoffman** indicates that the following items are in violation:

For the Pool on Property not being properly secured with required fencing and containing stagnant water and debris causing safety concern to the General Public.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Cha 6-1, Sec. 303.2: Enclosures Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

EXCEPTION: Spas or hot tubs with a safety cover that complies with the ASTM F1346 shall be exempt from the provisions of this section.

Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Install proper fencing in order to secure the pool on property and properly drain and or remove stagnant water and debris from pool per Town Code Requirements in order to correct unsafe conditions to the General Public. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits..

You are hereby directed to bring these violations into compliance within 10 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.

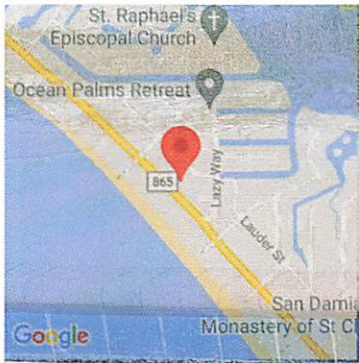
If you fail to correct the violation(s) by the date specified above, or if the violation(s) is (are) brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the 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 239-220-6458 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

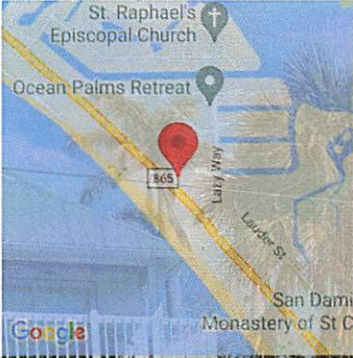
T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach



Feb 5, 2025 12:45:17 PM
Fort Myers Beach







Feb 5, 2025 12:44:37 PM
Fort Myers Beach









Feb 5, 2025 12:45:10 PM
Fort Myers Beach





TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

FMB Case Number:	20250117
Certified Mail:	9589071025700636643036
Regular Mail:	
DOAH Case Number:	[Not Applicable]

Site Address: 5577 Estero Blvd,
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W1-003700.00CE

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250117 . For the Pool on Property not being properly secured with required fencing and containing stagnant water and debris causing safety concern to the General Public. 5577 Estero Blvd Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 2/10/2025 to the following:

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 5577 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 10th day of February 2025. A true, accurate and unaltered copy of the photographs are attached.
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 located at 2731 Oak Street, Fort Myers Beach, FL 33931 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 10th day of February 2025 are attached.
4. In addition, Code Compliance Coordinator Officer D. Batt posted a copy of the Notice of Violation to the Town Website for publication which is available 24 hours a day 7 days a week at <https://www.fortmyersbeachfl.gov/1294/Public-Notices>.

FORT MYERS BEACH ESTERO ISLAND

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

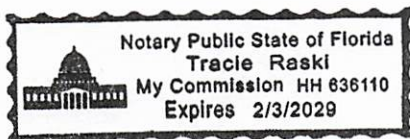


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 24 day of July, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]

Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

9589 0710 5270 0636 6430 36

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	\$ 2025 0117
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 by: <u>Town of Fort Myers Beach</u> 5577 ESTERO	
GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM ASSN INC 2610 ESTERO BLVD FORT MYERS BEACH, FL 33931	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



2525 Estero Boulevard
Fort Myers Beach, FL 33931

Return to sender
NL

CERTIFIED MAIL®



9589 0710 5270 0636 6430 36

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

FIRST-CLASS

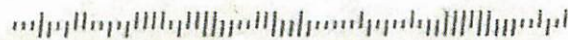


US POSTAGE IMPITNEY BOWES

ZIP 33931
02 7H
0006188942

\$ 009.64⁰
FEB 10 2025

33931\$3306 C006





Feb 10, 2025 2:47:06 PM
Fort Myers Beach



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

02/10/2025

Case Number:	20250117
Certified Mail:	9589071052700638643036
Regular Mail:	

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 5577 ESTERO BLVD
PARCEL STRAP NO: 334624W10370000CE

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 T. Hoffman indicates that the following items are in violation:

For the Pool on Property not being properly secured with required fencing and containing stagnant water and debris causing safety concern to the General Public.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Cha 6-1, Sec. 303.2: Enclosures Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 8 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

EXCEPTION: Spas or hot tubs with a safety cover that complies with the ASTM F1248 shall be exempt from the provisions of this section.

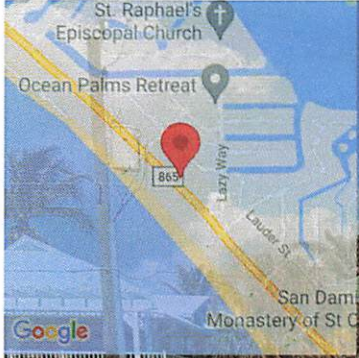
Sec. 34-1176 (C.1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unrestricted access to the pool by persons not residing on the property. For purposes of this subsection, the height of the enclosure shall be measured from the ground level outside of the area an enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Install proper fencing in order to secure the pool on property and properly drain and/or remove stagnant water and debris from pool per Town Code Requirements in order to correct unsafe conditions to the General Public. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits.

You are hereby directed to bring these violations into compliance within 10 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.



Feb 10, 2025 2:47:12 PM
Fort Myers Beach



Feb 10, 2025 12:23:11 PM
Fort Myers Beach



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

02/10/2025

Case Number:	20250117
Certified Mail:	9589071052700630643036
Regular Mail:	

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC
2610 ESTERO BLVD
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 5577 ESTERO BLVD
PARCEL STRAP NO: 334624W10370000CE

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 T. Hoffman indicates that the following items are in violation:

For the Pool on Property not being properly secured with required fencing and containing stagnant water and debris causing safety concern to the General Public.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Cha 6-1, Sec. 303.2: Enclosures Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1373 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.
EXCEPTION: Spas or hot tubs with a safety cover that complies with the ASTM F1346 shall be exempt from the provisions of this section.

Sac. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Install proper fencing in order to secure the pool on property and properly drain and or remove stagnant water and debris from pool per Town Code Requirements in order to correct unsafe conditions to the General Public. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits..

You are hereby directed to bring these violations into compliance within 10 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.

Staples

HEARING

EXHIBIT

C

- Status of Compliance



07/24/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

GULF BREEZE AT FORT MYERS BEACH
CONDOMINIUM ASSN INC

Respondent.

Site Address: 5577 ESTERO BLVD
Parcel Strap No.: 334624W10370000CE

Case Number: 20250117

Certified Mail:

Regular Mail:

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. I, T. Hoffman, 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 , GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM ASSN INC (property owner) was observed in violation of Cha 6-1, Sec, 303.1 Sec. 34-1176 (C,1), Cha 6-1 Sec, 303.2 of the Town of Fort Myers Beach Code of Ordinances, For the Pool on Property not being properly secured with required fencing and containing stagnant water and debris causing safety concern to the General Public., at the property located at 5577 ESTERO BLVD, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 02/10/2025, and sent certified mail to the address of record, 2610 ESTERO BLVD, FORT MYERS BEACH, FL 33931, posted to the violation property located at 5577 ESTERO BLVD, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. GULF BREEZE AT FORT MYERS BEACH CONDOMINIUM ASSN INC was/were given 10 Days. to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 02/21/2025.

5. I performed an inspection of the Subject Property on 07/22/2025, 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 5577 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 07/22/2025. 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 24 day of July, 2025, by
T. Hoffman, who is personally known to me OR 0 who has produced

as identification.

(SEAL) _____
Notary Public Signature



Notary Public Signature
My Commission Expires: 2/3/2029



Apr 16, 2025 8:51:04 AM



Apr 16, 2025 8:51:21 AM

HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Cha 6-1, Sec. 303.1: *Swimming Pools* Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Cha 6-1, Sec. 303.2: *Enclosures* Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. **EXCEPTION:** Spas or hot tubs with a safety cover that complies with the ASTM F1346 shall be exempt from the provisions of this section.

Sec. 34-1176 (C,1) *In-ground Swimming Pools* In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case # 20250540
Property Owner: Yea LLC
Property Address: 1901 Estero Blvd
Status: Unsafe Structure

Subject:

Code Section:

Sec. 110-1

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20250540_ Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250540_ Hearing Exhibit B_Notice of Violation
3. 20250540_ Hearing Exhibit C_Notice of Compliance
4. 20250540_ Hearing Exhibit D_Violated Regulation(s)

Town Recommendations:

Town Approvals:

_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

Respondent.

Case Number:	20250540
Certified Mail:	70222410000084714105
Regular Mail:	Standard 1 st Class

Site Address: 1901 Estero Blvd Fort Myers Beach, FL 33931
Parcel Strap No.: 19-46-24-W4-0090B.0080

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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



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 carried out to determine compliance.

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 or is repeated. 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(s) has been corrected or abated prior to the hearing.

T Hoffman

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

Respondent,

FMB Case Number:	20250540
Certified Mail:	70222410000084714594 70222410000084714105
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 1901 Estero Blvd
Fort Myers Beach, FL 33931
Parcel Strap No. 19-46-24-W4-0090B.0080

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman, who is a Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250540 that certain Notice Of Special Magistrate Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. YEAA LLC
14511 Stirling Rd
Southwest Ranches, FL 33330
Certified Mail No. 7022241000084714594
(Listed Leepa.org Property Owner Address)
- b. Michael, Kadoch
7501 NW 4th Street, Suite 204
Plantation, FL 33317
Certified Mail No. 70222410000084714105
(Listed Registered Agent)

Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 1901 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached in Hearing Exhibit A.

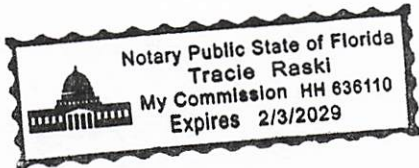


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 24 day of July, 2025, by T. Hoffman He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]

Tracie Raski
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

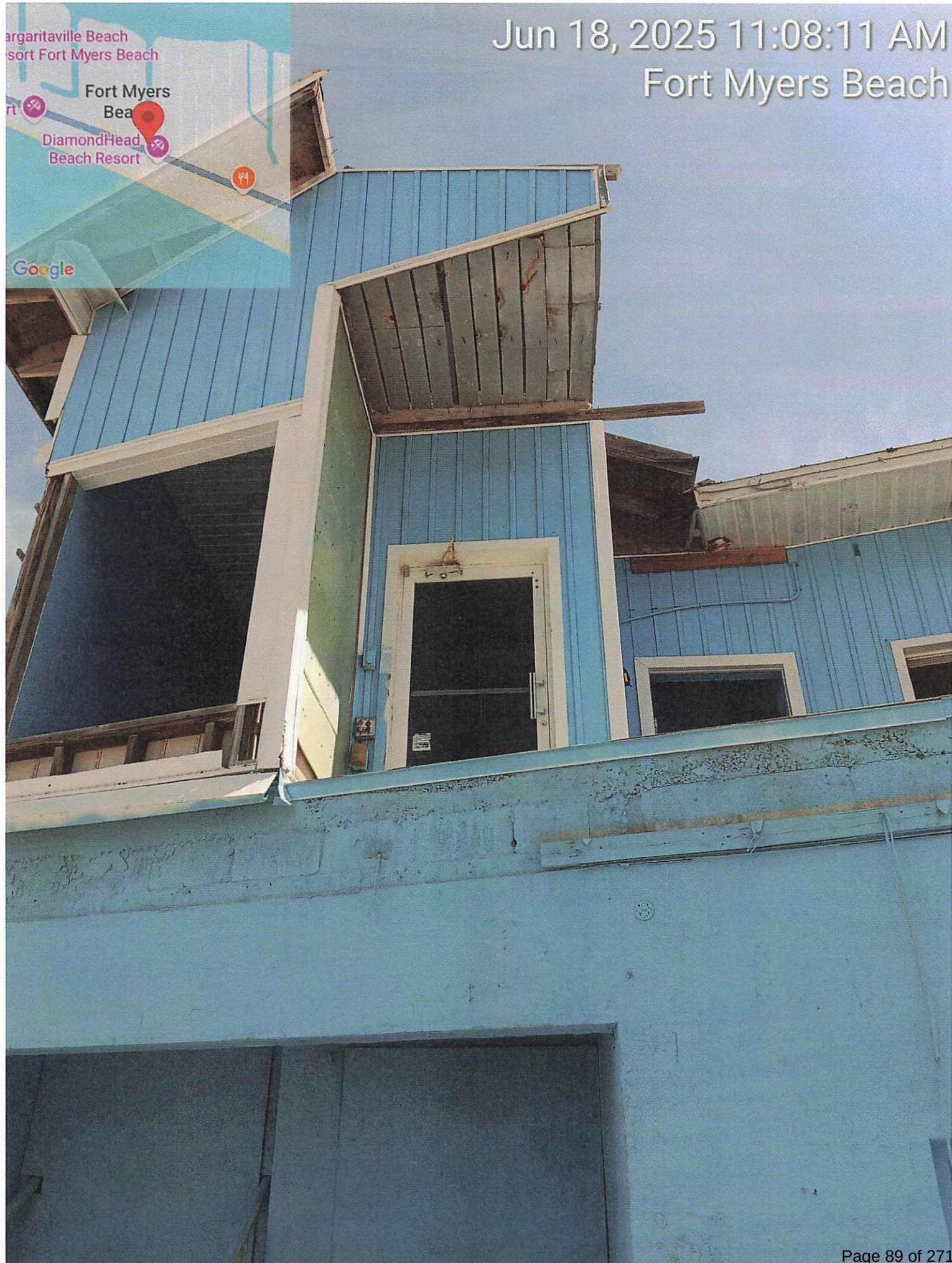


Jun 18, 2025 11:07:14 AM
Fort Myers Beach





Jun 18, 2025 11:08:11 AM
Fort Myers Beach



Margaritaville Beach
Resort Fort Myers Beach

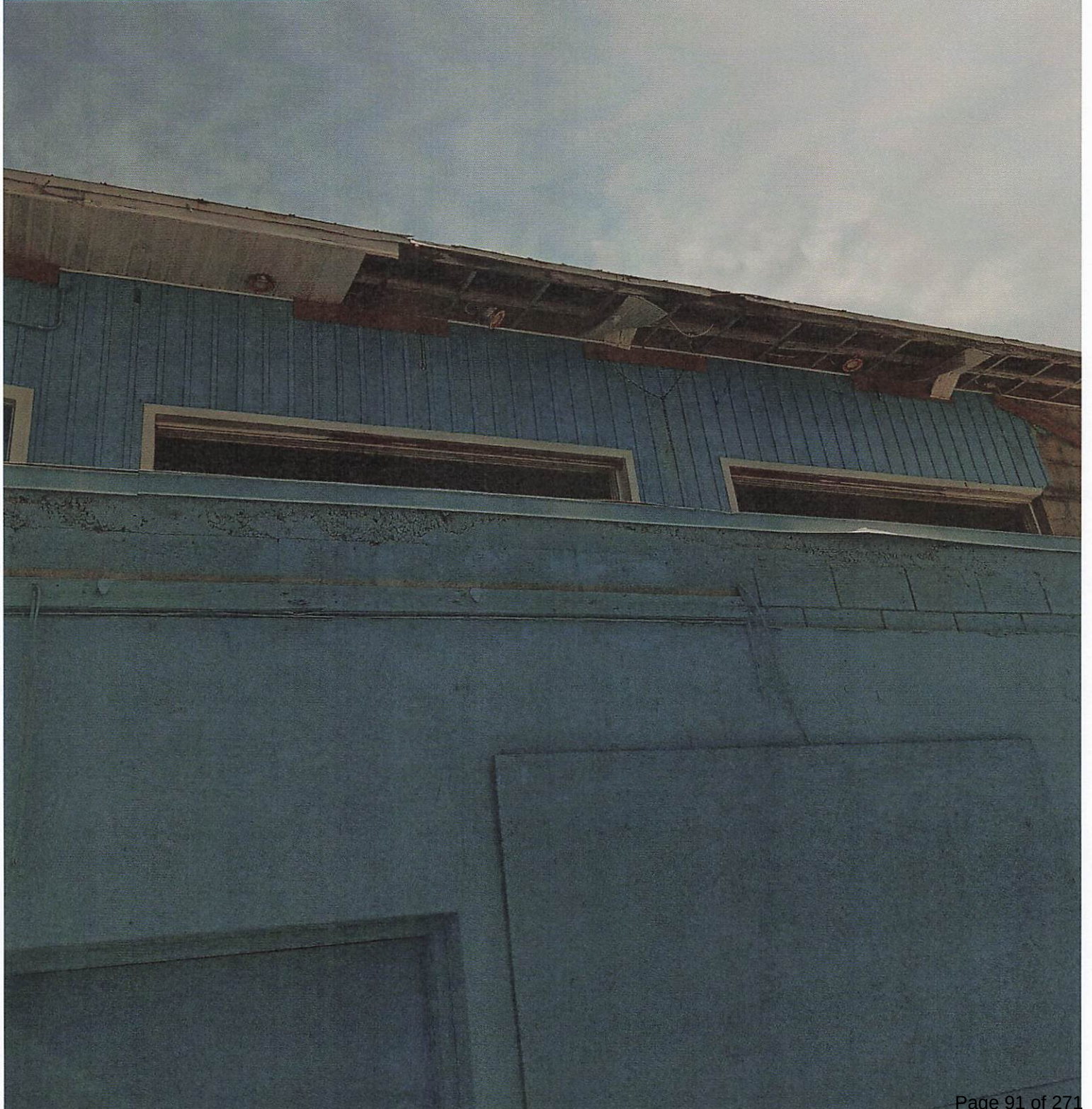
Fort Myers
Beach
Diamond Head
Beach Resort

Google

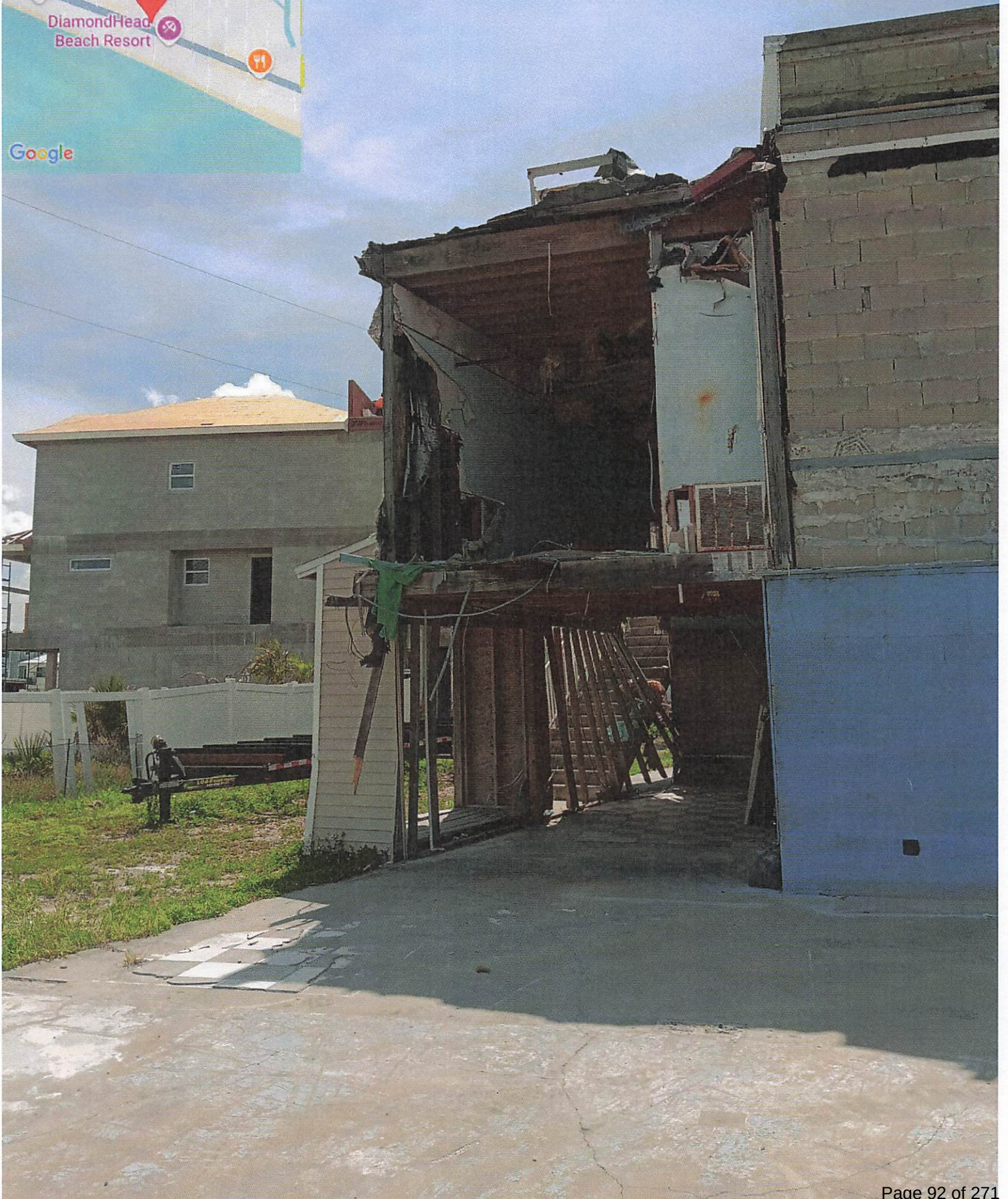
Jun 18, 2025 11:05:31 AM
Fort Myers Beach



Jun 18, 2025 11:08:15 AM
Fort Myers Beach



Jun 18, 2025 11:06:02 AM
Fort Myers Beach





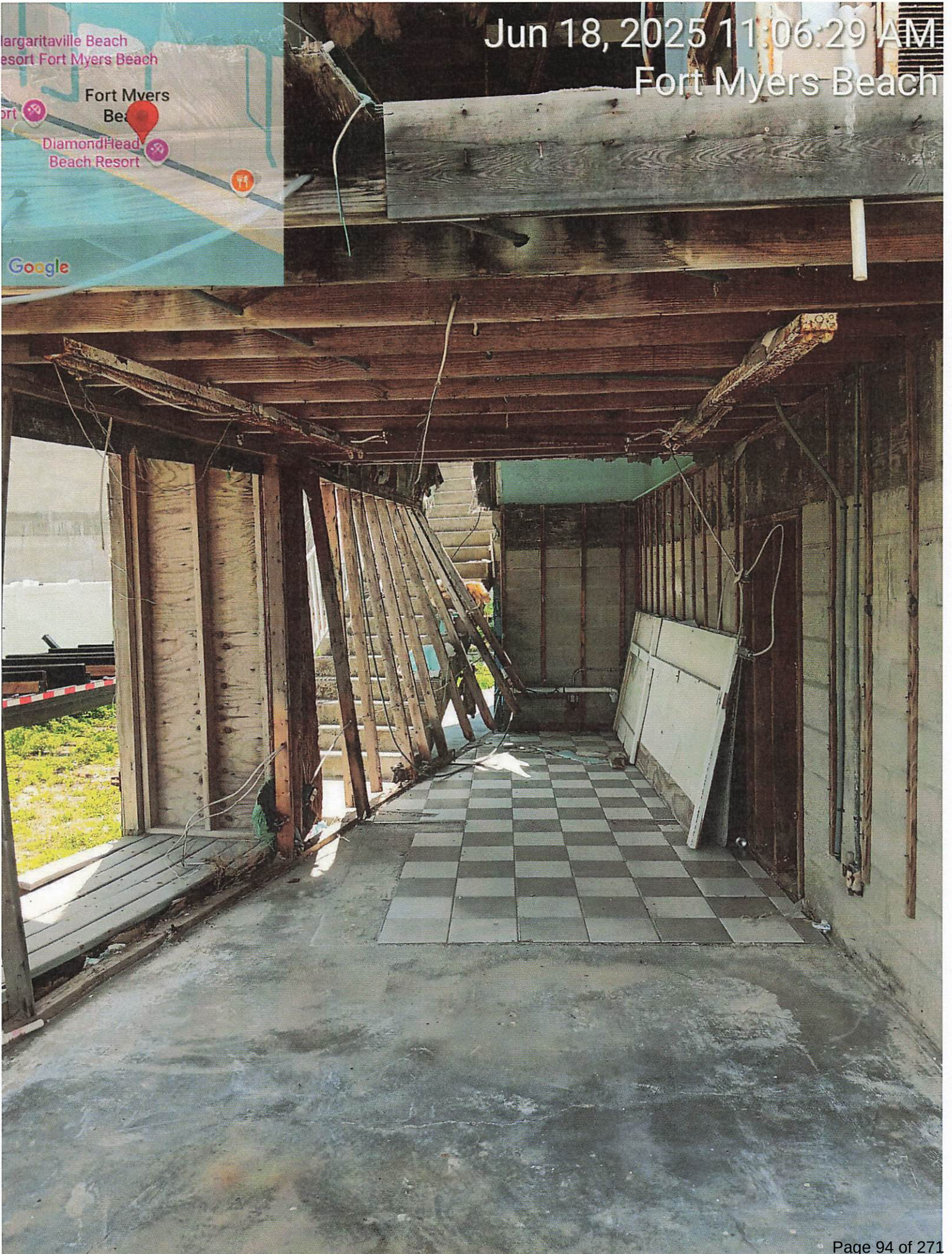
Margaritaville Beach
Resort Fort Myers Beach
Fort Myers
Bea
Diamond Head
Beach Resort

Google

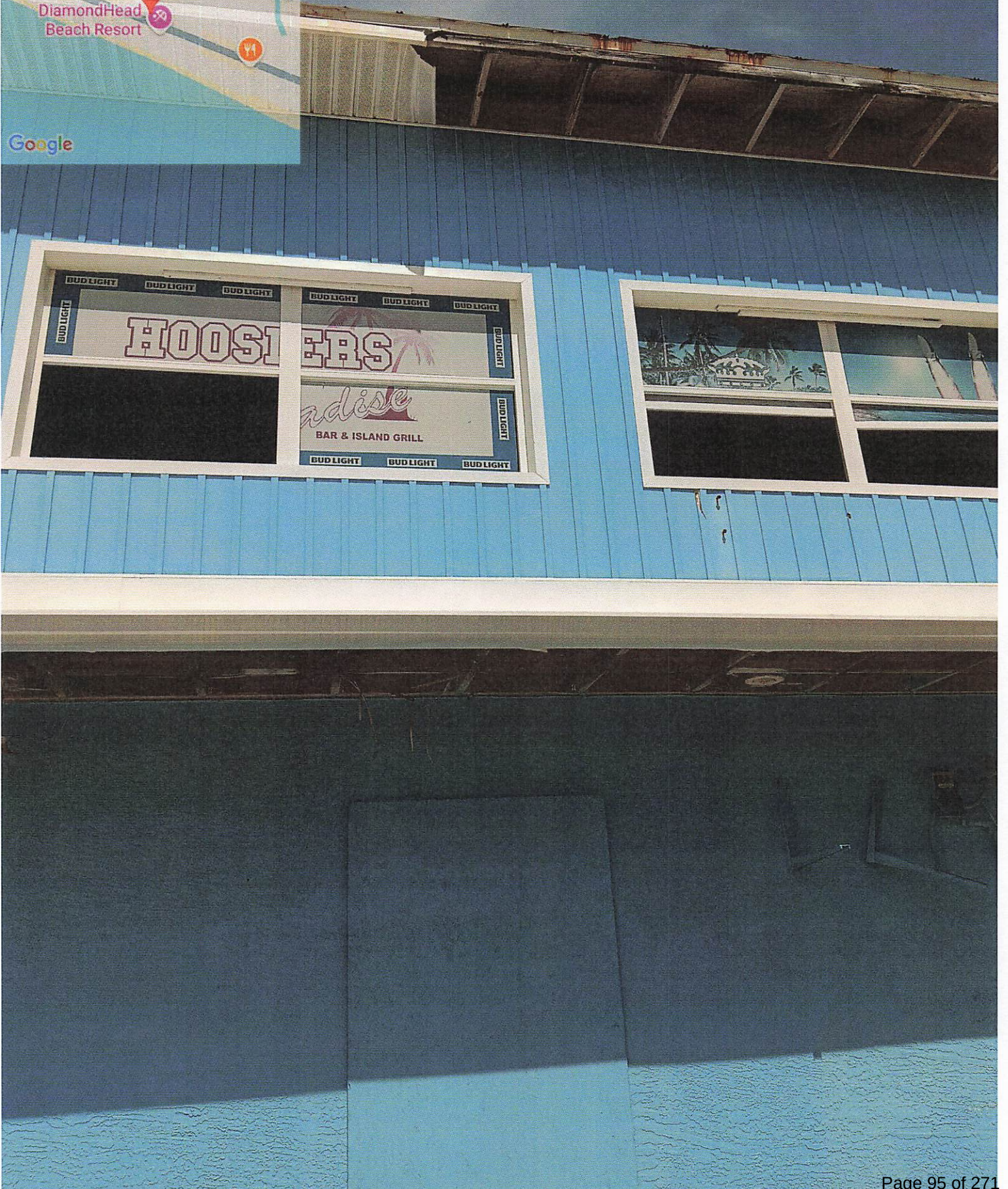
Jun 18, 2025 11:07:35 AM
Fort Myers Beach



Jun 18, 2025 11:06:29 AM
Fort Myers Beach



Jun 18, 2025 11:07:48 AM
Fort Myers Beach





Jun 18, 2025 11:05:35 AM
Fort Myers Beach





Jun 18, 2025 11:06:33 AM
Fort Myers Beach

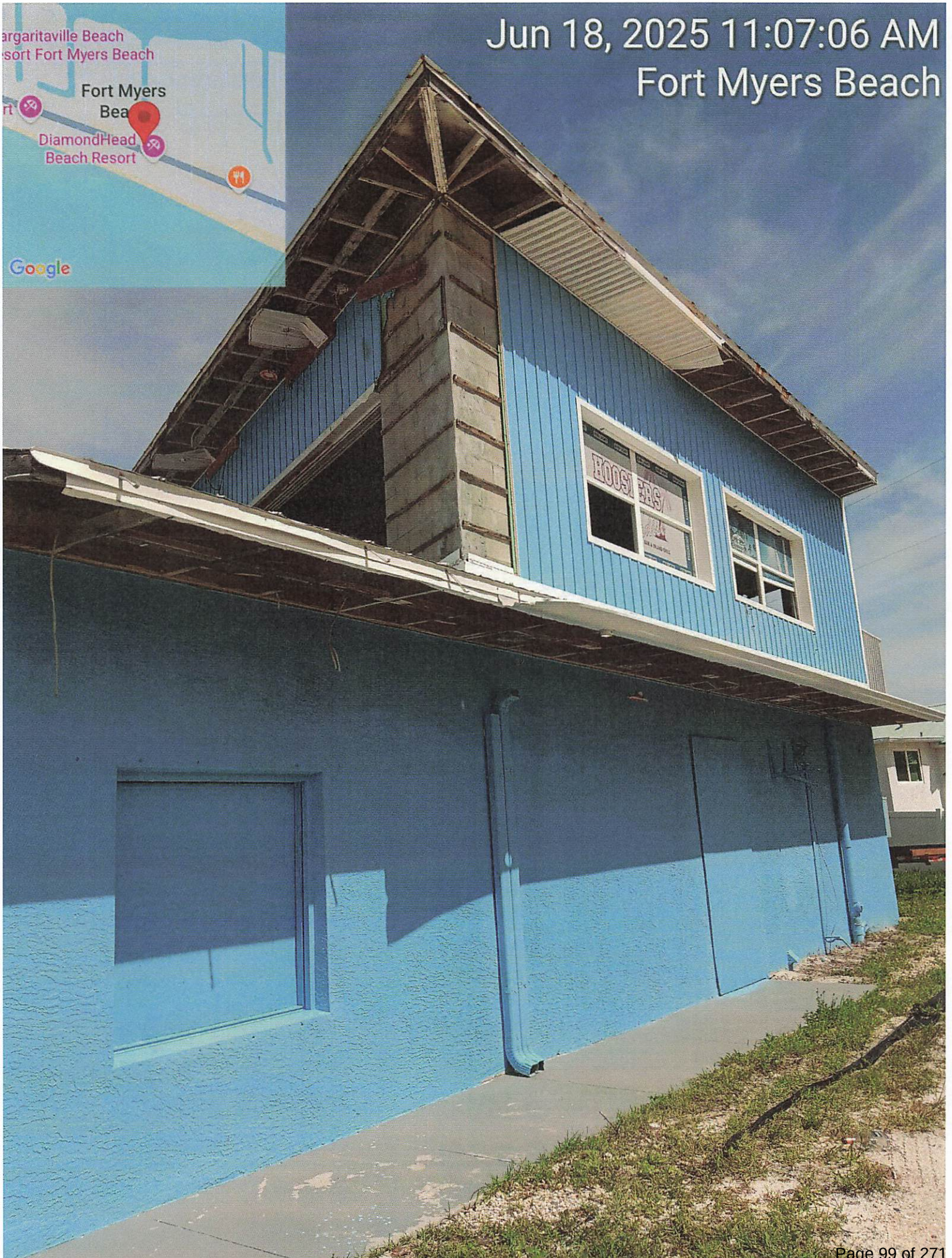


Jun 18, 2025 11:05:42 AM
Fort Myers Beach



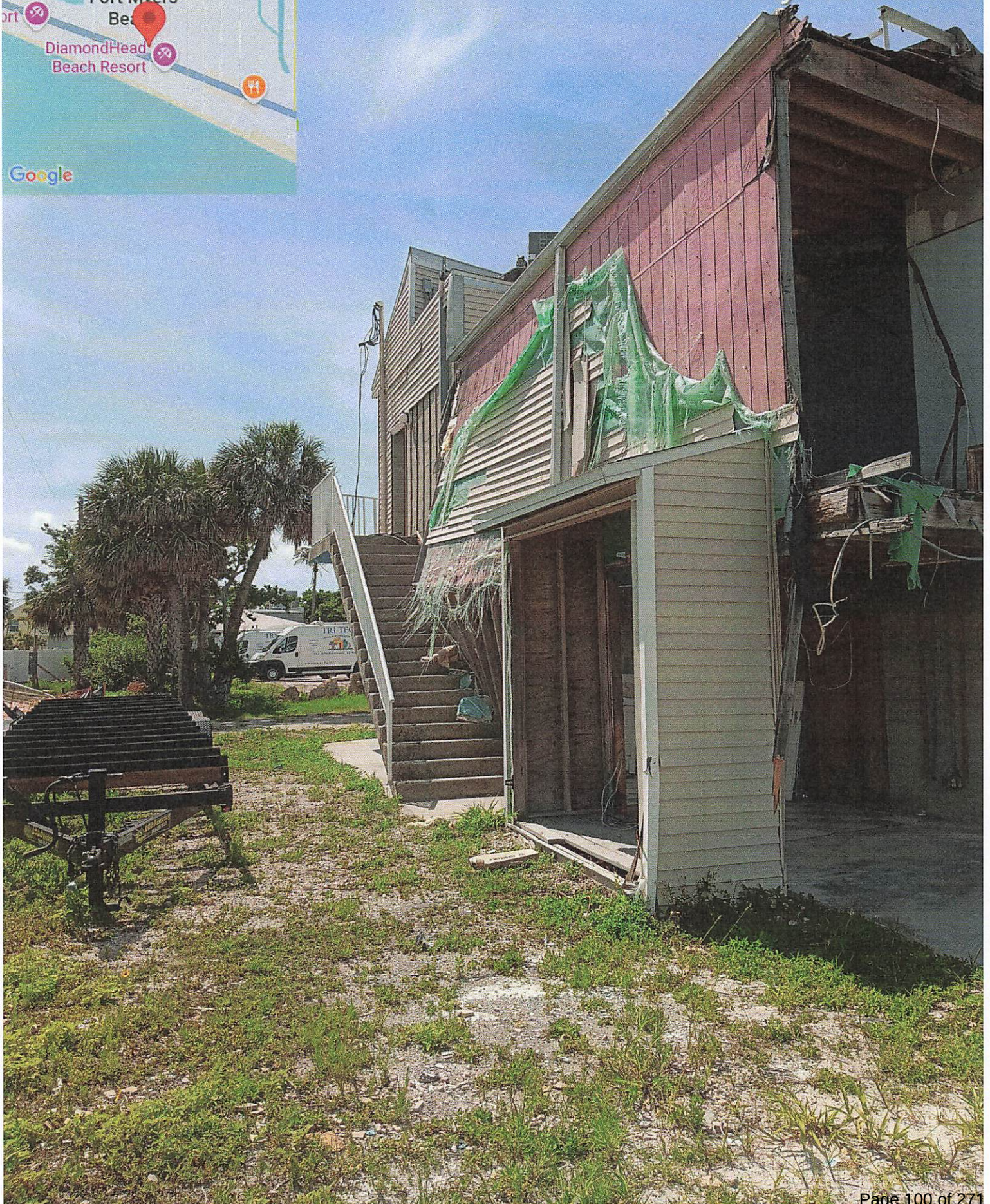


Jun 18, 2025 11:07:06 AM
Fort Myers Beach





Jun 18, 2025 11:06:17 AM
Fort Myers Beach



7022 2410 0000 8471 4105

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 \$	20250540
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	Town of Fort Myers Beach Postmark Here JUL 22 2025
Postage \$	Sent by: <i>[Signature]</i>
Total Postage and Fees \$	1901 ESTERO BLVD
Michael, Kadoch 7501 NW 4TH STREET, SUITE 204 PLANTATION, FL 33317	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7022 2410 0000 8471 4594

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 \$	20250540
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	Town of Fort Myers Beach Postmark Here JUL 22 2025
Postage \$	Sent by: <i>[Signature]</i>
Total Postage and Fees \$	1901 ESTERO BLVD
YEAA LLC 14511 STIRLING RD SOUTHWEST RANCHES, FL 33330	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7022 2410 0000 8471 4105

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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YEAA LLC 14511 STIRLING RD SOUTHWEST RANCHES, FL 33330	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

Respondent.

Case Number:	20250540
Certified Mail:	70222410000084714594
Regular Mail:	Standard 1 st Class

Site Address: 1901 Estero Blvd Fort Myers Beach, FL 33931
Parcel Strap No.: 19-46-24-W4-0090B.0080

NOTICE OF CODE ENFORCEMENT HEARING

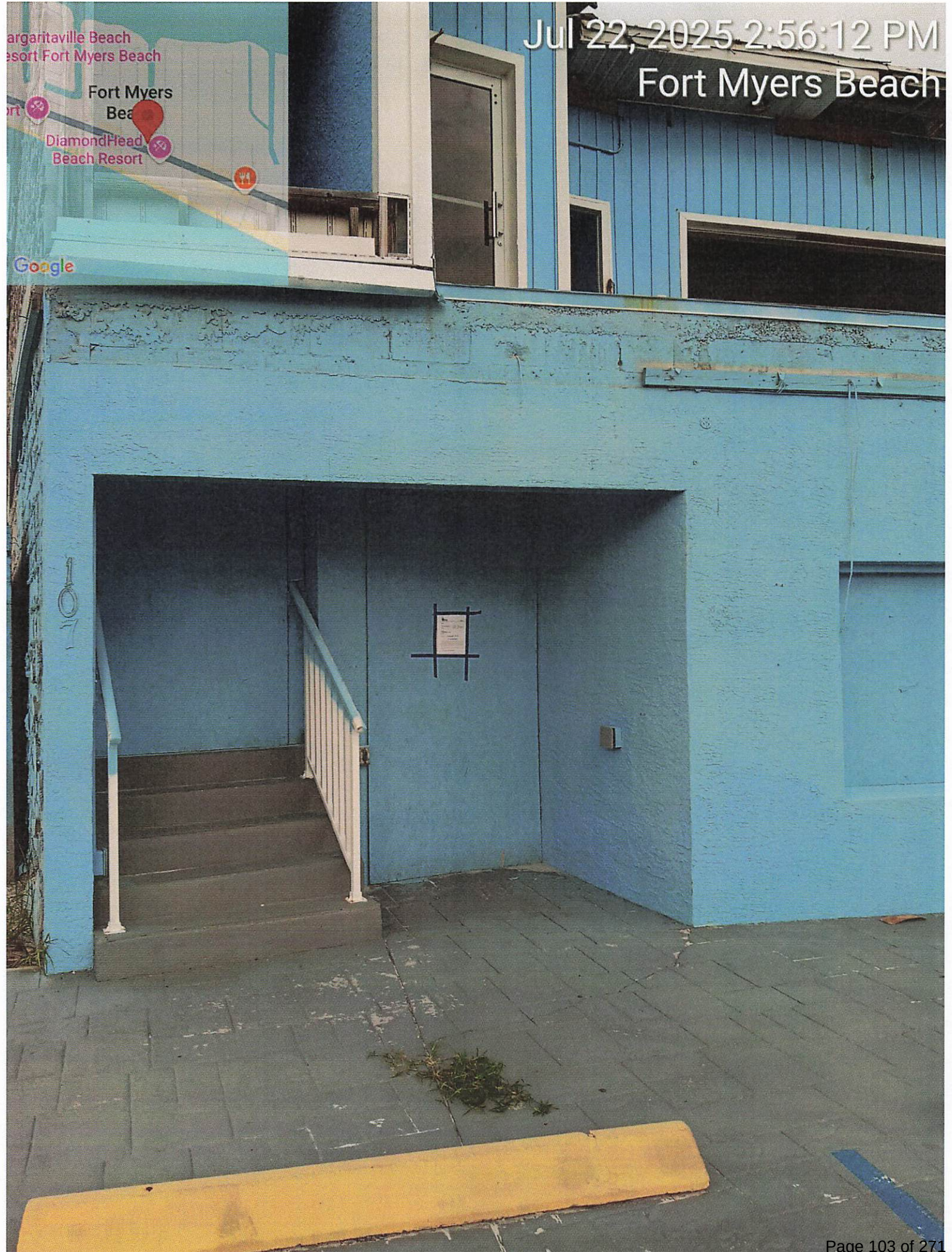
YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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





Jul 24, 2025 7:45:55 AM

Fort Myers Beach



FMB.gov

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

Respondent.

Case Number:	20250540
Certified Mail:	70222410000084714594
Regular Mail:	Standard 1 st Class

Site Address: 1901 Estero Blvd Fort Myers Beach, FL 33931
Parcel Strap No.: 19-46-24-W4-0090B.0080

NOTICE OF CODE ENFORCEMENT HEARING

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<http://www.fortmyersbeachfl.gov/2025/Meetings-Agendas>

FORT MYERS BEACH, ESTERO ISLAND
P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)



Property Data

STRAP: 19-46-24-W4-0090B.0080 Folio ID: 10228260

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

Generated on 5/21/2025 2:31 PM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES FL 33330

Site Address

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

1901 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF BAY VIEW BLK.B PB 8 PG 69 LOTS 6 + 8

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 8 and 69 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Fixtures	0 / 12
Gross Building Area	3,470
1st Year Building on Tax Roll	1950
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0090B	0080
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45056	-81.94754		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/23/2025

Property Values / Exemptions / TRIM Notices

Generated on 5/21/2025 2:31 PM

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 (Final Value)	778,870	778,860	778,870	722,534	0	0	722,534
2023 / Additional Info	2023 (Final Value)	656,849	656,839	656,849	656,849	0	0	656,849
2022 / Additional Info	2022 (Final Value)	1,588,979	805,601	1,588,979	1,398,263	0	0	1,398,263
2021 / Additional Info	2021 (Final Value)	1,271,148	672,572	1,271,148	1,271,148	0	0	1,271,148
2020 / Additional Info	2020 (Final Value)	951,859	444,993	951,859	941,455	0	0	941,455
2019 / Additional Info	2019 (Final Value)	953,940	443,204	953,940	855,868	0	0	855,868



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

Detail by Entity Name

Florida Limited Liability Company

YEAA LLC

Filing Information

Document Number L13000034205
 FEI/EIN Number 46-5545612
 Date Filed 03/06/2013
 State FL
 Status ACTIVE
 Last Event REINSTATEMENT
 Event Date Filed 04/30/2016

Principal Address

151 N Nob Hill Road
 Suite 455
 Plantation, FL 33324

Changed: 03/18/2020

Mailing Address

151 N Nob Hill Road
 Suite 455
 Plantation, FL 33324

Changed: 03/18/2020

Registered Agent Name & Address

Michael, Kadoch
 7501 NW 4TH STREET, SUITE 204
 PLANTATION, FL 33317

Name Changed: 04/26/2018

Address Changed: 03/18/2020

Authorized Person(s) Detail

Name & Address

Title Authorized Representative

HYB HOLDING LLC
151 N Nob Hill Road
Suite 455
PLANTATION, FL 33324

Annual Reports

Report Year	Filed Date
2023	03/21/2023
2024	04/04/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
04/04/2024 -- ANNUAL REPORT	View image in PDF format
03/21/2023 -- ANNUAL REPORT	View image in PDF format
03/24/2022 -- ANNUAL REPORT	View image in PDF format
04/06/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- REINSTATEMENT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
03/06/2013 -- Florida Limited Liability	View image in PDF format

HEARING

EXHIBIT

B

- Notice of Violation



Town of Fort Myers Beach

CODE COMPLIANCE

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

05/21/2025

Case Number:	20250540
Certified Mail:	70222410000084704144
Regular Mail	

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

SITE ADDRESS: 1901 ESTERO BLVD
PARCEL STRAP NO: 194624W40090B0080

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 **T. Hoffman** indicates that the following items are in violation:

For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to damaged or missing gutters, missing and or falling siding, exposed wiring and missing sections of the structure in the rear of the building causing it to be unsecured and a Safety Concern to the General Public.

These items are a violation of the following Town Codes:

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact permitting at 239-765-0202 to obtain required permits. Repair, replace or demo structure in disrepair..

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 239-220-6458 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach

May 21, 2025 8:16:12 AM

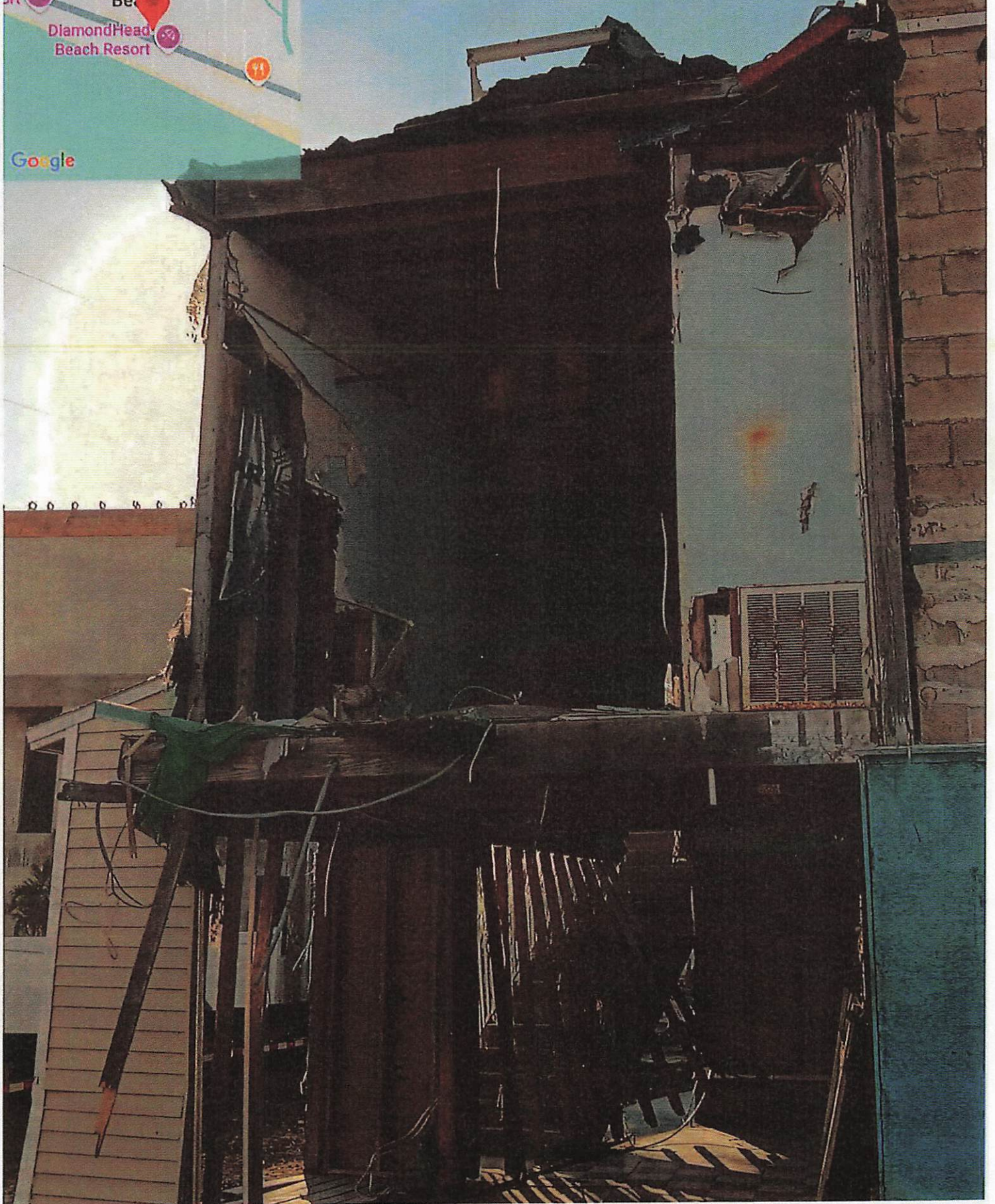
Fort Myers Beach

argaritaville Beach
ort Fort Myers Beach

Fort Myers
Be

Diamond Head
Beach Resort

Google

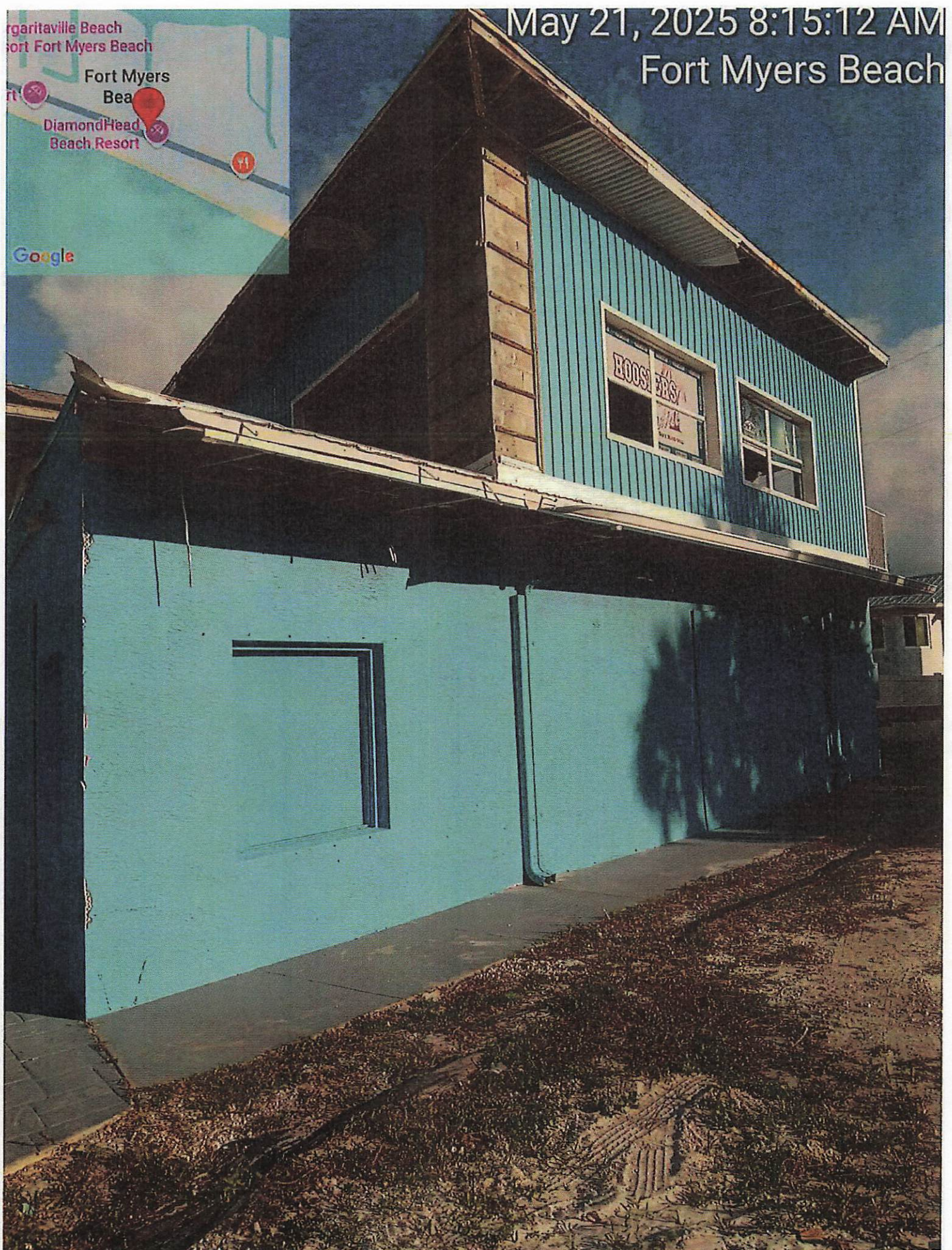


May 21, 2025 8:15:32 AM
Fort Myers Beach





May 21, 2025 8:15:12 AM
Fort Myers Beach



May 21, 2025 8:15:34 AM
Fort Myers Beach

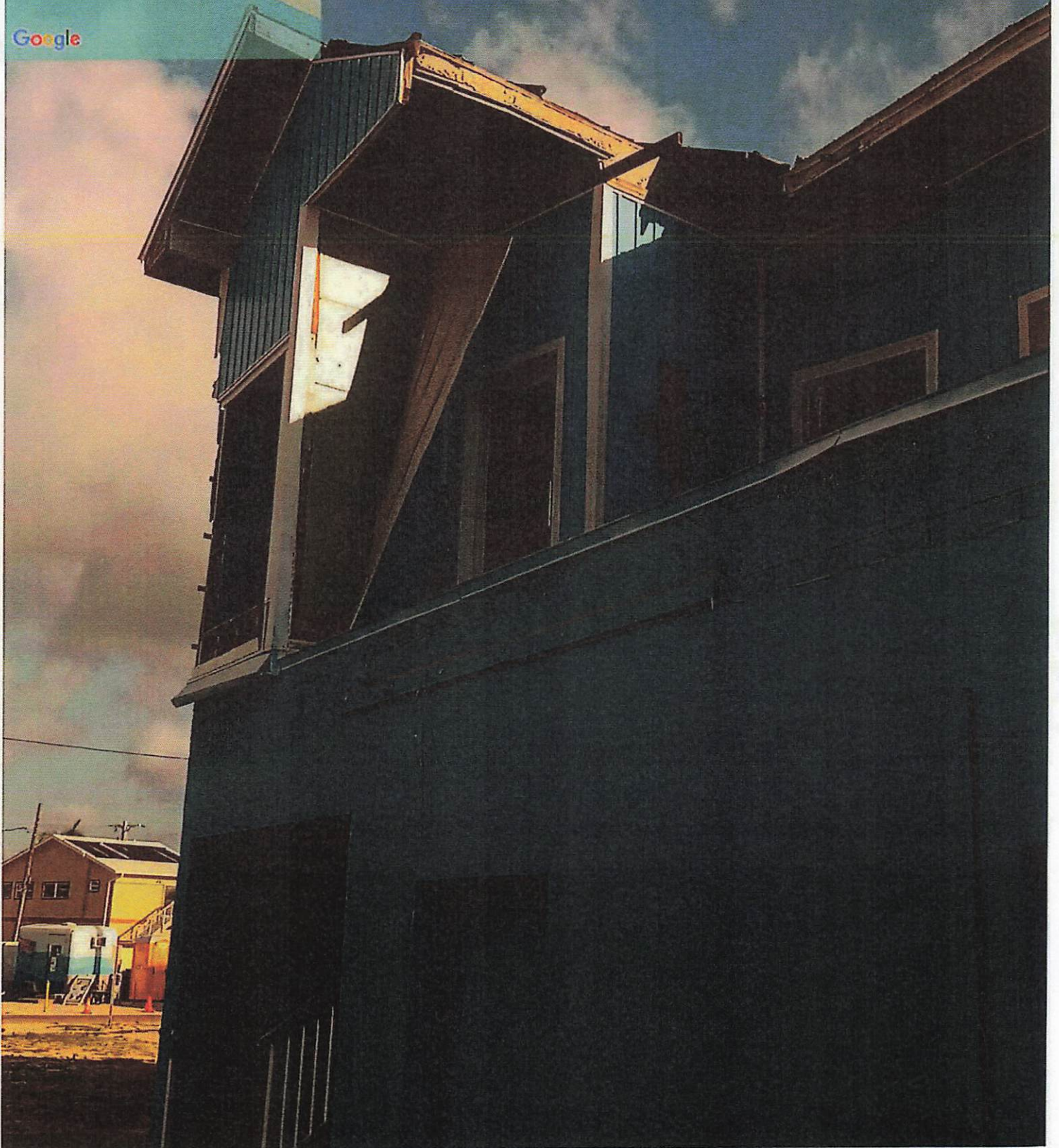


May 21, 2025 8:15:27 AM

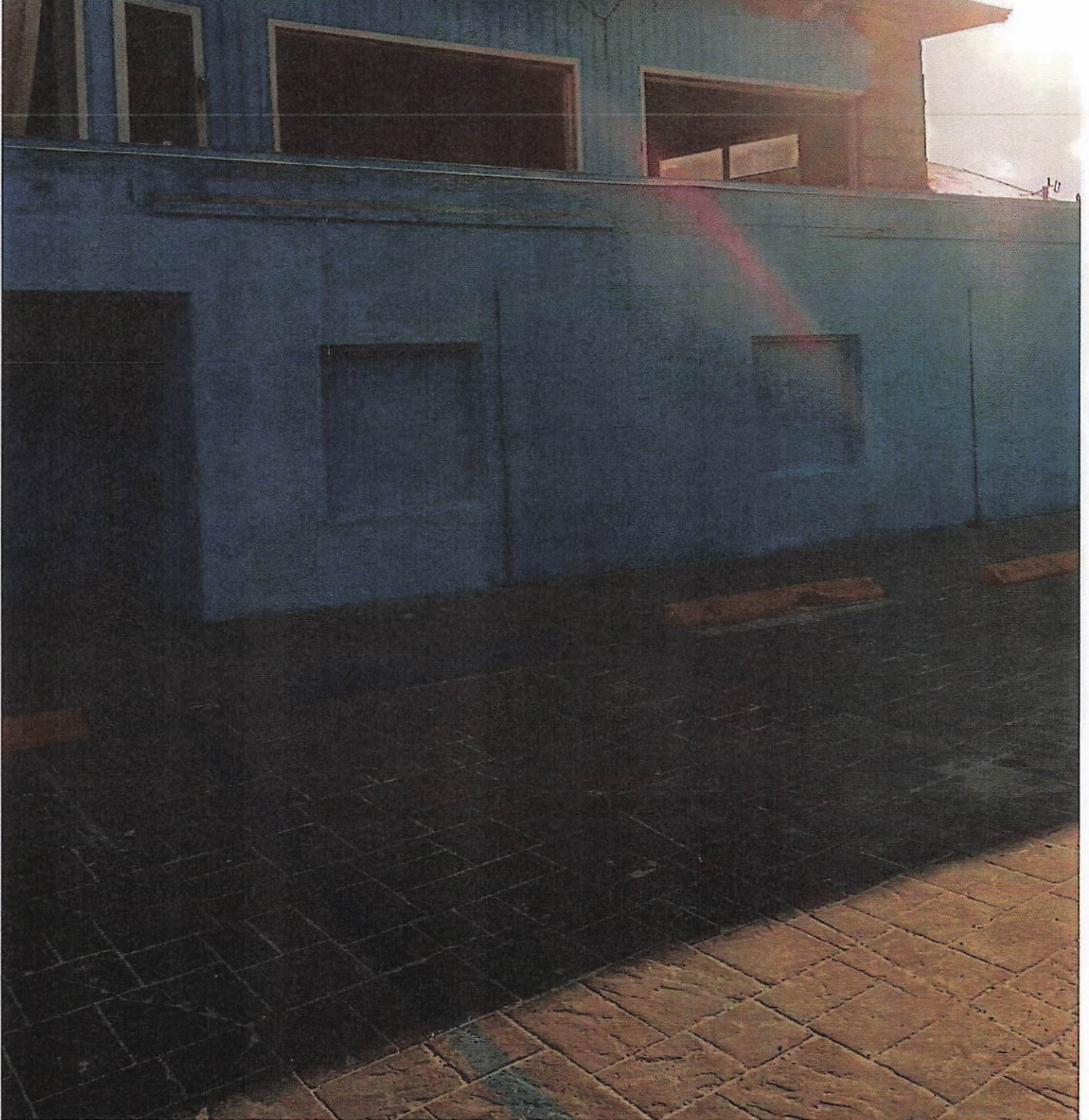
Fort Myers Beach

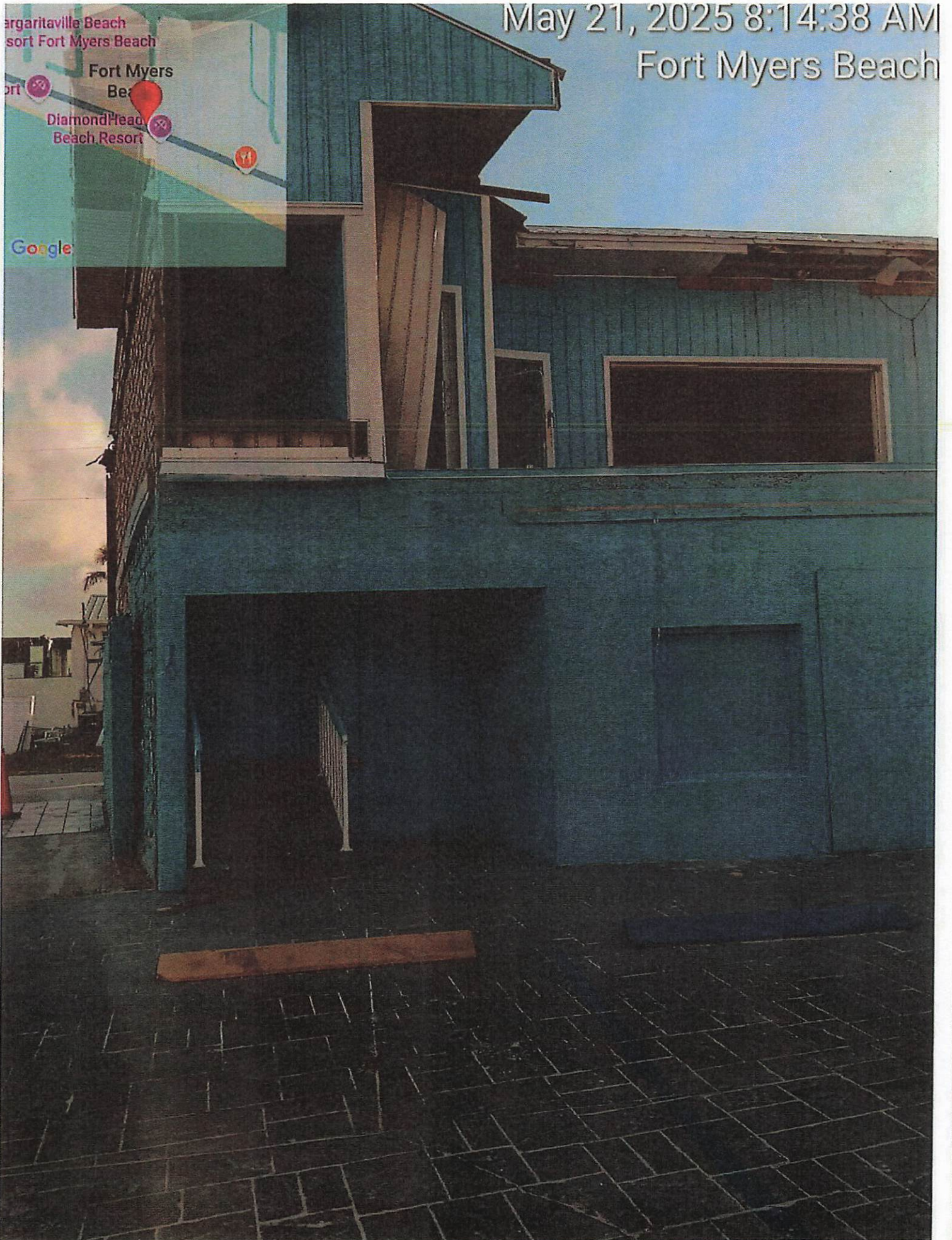
Fort Myers Beach
Diamond Head Beach Resort

Google



May 21, 2025 8:14:41 AM
Fort Myers Beach





May 21, 2025 8:14:38 AM

Fort Myers Beach

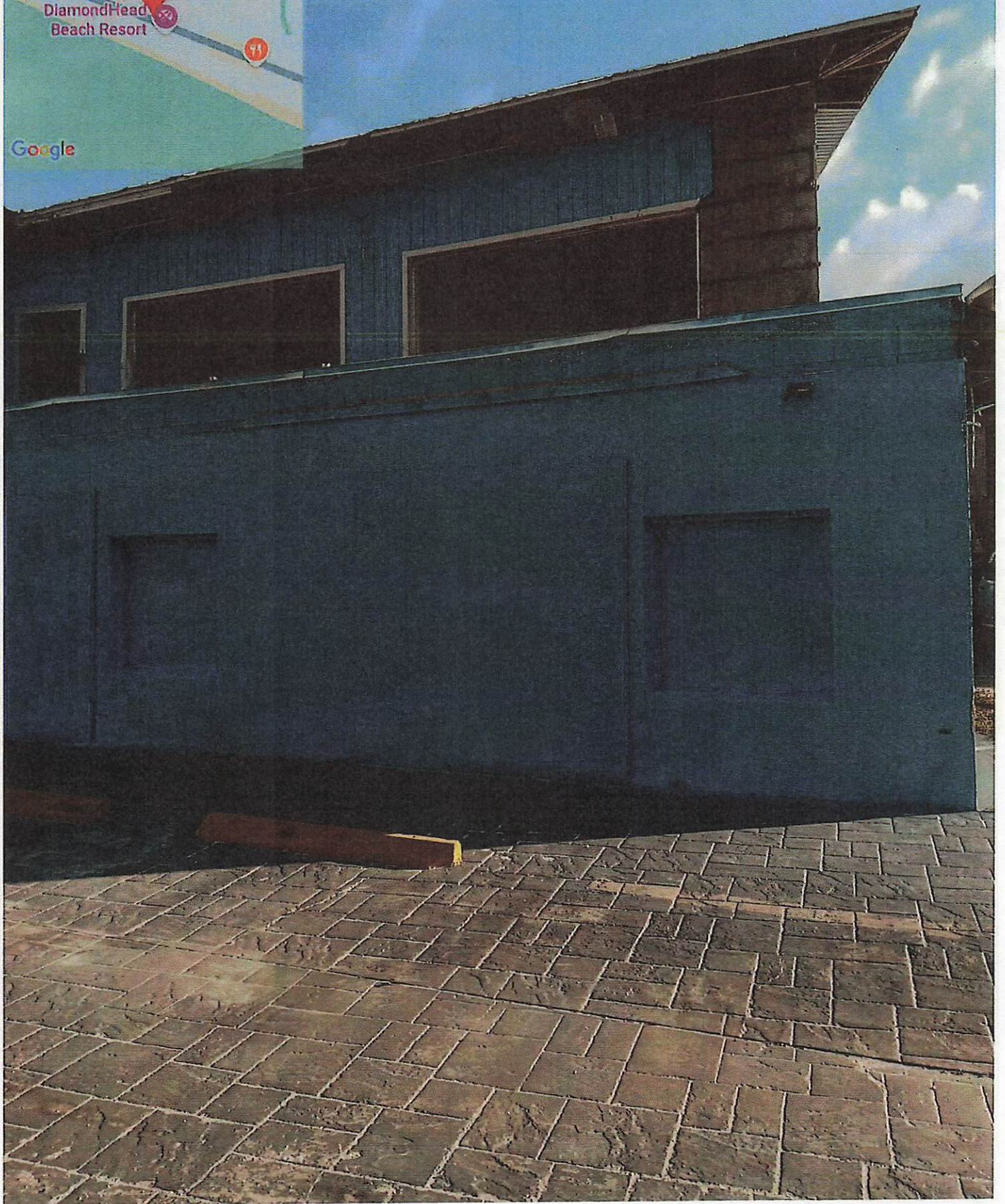


May 21, 2025 8:15:00 AM
Fort Myers Beach





May 21, 2025 8:14:57 AM
Fort Myers Beach



May 21, 2025 8:15:54 AM

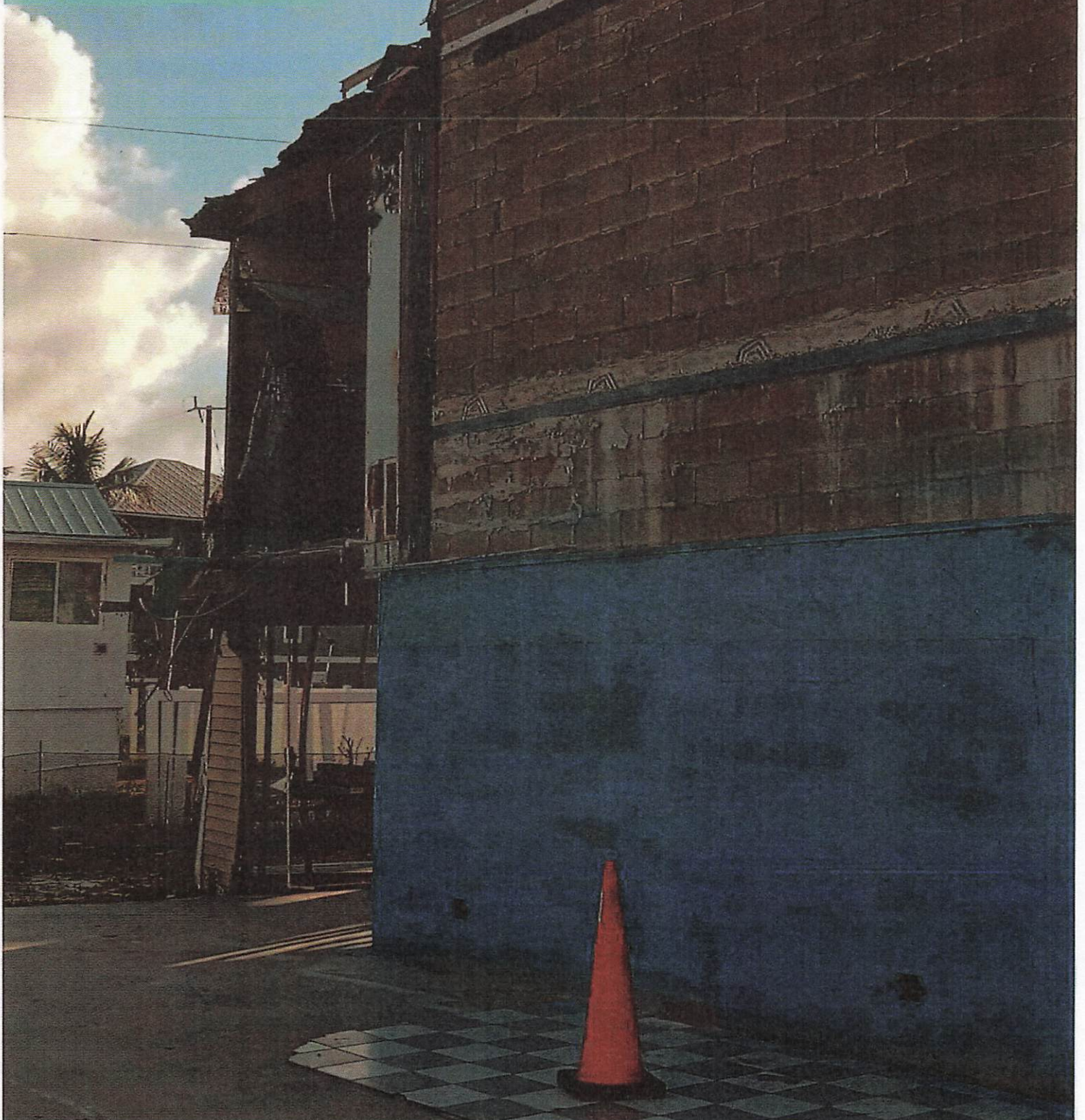
Fort Myers Beach

Margaritaville Beach
Resort Fort Myers Beach

Fort Myers
Beach

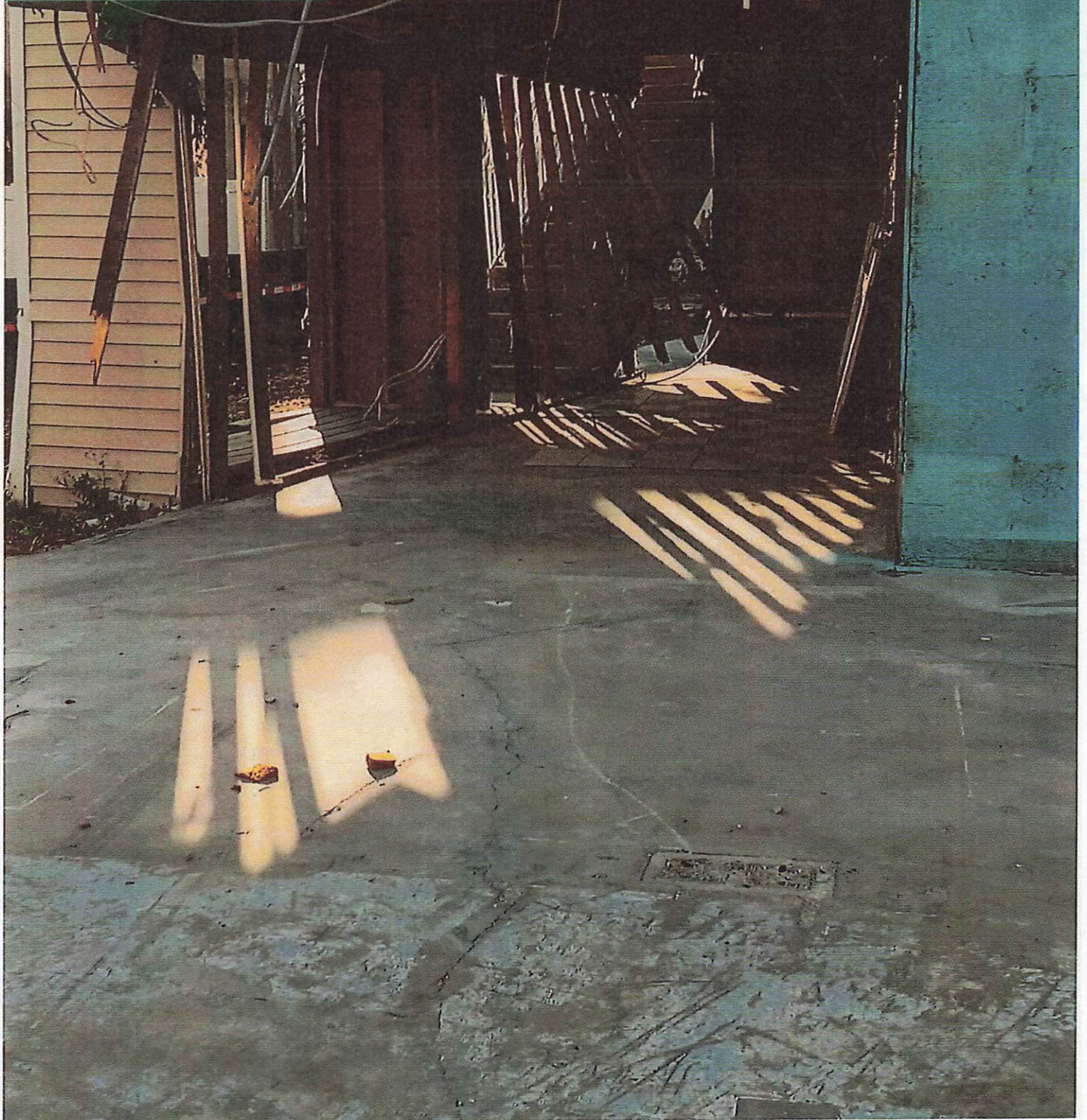
Diamond Head
Beach Resort

Google



May 21, 2025 8:16:16 AM

Fort Myers Beach





TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

FMB Case Number:	20250540
Certified Mail:	70222410000084704144
Regular Mail:	
DOAH Case Number:	[Not Applicable]

Site Address: 1901 Estero Blvd,
Fort Myers Beach, FL, 33931
Parcel Strap No. 19-46-24-W4-0090B.0080

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250540 . For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to damaged or missing gutters, missing and or falling siding, exposed wiring and missing sections of the structure in the rear of the building causing it to be unsecured and a Safety Concern to the General Public. 1901 Estero Blvd Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 5/21/2025 to the following:

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. Officer Chavez had a copy of the Notice posted at 1901 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. Officer Chavez took a photographs of the Notice he posted on the 22nd day of May 2025. A true, accurate and unaltered copy of the photographs are attached.
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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached.
4. In addition, Code Compliance Coordinator Officer D. Batt posted a copy of the Notice of Violation to the Town Website for publication which is available 24 hours a day 7 days a week at <https://www.fortmyersbeachfl.gov/1294/Public-Notices>.

FORT MYERS BEACH ESTERO ISLAND

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



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.

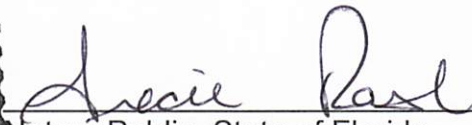

Signature of Affiant

**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 24 day of July, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]


Notary Public, State of Florida
Print Name: Tracie Raskl
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

7022 2430 0000 8470 4144

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

\$

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

20250540

Town of Fort Myers Beach
Postmark Here

MAY 21 2025

Sent by:

1901 ESTERO BLVD

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330



9590 9402 8518 3186 4562 18

2. Article Number (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

20250540

1901 ESTERO BLVD

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

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

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

Domestic Return Receipt



Estero Boulevard
Fort Myers Beach, FL 33931



7022 2410 0000 8470 4144

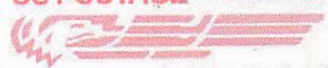
FT MYERS FL 339

22 MAY 2025PM 1

FIRST-CLASS



US POSTAGE IMPIPITNEY BOWEN



ZIP 33931
02 7H
0006188942

\$ 009.64⁰

MAY 21 2025

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

LN1ED
5/24/25

NIXIE

331 DE 1

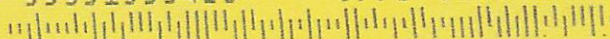
0006/24/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
33330-201911
33931>3334

BC: 33931335425

*0775-03975-22-40





CODE COMPLIANCE

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

05/21/2025

Case Number:	20250540
Certified Mail:	70222410000084704144
Regular Mail:	

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

SITE ADDRESS: 1901 ESTERO BLVD
PARCEL STRAP NO: 194624W40090B0080

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 T. Hoffman indicates that the following items are in violation:

For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to damaged or missing gutters, missing and or falling siding, exposed wiring and missing sections of the structure in the rear of the building causing it to be unsecured and a Safety Concern to the General Public.

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COMPLIANCE:

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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.

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May 22, 2025 9:54:11 AM

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

Case Number:	20250540
Certified Mail:	70222410000084704144
Regular Mail	

YEAA LLC
14511 STIRLING RD
SOUTHWEST RANCHES, FL 33330

SITE ADDRESS: 1901 ESTERO BLVD
PARCEL STRAP NO: 194624W40090B0080

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 T. Hoffman indicates that the following items are violation:

For the keeping or maintaining of a dwelling in disrepair and unsafe condition Example but not limited to damaged or missing gutters, missing and or falling old exposed wiring and missing sections of the structure in the rear of the building causing it to be unsecured and a Safety Concern to the General Public.

These items are a violation of the following Town Codes:

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is impractical to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove such structure, at the owner's option; or where there has been a cessation of normal construction in accordance with the Fort Myers Beach Building Code, the code official shall order the owner to demolish and remove such structure, or board up such structure for future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact permitting at 765-0202 to obtain required permits. Repair, replace or demo structure in disrepair..

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, \$500.00 per day for a repeat violation may be imposed for each day the violation continues to exist after 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 S

Staples.

HEARING

EXHIBIT

C

- Status of Compliance



07/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

YEAA LLC

Respondent.

Case Number: 20250540

Certified Mail:

Regular Mail:

Site Address: 1901 ESTERO BLVD
Parcel Strap No.: 194624W40090B0080

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. I, T. Hoffman, 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 , YEAA LLC (property owner) was observed in violation of Sec. 110.1 of the Town of Fort Myers Beach Code of Ordinances, For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to damaged or missing gutters, missing and or falling siding, exposed wiring and missing sections of the structure in the rear of the building causing it to be unsecured and a Safety Concern to the General Public., at the property located at 1901 ESTERO BLVD, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 05/21/2025, and sent certified mail to the address of record, 14511 STIRLING RD, SOUTHWEST RANCHES, FL 33330, posted to the violation property located at 1901 ESTERO BLVD, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. YEAA LLC was/were given 30 Days. to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 06/23/2025.

5. I performed an inspection of the Subject Property on 06/18/2025, 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 1901 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 06/18/2025. 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.

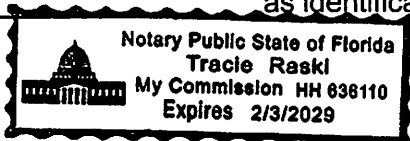
FURTHER AFFIANT SAYETH NAUGHT.



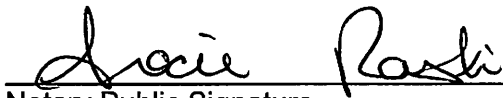
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of X physical presence
OR _____ online notarization, this 24 day of July, 2025 by
T. Hoffman, _____ who is personally known to me OR O who has produced
_____ as identification.



(SEAL)



Notary Public Signature

My Commission Expires: 2/3/2029

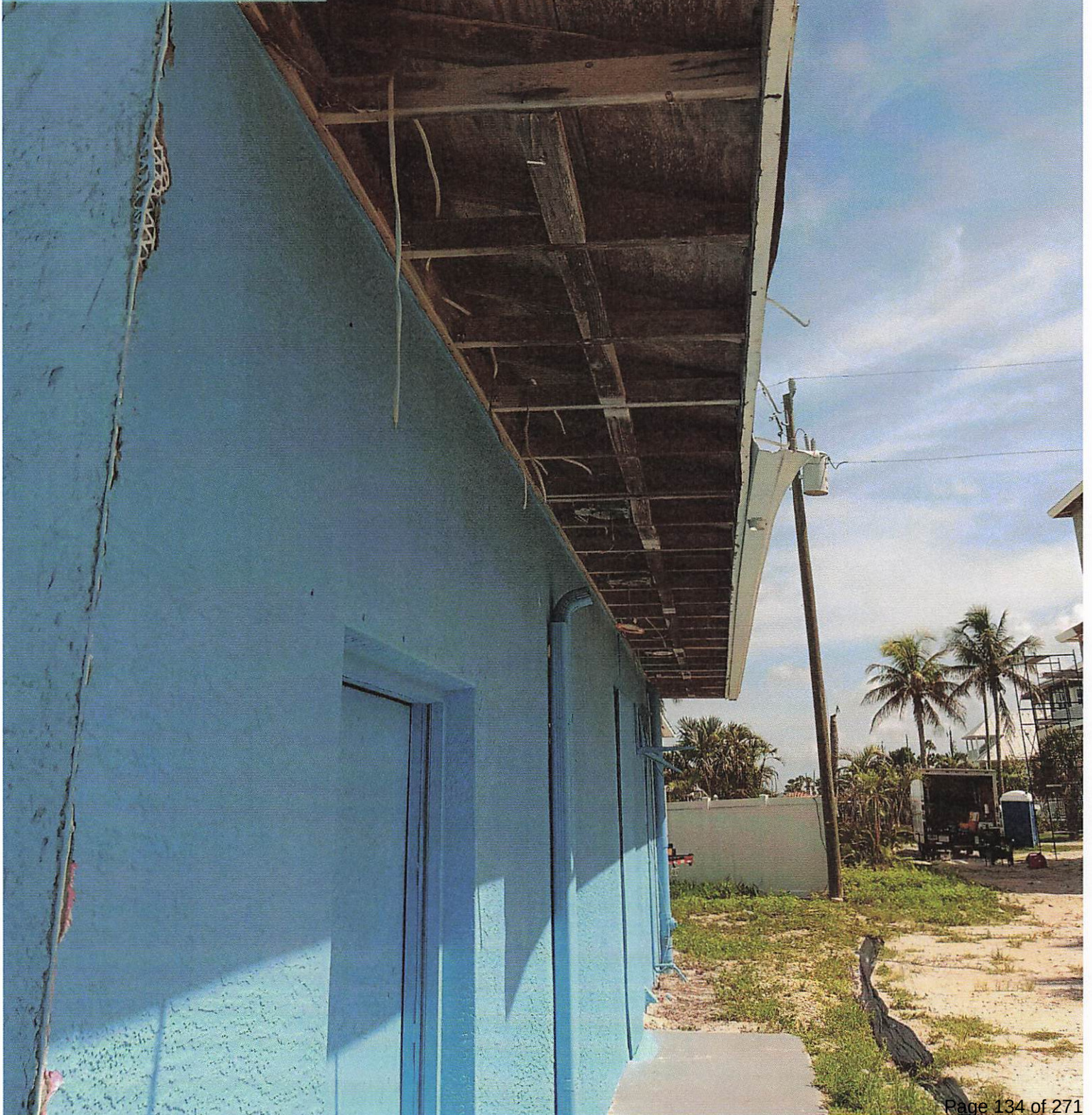
Margaritaville Beach
Resort Fort Myers Beach

Fort Myers
Bea

DiamondHead
Beach Resort

Google

Jun 18, 2025 11:07:14 AM
Fort Myers Beach



Margaritaville Beach
Resort Fort Myers Beach

Fort Myers
Beach

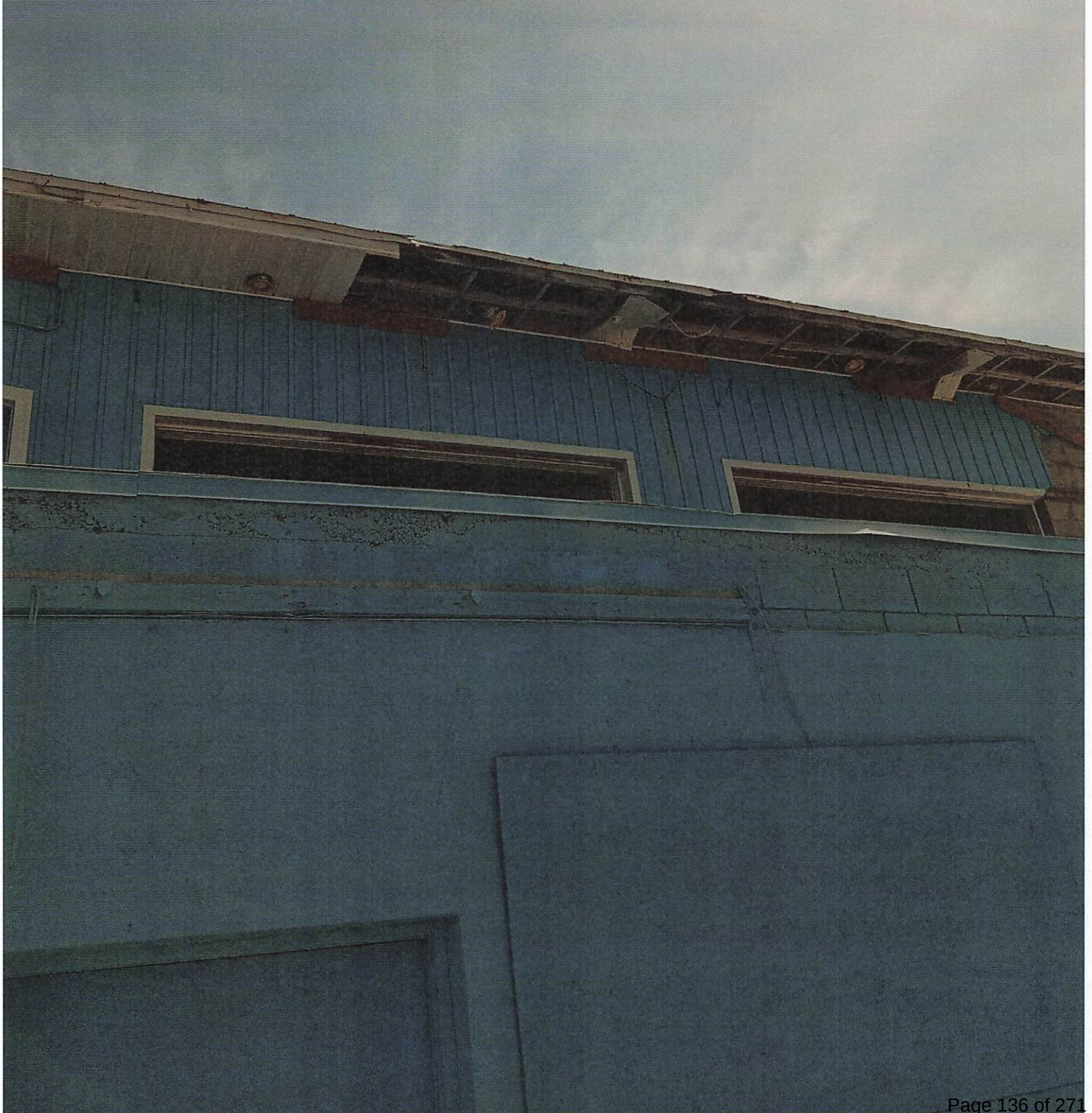
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Google

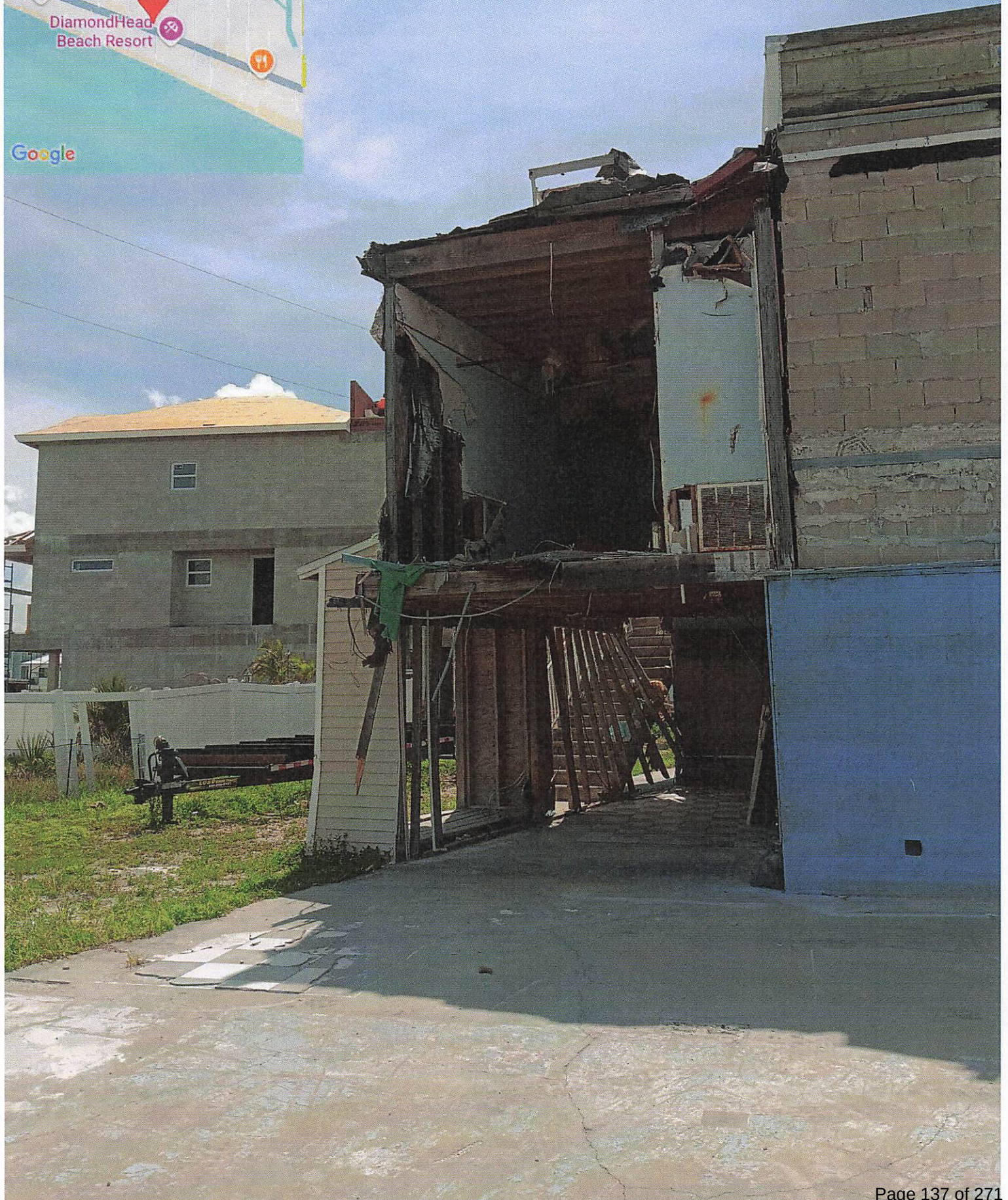
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Jun 18, 2025 11:08:15 AM
Fort Myers Beach

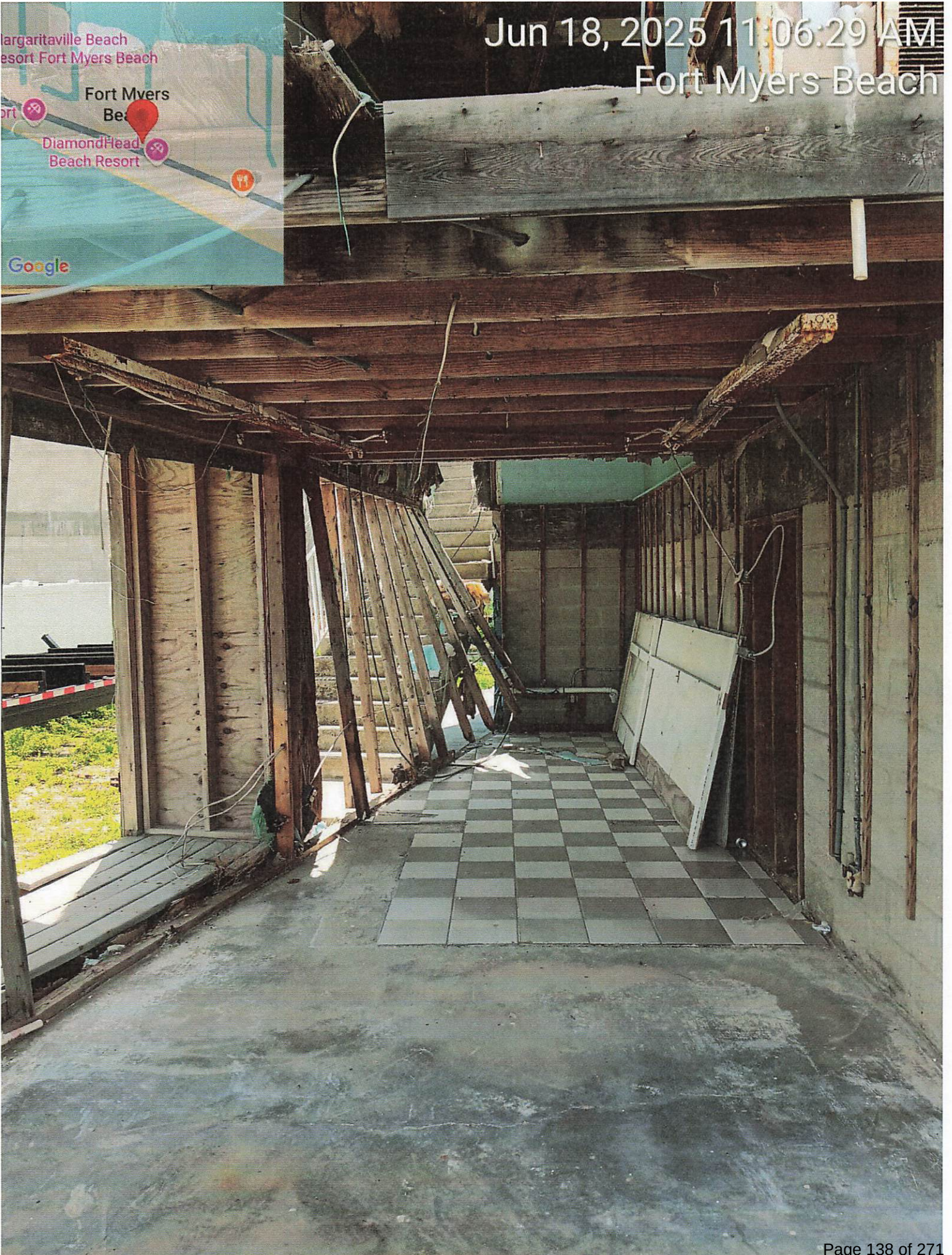


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Fort Myers Beach

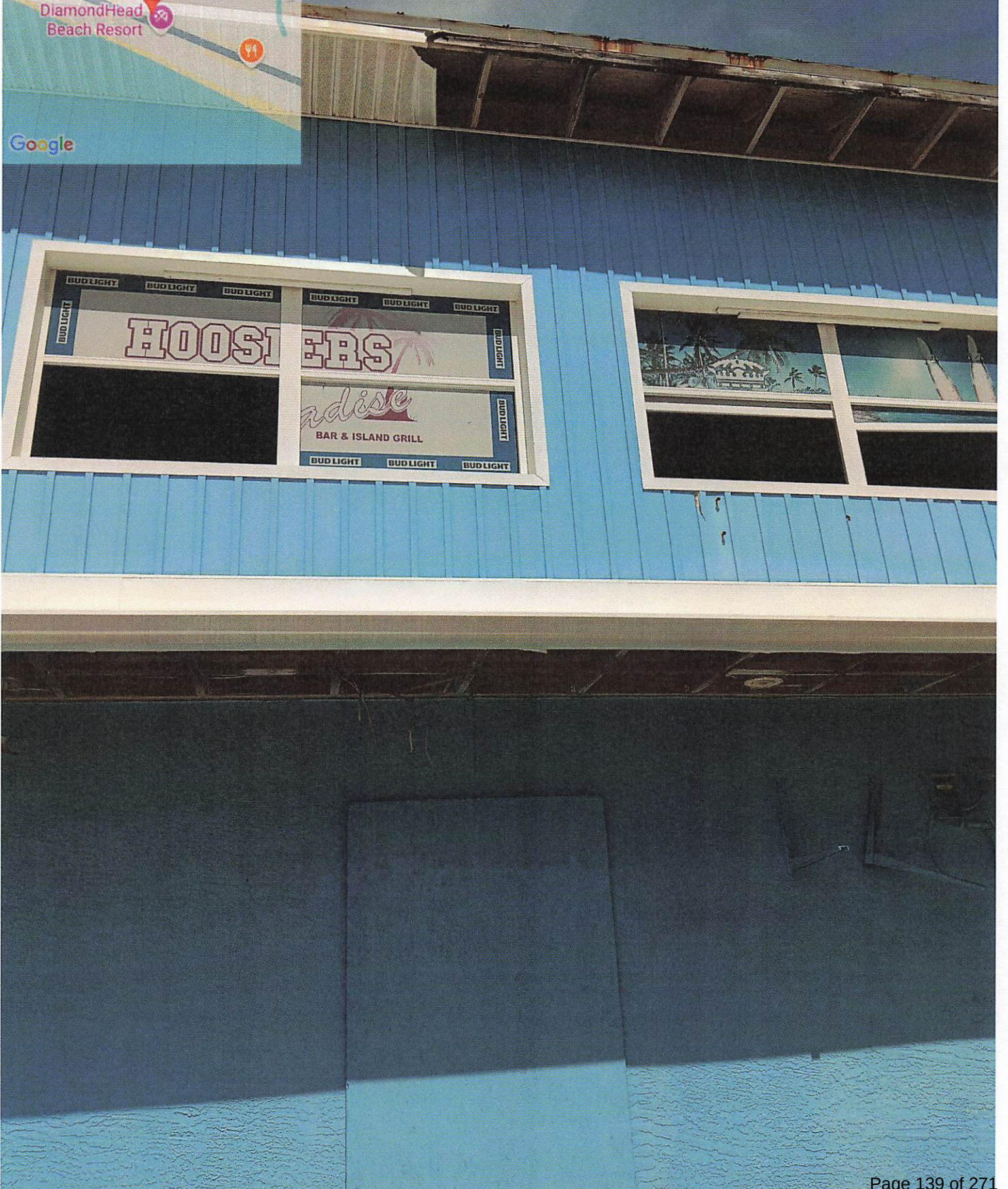




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Jun 18, 2025 11:07:48 AM
Fort Myers Beach





Jun 18, 2025 11:05:35 AM
Fort Myers Beach





Jun 18, 2025 11:06:33 AM
Fort Myers Beach



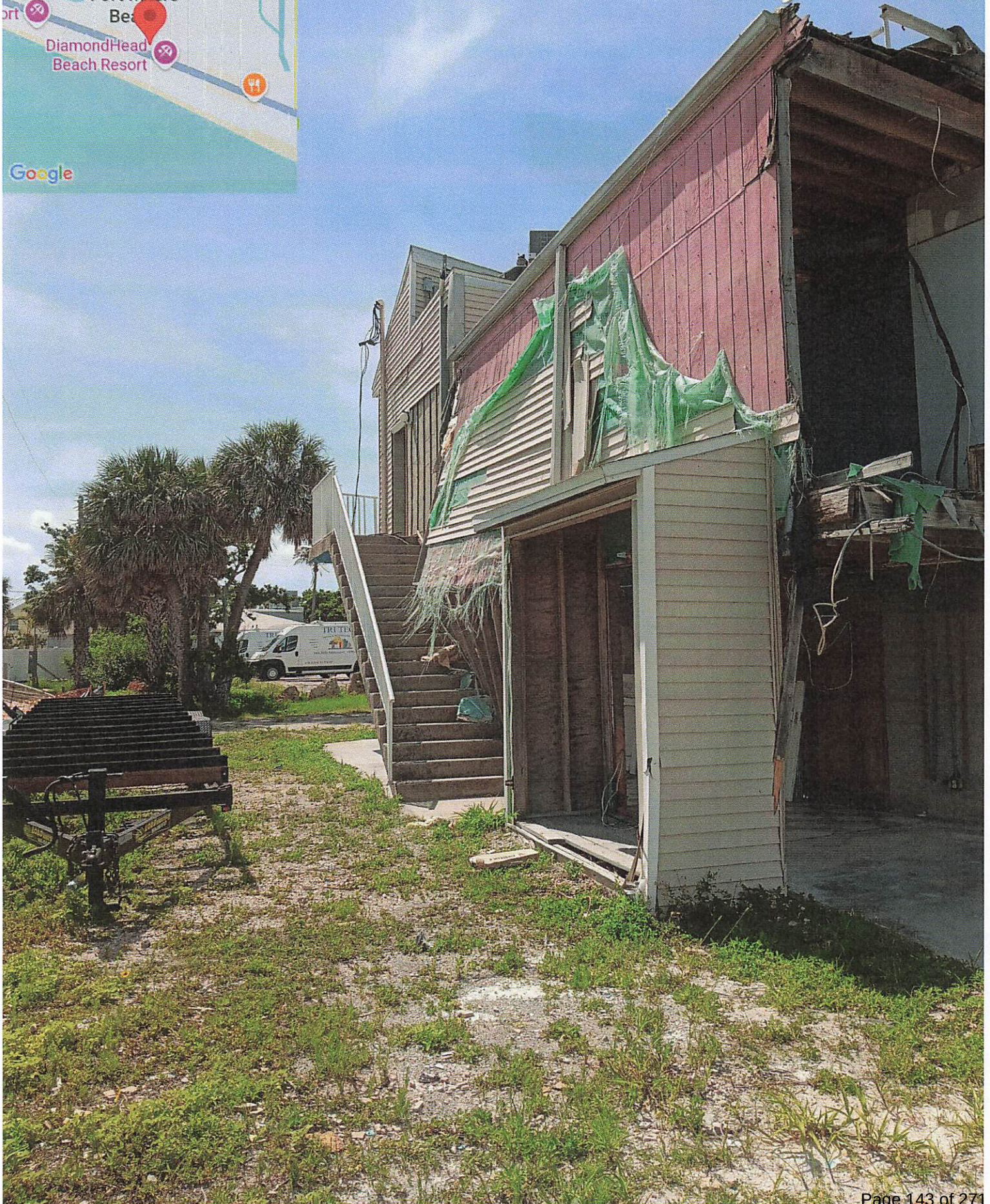


Jun 18, 2025 11:05:42 AM
Fort Myers Beach





Jun 18, 2025 11:06:17 AM
Fort Myers Beach



HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case # 20241183
Property Owner: Katta Dan IV LLC
Property Address: 5530 Palmetto St
Status: Property in despair

Subject:

Code Section:

Sec. 110.1, Sec. 6-2

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20241183_Hearing Exhibit A_ Notice of Hearing and Affidavit of Posting
2. 20241183_Hearing Exhibit B_ Notice of Violation
3. 20241183_Hearing Exhibit C_ Notice of Compliance
4. 20241183_Hearing Exhibit D_ Violated Regulation(s)

Town Recommendations:

Town Approvals:

_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



7/21/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KATTA DAN IV LLC
6526 S Kanner HWY #308
Stuart, FL 34997

Respondent.

Case Number:	20241183
Certified Mail:	70222410000084703666
Regular Mail:	Standard 1 st Class

Site Address: 5530 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W1-00204.0090

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)



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

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 or is repeated. 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(s) has been corrected or abated prior to the hearing.

T Hoffman

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KATTA DAN IV LLC
6526 KANNER HWY STE 308
STUART, FL 34997

Respondent,

FMB Case Number:	20241183
Certified Mail:	70222410000084703659 70222410000084703666
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 5530 Palmetto St
Fort Myers Beach, FL 33931
Parcel Strap No. 33-46-24-W1-00204.0090

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman, who is a Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20241183 that certain Notice Of Special Magistrate Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Katta Dan IV LLC
6526 S Kanner Hwy Ste 308
Stuart, FL 34997
Certified Mail No. 70222410000084703659
(Listed Leepa.org Property Owner Address)
- b. Haley, Timothy J
6526 S Kanner Hwy Ste 308
Stuart, FL 34997
Certified Mail No. 70222410000084703666
(Listed Registered Agent)

Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 5530 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached in Hearing Exhibit A.



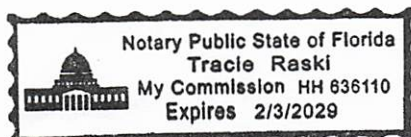
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

X

Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

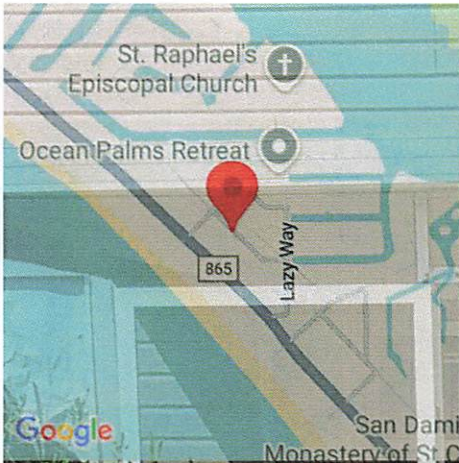
The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 24 day of July, 2025, by T. Hoffman He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]

Tracie Raski

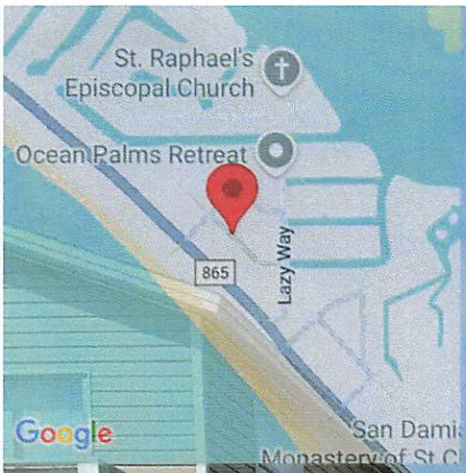
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029



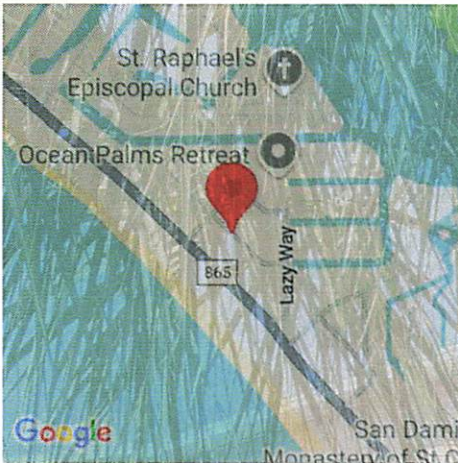
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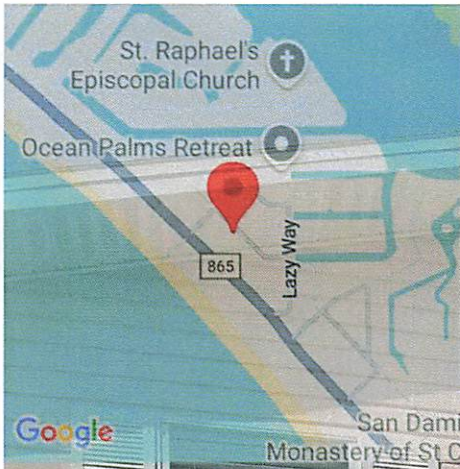
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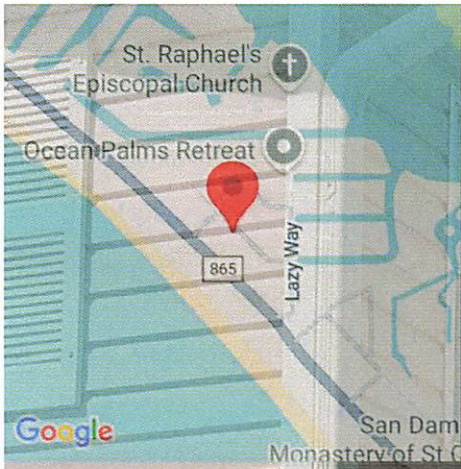






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Fort Myers Beach

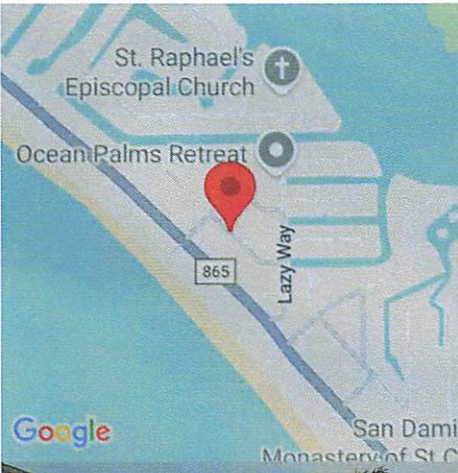


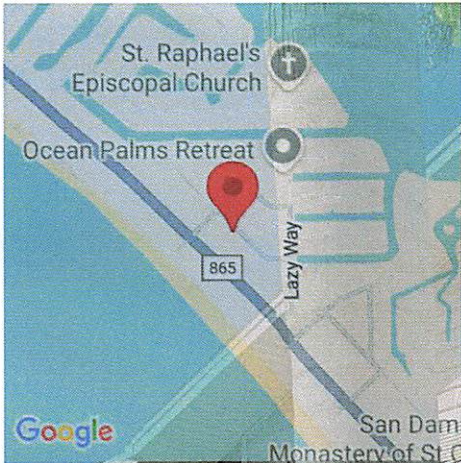


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Fort Myers Beach

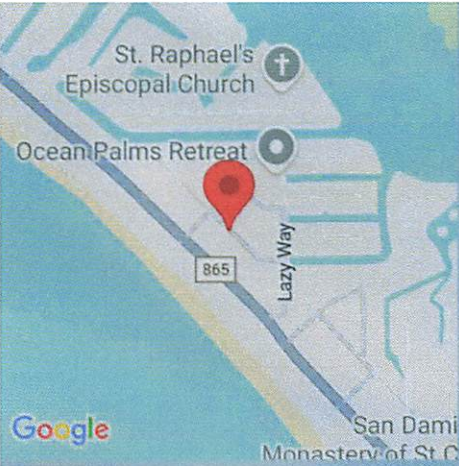


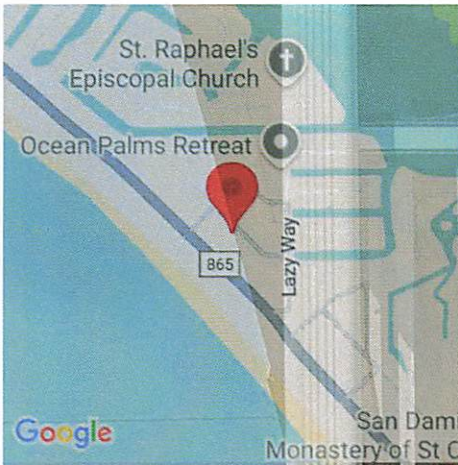


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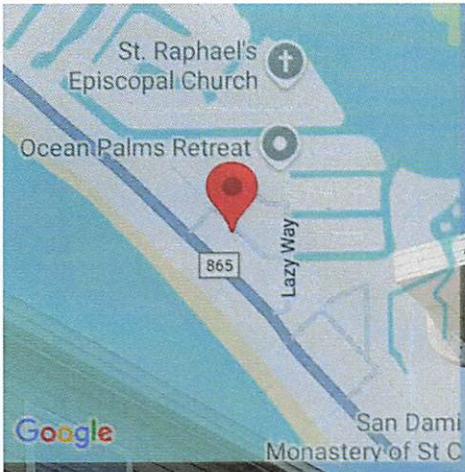
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Fort Myers Beach





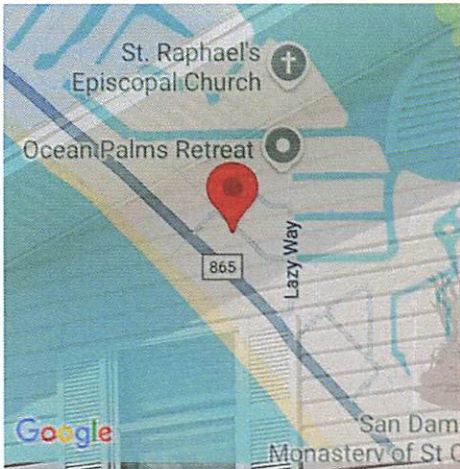
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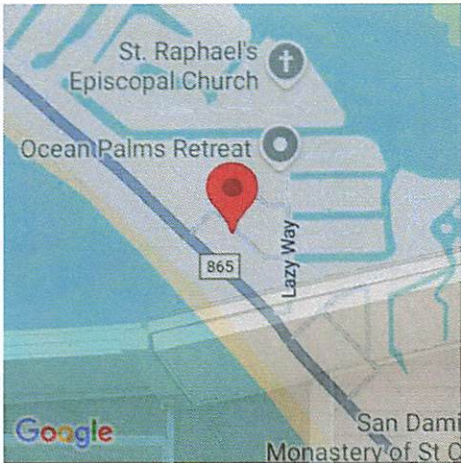
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Fort Myers Beach





Jul 9, 2025 10:09:33 AM
Fort Myers Beach

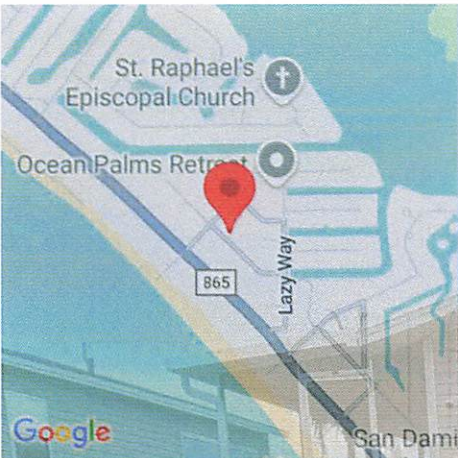




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Fort Myers Beach

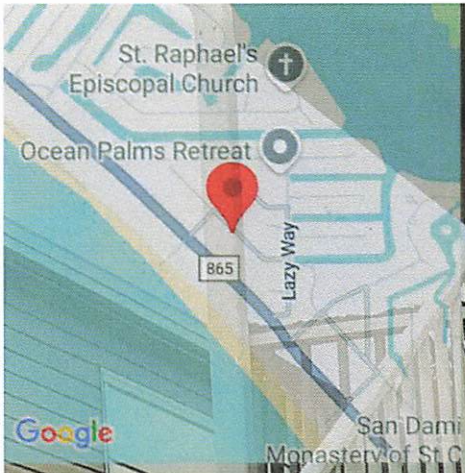


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Fort Myers Beach



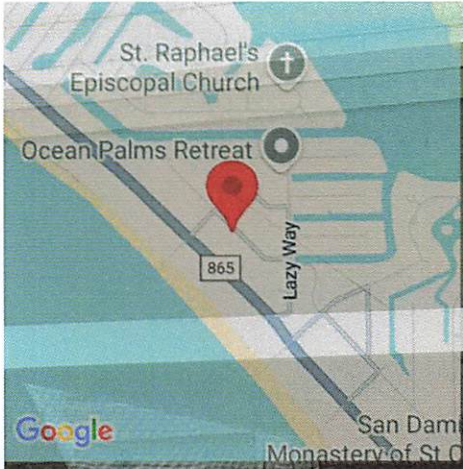
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Fort Myers Beach



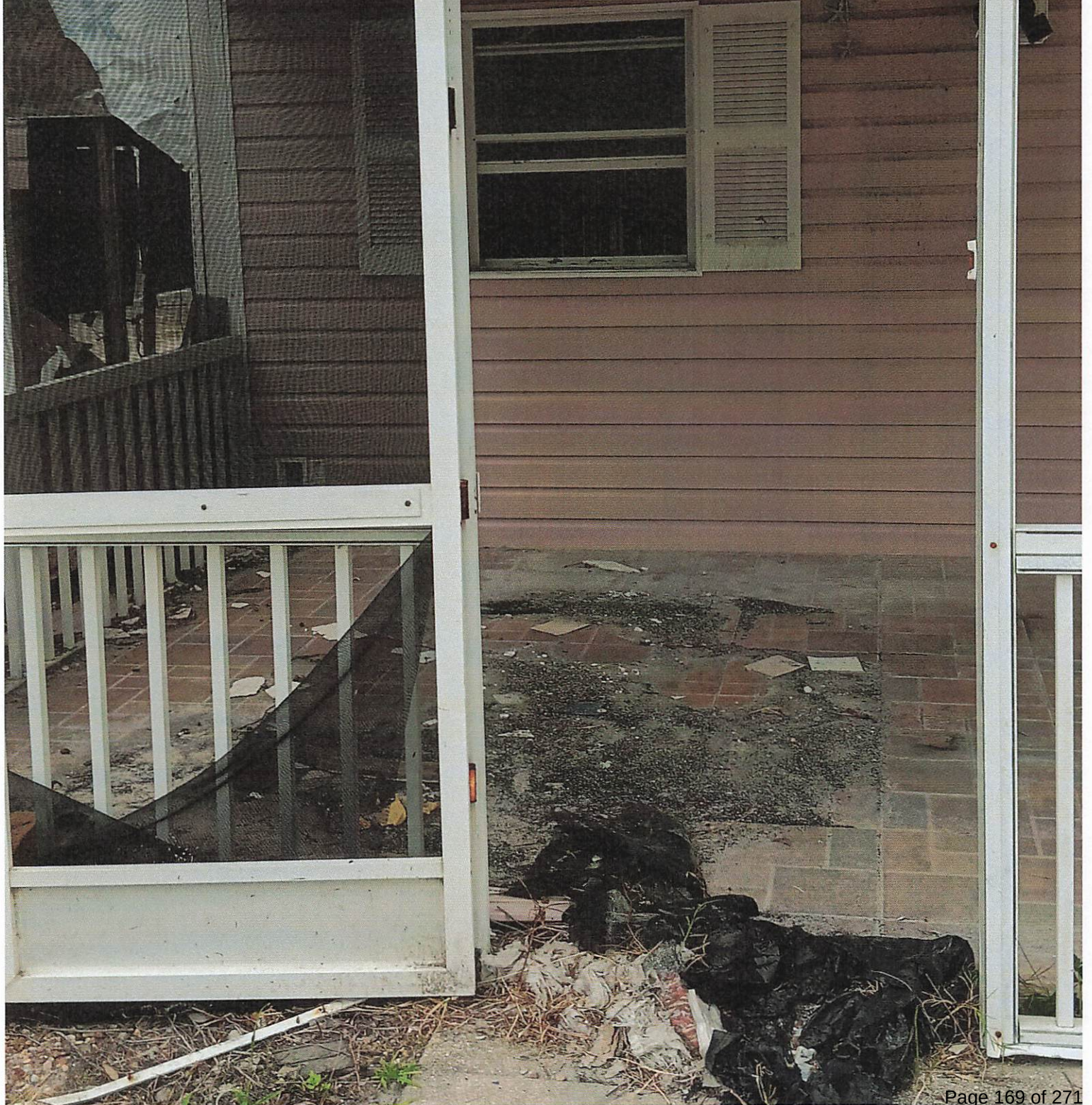


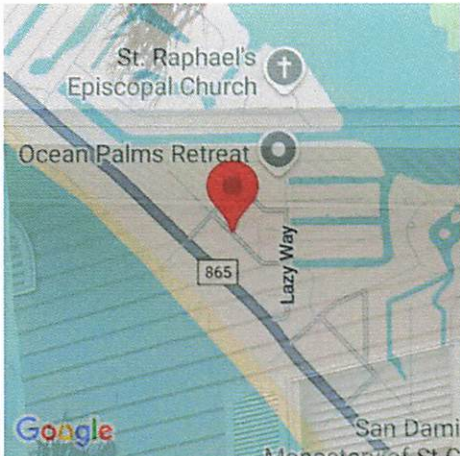
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Fort Myers Beach





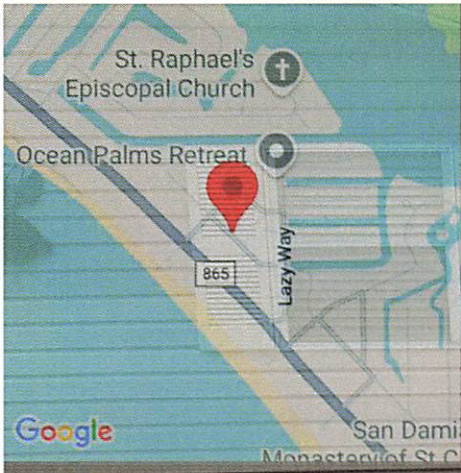
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Fort Myers Beach

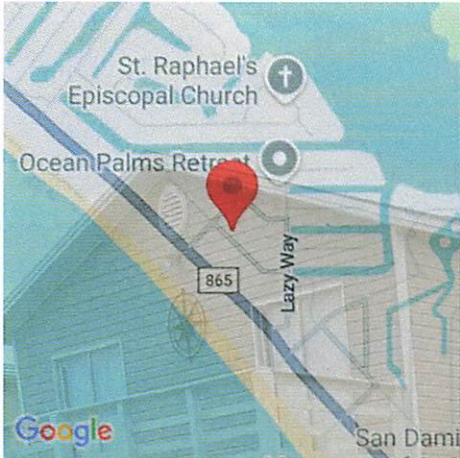




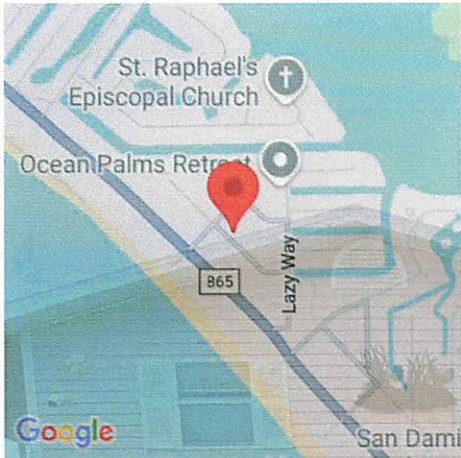
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Fort Myers Beach



Jul 22, 2025 2:44:42 PM
Fort Myers Beach



Jul 22, 2025 2:44:38 PM
Fort Myers Beach



7022 2410 0000 8470 3659

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 \$ 20241183

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$ Town of Fort Myers Beach

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$ JUL 22 2025

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 5530 Palmetto

KATTA DAN IV LLC
 6526 S KANNER HWY STE 308
 STUART, FL 34997 N.O.W.

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

7022 2410 0000 8470 3666

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

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

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Certified Mail Fee \$ 20241183

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$ Town of Fort Myers Beach

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☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$ JUL 22 2025

Postage \$

Sent by: [Signature]

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Haley, Timothy J
 6526 S Kanner Hwy Ste 308
 Stuart, FL, 34997 N.O.W.

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

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 STUART, FL 34997 N.O.W.

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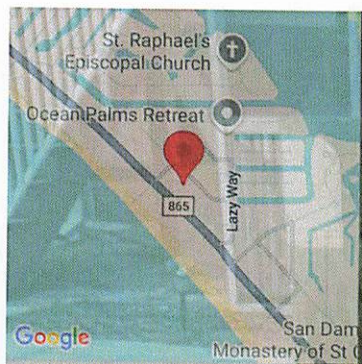
Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 5530 Palmetto

Haley, Timothy J
 6526 S Kanner Hwy Ste 308
 Stuart, FL, 34997 N.O.W.

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



Jul 22, 2025 2:46:44 PM
Fort Myers Beach

FMB FMBgov.com
Dan Allen, Mayor | Jim Atterholt, Vice Mayor | John A. King, Council Member | Scott Sanford, Council Member | Karen Woodbury, Council Member

7/21/2025

TOWN OF FORT MYERS BEACH,
Petitioner,
vs.
KATTA DAN IV LLC
6526 S Kanner HWY #308
Stuart, FL 34997
Respondent

Site Address: 5530 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strip No.: 33-46-24-W1-00204-0090

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 determined that landowner(s) in violation of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2791 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town Code Enforcement Unit 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/220/MetMudAsmud>

FORT MYERS BEACH, FLORIDA
P: 239-765-0207 | F: 239-765-0908 | 2791 Oak Street, Fort Myers Beach, FL 33931
Land 06(2014)



San Damiano
ery of St Clare

Sol y Mar II by
LetsGoPDC.com

fl.gov/209/Meetings-Agendas

Jul 24, 2025 7:45:30 AM

Flamingo Inn

FORT MYERS BEACH, ESTERO ISLAND

Fort Myers Beach

239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

GulfWing Beach Resort
Google



FMBgov.com

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

7/21/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KATTA DAN IV LLC
6526 S Kanner HWY #308
Stuart, FL 34997

Respondent.

Site Address: 5530 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W1-00204.0090

Case Number:	20241183
Certified Mail:	70222410000084703666
Regular Mail:	Standard 1 st Class

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another 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 Monday 08/11/2025 at 1:00 P.M. in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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

FORT MYERS BEACH, ESTERO ISLAND
P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)



Property Data

STRAP: 33-46-24-W1-00204.0090 Folio ID: 10230230

[Hurricanes Helene/Milton Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

Generated on 12/9/2024 10:22 AM

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

KATTA DAN IV LLC
6526 S KANNER HWY STE 308
STUART FL 34997

Site Address

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

5530 PALMETTO ST
FORT MYERS BEACH FL 33931

ALTERNATE ADDRESS INFORMATION:
5530 PALMETTO ST

Property Description

Do not use for legal documents!

GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 9

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 6 and 39 for the book and page numbers.

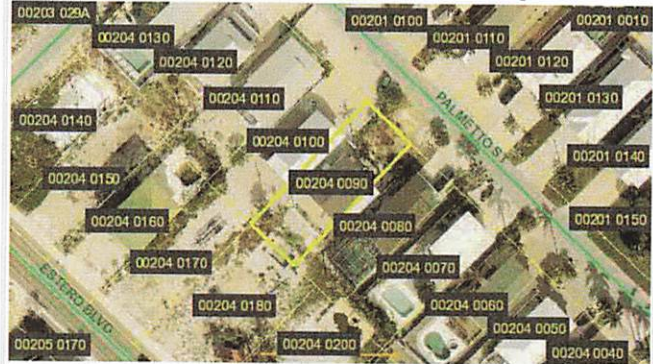
Attributes and Location Details

Total Bedrooms / Bathrooms 6 / 5.0
Gross Living Area 2,160
1st Year Building on Tax Roll 1974
Historic Designation No

Township	Range	Section	Block	Lot
46	24E	33	00204	0090
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43145	-81.91361		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2022 ▶ ☐ View other photos

Last Inspection Date: 07/28/2022

Property Values / Exemptions / TRIM Notices

Generated on 12/9/2024 10:22 AM

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 (Final Value)	423,731	423,721	423,731	276,010	0	0	276,010
2023 / Additional Info	2023 (Final Value)	250,918	250,908	250,918	250,918	0	0	250,918
2022 / Additional Info	2022 (Final Value)	670,001	180,250	670,001	480,732	0	0	480,732
2021 / Additional Info	2021 (Final Value)	460,301	175,000	460,301	437,029	0	0	437,029
2020 / Additional Info	2020 (Final Value)	397,299	175,000	397,299	397,299	0	0	397,299
2019 / Additional Info	2019 (Final Value)	378,716	169,400	378,716	378,716	0	0	378,716
2018 / Additional Info	2018 (Final Value)	373,872	154,000	373,872	373,872	0	0	373,872
2017 / Additional Info	2017 (Final Value)	376,298	124,200	376,298	376,298	0	0	376,298
2016	2016 (Final Value)	363,686	124,200	363,686	363,686	0	0	363,686



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

Detail by Entity Name

Florida Limited Liability Company

KATTA DAN IV, LLC

Filing Information

Document Number L22000001700

FEI/EIN Number 87-4406292

Date Filed 12/22/2021

Effective Date 12/20/2021

State FL

Status ACTIVE

Principal Address

6526 S KANNER HWY

308

STUART, FL 34997

Changed: 04/08/2024

Mailing Address

6526 SOUTH KANNER HWY

308

STUART, FL 34997

Changed: 04/08/2024

Registered Agent Name & Address

HALEY, TIMOTHY J

6526 SOUTH KANNER HWY

308

STUART, FL 34997

Name Changed: 10/24/2022

Address Changed: 04/08/2024

Authorized Person(s) Detail

Name & Address

Title MGR

TIMOTHY HALEY TRUSTEE OF TIMOTHY HALEY LIVING TRUST DATED JUNE 3, 2005
6526 SOUTH KANNER HWY
308
STUART, FL 34997

Annual Reports

Report Year	Filed Date
2023	03/05/2023
2024	04/08/2024
2025	03/08/2025

Document Images

03/08/2025 -- ANNUAL REPORT	View image in PDF format
04/08/2024 -- ANNUAL REPORT	View image in PDF format
03/05/2023 -- ANNUAL REPORT	View image in PDF format
10/24/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
12/22/2021 -- Florida Limited Liability	View image in PDF format

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000001700

Entity Name: KATTA DAN IV, LLC

Current Principal Place of Business:

6526 S KANNER HWY
308
STUART, FL 34997

Current Mailing Address:

6526 SOUTH KANNER HWY
308
STUART, FL 34997 US

FEI Number: 87-4406292

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HALEY, TIMOTHY J
6526 SOUTH KANNER HWY
308
STUART, FL 34997 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: TIMOTHY J. HALEY

03/08/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name TIMOTHY HALEY TRUSTEE OF
TIMOTHY HALEY LIVING TRUST
DATED JUNE 3, 2005
Address 6526 SOUTH KANNER HWY
308
City-State-Zip: STUART FL 34997

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: TIMOTHY HALEY

MGR

03/08/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

|

HEARING

EXHIBIT

B

- Notice of Violation



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

12/09/2024

Case Number:	20241183
Certified Mail:	9589071052700183637144
Regular Mail	

KATTA DAN IV LLC
6526 S KANNER HWY STE 308
STUART, FL 34997

SITE ADDRESS: 5530 PALMETTO ST
PARCEL STRAP NO: 334624W1002040090

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on 12/09/2024 by Town of Fort Myers Beach Code Enforcement Officer T. Hoffman indicates that the following items are in violation:

Property in disrepair and / or unsafe conditions. Overgrowth of Plants, weeds and/ or grass in excess of 12" in height.

These items are a violation of the following Town Codes:

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

*Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.*

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Must secure and/ or repair property within Town Code compliance. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits. Trim and/ or mow Plants, weeds and/ or grass to under 12" in height and maintain property to Town Code compliance. .

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 239-220-6458 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KATTA DAN IV LLC
6526 KANNER HWY STE 308
STUART, FL 34997

FMB Case Number:	20241183
Certified Mail:	9589071052700183637144
Regular Mail:	
DOAH Case Number:	[Not Applicable]

Site Address: 5530 Palmetto St,
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W1-00204.0090

Respondent,

/

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20241183 For the property in disrepair and / or unsafe conditions. Overgrowth of Plants, weeds and/ or grass in excess of 12" in height. 5530 Palmetto St Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 12/10/2024 to the following:

KATTA DAN IV LLC
6526 KANNER HWY STE 308
STUART, FL 34997

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 5530 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 10th day of December 2024. A true, accurate and unaltered copy of the photographs are attached.
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 located at 2731 Oak Street, Fort Myers Beach, FL 33931 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 10th day of December 2024 are attached.
4. In addition, Code Compliance Coordinator Officer D. Batt posted a copy of the Notice of Violation to the Town Website for publication which is available 24 hours a day 7 days a week at <https://www.fortmyersbeachfl.gov/1294/Public-Notices>.

FORT MYERS BEACH ESTERO ISLAND

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



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 24 day of July, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.

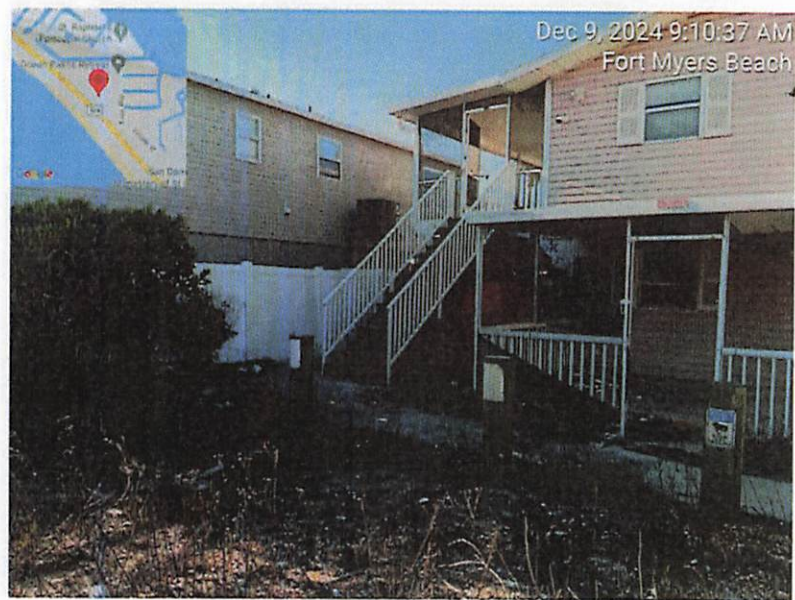
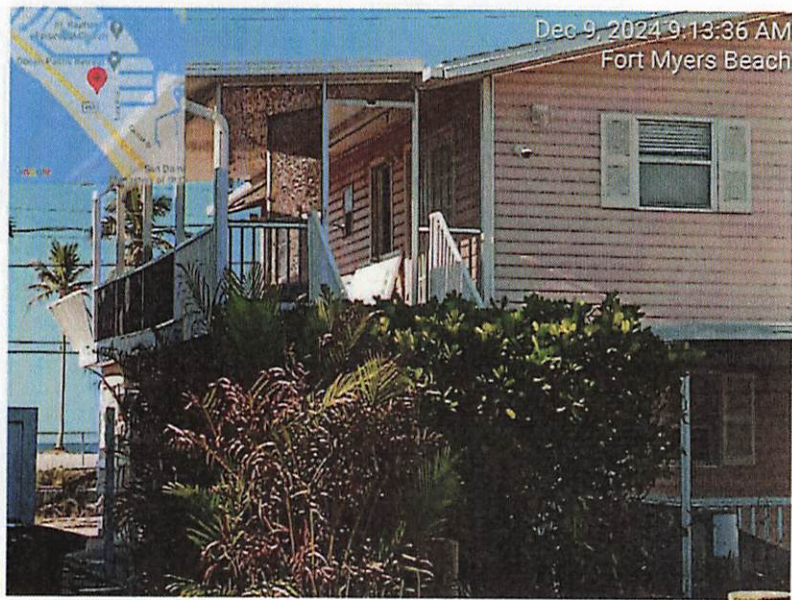


Tracie Raski
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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



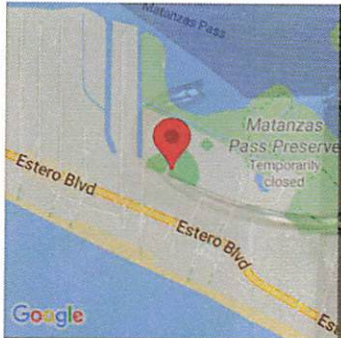


9589 0710 5270 0183 6371 44

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	\$ 20241183
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	\$
KATTA DAN IV LLC 6526 S KANNER HWY STE 308 STUART, FL 34997	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Town of Fort Myers Beach
DEC 10 2024
Sent by 5530 Palm Beach

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: KATTA DAN IV LLC 6526 S KANNER HWY STE 308 STUART, FL 34997		B. Received by (Printed Name) C. Date of Delivery 20241183	
2. Article Number (Transfer from service label) 9589 0710 5270 0183 6371 44		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 5530 PALMETTO ST.	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Dec 10, 2024 9:22:33 AM
Town of Fort Myers Beach
CODE COMPLIANCE
2731 Oak Street Fort Myers Beach, FL 33913
Phone: (239) 765-0202 Fax: (239) 765-0909
Fort Myers Beach

12/09/2024

Case Number:	20241183
Certified Mail:	9589071052700183637144
Regular Mail:	

KATTA DAN IV LLC
6526 S KANNER HWY STE 308
STUART, FL 34997

SITE ADDRESS: 5530 PALMETTO ST
PARCEL STRAP NO: 334624W1002040090

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on 12/09/2024 by Town of Fort Myers Beach Code Enforcement Officer T. Hoffman indicates that the following items are in violation:

Property in disrepair and / or unsafe conditions. Overgrowth of Plants, weeds and/ or grass in excess of 12" in height.

These items are a violation of the following Town Codes:

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oaks. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Must secure and/ or repair property within Town Code compliance. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits. Trim and/ or mow Plants, weeds and/ or grass to under 12" in height and

Staples

HEARING

EXHIBIT

C

- Status of Compliance



07/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KATTA DAN IV LLC

Respondent.

Site Address: 5530 PALMETTO ST
Parcel Strap No.: 334624W1002040090

Case Number: 20241183

Certified Mail:

Regular Mail:

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. I, T. Hoffman, 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 12/09/2024, KATTA DAN IV LLC (property owner) was observed in violation of Sec. 110.1 and Sec. 6-2 of the Town of Fort Myers Beach Code of Ordinances, Property in disrepair and / or unsafe conditions. Overgrowth of Plants, weeds and/ or grass in excess of 12" in height. , at the property located at 5530 PALMETTO ST, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 12/09/2024, and sent certified mail to the address of record, 6526 S KANNER HWY STE 308, STUART, FL 34997, posted to the violation property located at 5530 PALMETTO ST, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

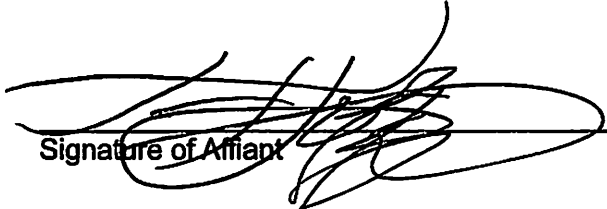
4. KATTA DAN IV LLC was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 01/10/2025.

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 07/22/2025. 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.

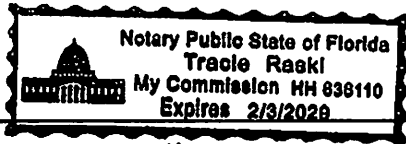
8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each 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.

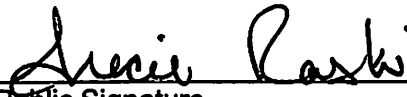

Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

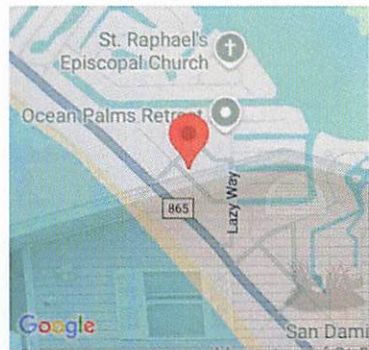
The foregoing instrument was certified and subscribed before me by means of X physical presence
OR online notarization, this 29 day of July, 2025 by
T. Hoffman, X who is personally known to me OR 0 who has produced
_____ as identification.



(SEAL)


Notary Public Signature

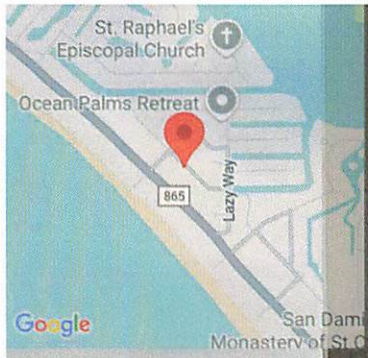
My Commission Expires: 2/3/2029



Jul 22, 2025 2:44:38 PM
Fort Myers Beach

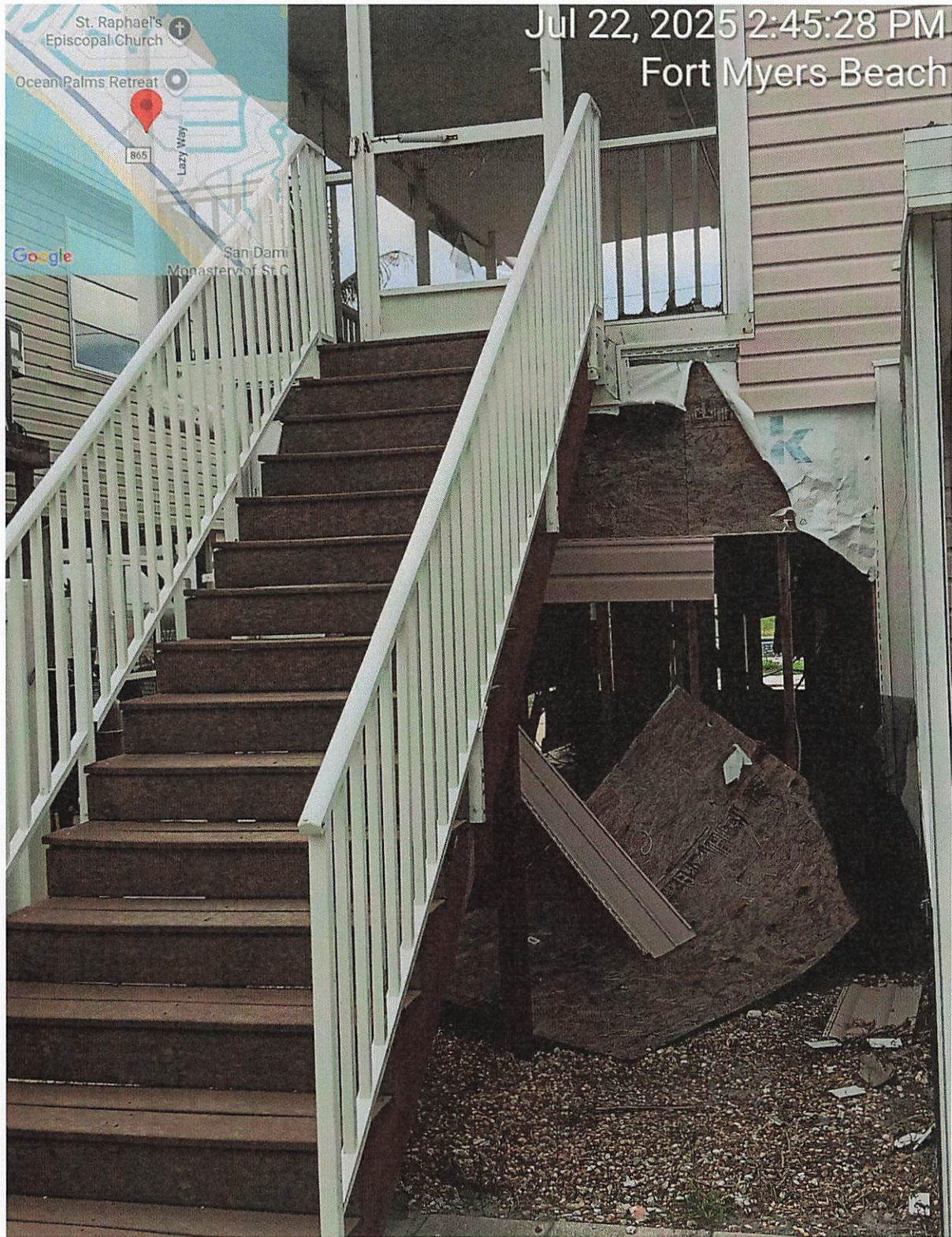


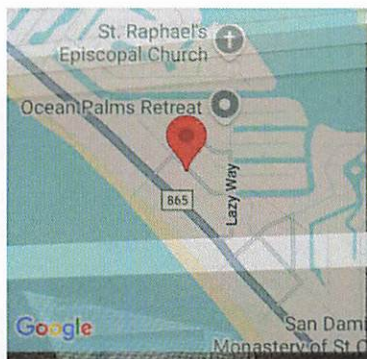




Jul 22, 2025 2:45:38 PM
Fort Myers Beach

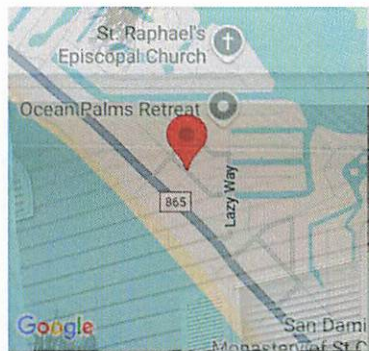






Jul 22, 2025 2:45:21 PM
Fort Myers Beach

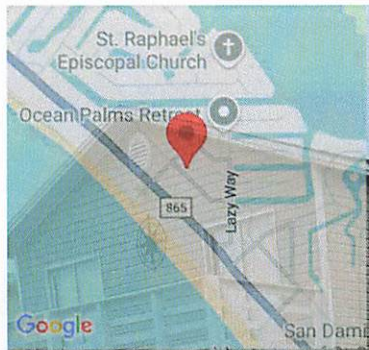




Jul 22, 2025 2:45:06 PM
Fort Myers Beach







Jul 22, 2025 2:44:42 PM
Fort Myers Beach



HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case # 20250312
Property Owner: Courtney S Mark & Deborah S TR for Mark & Deborah Courtney Trust
Property Address: 831 Estero Blvd
Status: Pool safety and maintenance

Subject:

Code Section:

Cha 6-1, Sec 303.1

Reference Number:

Strap Number:

Officer:

M. Chavez

Narrative:

Attachments:

1. 20250312_Hearing Exhibit A_ Notice of Hearing and Affidavit of Posting
2. 20250312_Hearing Exhibit B_ Notice of Violation
3. 20250312_Hearing Exhibit C _Affidavit of Compliance
4. 20250312_Hearing Exhibit D_ Violated Regulation(s)

Town Recommendations:

Town Approvals:

_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



7/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Courtney S Mark & Deborah S TR For Mark & Deborah Courtney Trust
831 Estero Blvd
Fort Myers Beach, FL 33941
Respondent.

Case Number:	20250312
Certified Mail:	70222410000084714570
Regular Mail:	Standard 1 st Class

Site Address: 831 Estero Blvd
Parcel Strap No.: 24-46-23-W3-0050B.0050

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town Code Enforcement Unit 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 other actions that will affect your rights. If you believe you have

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)



come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be carried out to determine compliance.

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 or is repeated. 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(s) has been corrected or abated prior to the hearing.

Marcio Chavez

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Courtney S Mark & Deborah S TR For Mark &
Deborah Courtney Trust
831 Estero Blvd
Fort Myers BEach, FL 33941

Respondent,

FMB Case Number:	20250312
Certified Mail:	70222410000084714570
Regular Mail:	N/A
DOAH Case Number:	Not Assigned

Site Address: 831 Estero Blvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 24-46-23-W3-0050B.0050

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is a Code Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250312 that certain Notice Of Special Magistrate Code Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Courtney S Mark & Deborah S TR For Mark & Deborah Courtney Trust
831 Estero Blvd
Fort Myers Beach, FL 33931
Certified Mail No. 70222410000084714570
(Listed Leepa.org Property Owner Address)

Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 831 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached in Hearing Exhibit A.



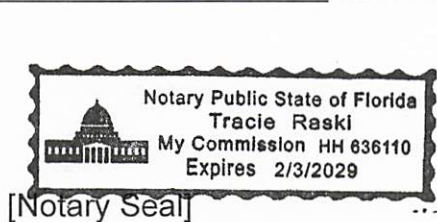
Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

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. Marcio Chavez
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 24 day of July, 2025, by Marcio Chavez. He ☒ is personally known to me or ☐ has produced _____ as identification.



Tracie Raski
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

7022 2410 0000 8471 4570

U.S. Postal ServiceTM
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
Sent by Town of Fort Myers Beach

Postmark
Here

JUL-22-2025
MC
Case #20230312
831 Estero Blvd

Postage \$
Total Postage and Fees \$
Paid To

COURTNEY S MARK & DEBORAH S TR FOR MARK & DEBORAH
COURTNEY TRUST
83 CRANBERRY RD
GROVE CITY, PA 16127

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

COURTNEY S MARK & DEBORAH S TR FOR MARK & DEBORAH COURTNEY
TRUST
Respondent.

Site Address: 831 Estero Blvd
Parcel Strap No.: 24-46-23-W3-0050B.0050

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 152, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another 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 Monday 08/11/2025 at 1:00 P.M. in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town Code Enforcement Unit 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>

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FORT MYERS BEACH, ESTERO ISLAND
P. 239-765-0292 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

(Last 06/2024)

Staples



Jul 22, 2025 3:00:49 PM



FMBgov.com

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

COURTNEY S MARK & DEBORAH S TR FOR MARK & DEBORAH COURTNEY
TRUST
Respondent.

Site Address: 831 Estero Blvd
Parcel Strap No.: 24-46-23-W3-0050B.0050

Case Number:	20250312
Certified Mail:	70222410000084714570
Regular Mail:	Standard 1 st Class

NOTICE OF CODE ENFORCEMENT HEARING

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FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)



Property Data

STRAP: 24-46-23-W3-0050B.0050 Folio ID: 10127394

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

Generated on 7/24/2025 11:08 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)

COURTNEY S MARK & DEBORAH S TR
FOR MARK & DEBORAH COURTNEY TRUST
83 CRANBERRY RD
GROVE CITY PA 16127

+ Site Address

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

831 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



ISLAND SHORES UNIT 2 BLK B PB 9 PG 25 LOTS 5 + 6

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 9 and 25 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	6 / 5.0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
16	23E	24	0050B	0050
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45482	-81.95757		

[View Parcel on Google Maps](#)[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)[\[Pictometry Aerial Viewer \]](#)

Image of Structure

[◀ Photo Date January of 2025 ▶](#) ☐ [View other photos](#)

Last Inspection Date: 01/14/2025



Property Values / Exemptions / TRIM Notices

Generated on 7/24/2025 11:08 AM



Property Details (Current as of 7/23/2025)



Generated on 7/24/2025 11:08 AM

Prepared by and Return Recorded Original to:

Charles R. Meador, Jr., Attorney at Law
2085 Estero Boulevard
Fort Myers Beach, FL 33931
Telephone: (941) 463-6619
Facsimile: (941) 463-6454

Property Appraiser Parcel I.D. No. 24-46-23-W3-0050B.0050
Grantee Taxpayer I.D. No. _____
Documentary Stamp Tax on Transfer: \$5642

Reserved For Recorder

(STATUTORY FORM - Section 689.02, F.S.)

WARRANTY DEED

THIS WARRANTY DEED, made this 29 day of December, ²⁰¹⁴ A.D. 2015, between THE RIVIERA OF OSHKOSH, LLC, a Wisconsin limited liability company, whose post office address is 855 Lagoon Road, Fort Myers Beach, FL 33931, hereinafter called Grantor, and S. MARK COURTNEY and DEBORAH S. COURTNEY, Husband and wife, as tenants by the entirety, whose post office address is 83 Cranberry Road, Grove City, PA 16127, hereinafter called Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100's (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lots 5 and 6, Block B, UNIT NO. 2, ISLAND SHORES SUBDIVISION, according to the map or plat thereof recorded in Plat Book 9, Page 25, Public Records of Lee County, Florida.

SUBJECT TO easements, restrictions and reservations of record and taxes for the current and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Reserved For Recorder

Signed in the presence of:

THE RIVIERA OF OSHKOSH, LLC, a Wisconsin
limited liability company

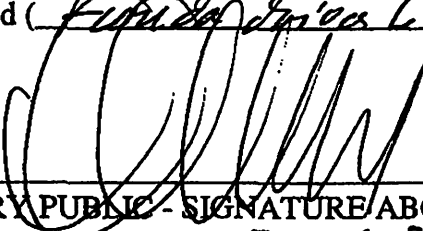

Charles R. Meador Jr.
#1 Witness Name - print or type

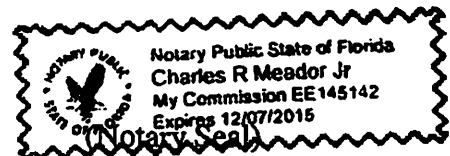
By: James F. Purtell
JAMES F. PURTELL, Member

Thomas E. Swarbeck
Thomas E Swarbeck
#2 Witness Name - print or type

STATE OF Florida
COUNTY OF Lee

EXECUTION OF the foregoing instrument was acknowledged before me this 2
day of January, 2015, by JAMES F. PURTELL, Member of THE
RIVIERA OF OSHKOSH, LLC, a Wisconsin limited liability company, who is (CHECK ONE
OF THE FOLLOWING AS APPLICABLE) [] personally known to me, or [x] who has
produced (Florida Driver's License) as identification.


NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME - Charles R. Meador Jr.
COMMISSION NO. - _____
COMMISSION EXP. DATE - _____
(Notary Name/Commission No./Exp. Date - typed or printed)



Reserved For Recorder

Signed in the presence of:

THE RIVIERA OF OSHKOSH, LLC, a Wisconsin
limited liability company

x Lynette Glee
- Lynette Glee
#1 Witness Name - print or type

x Anne Rogers
- Anne Rogers
#2 Witness Name - print or type

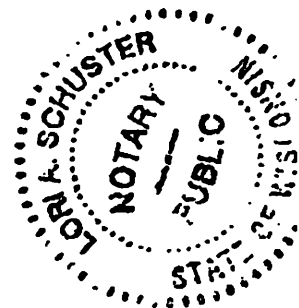
By: x Patrick J. Purtell
PATRICK J. PURTELL, Member

STATE OF Wisconsin
COUNTY OF Winnebago

EXECUTION OF the foregoing instrument was acknowledged before me this 29
day of December, 2014, by PATRICK J. PURTELL, Member of THE
RIVIERA OF OSHKOSH, LLC, a Wisconsin limited liability company, who is (CHECK ONE
OF THE FOLLOWING AS APPLICABLE) [☒ personally known to me, or [] who has
produced (17 Person) as identification.

x Don A. Schuster
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME - Don A. Schuster
COMMISSION NO. - 1
COMMISSION EXP. DATE - 7-24-16
(Notary Name/Commission No./Exp. Date - typed or printed)

(Notary Seal)



HEARING

EXHIBIT

B

- Notice of Violation



Town of Fort Myers Beach

CODE COMPLIANCE

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

04/03/2025

Case Number:	20250312
Certified Mail:	9589071052700636643210
Regular Mail	

**COURTNEY S MARK & DEBORAH S TR FOR
MARK & DEBORAH COURTNEY TRUST
83 CRANBERRY RD
GROVE CITY, PA 16127**

**SITE ADDRESS: 831 ESTERO BLVD
PARCEL STRAP NO: 244623W30050B0050**

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 **Marcio Chavez** indicates that the following items are in violation:

The maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 15 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 239-460-7560 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

Marclo Chavez
Code Enforcement Officer
Town of Fort Myers Beach



Apr 29, 2025 9:36:34 AM



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Courtney S Mark & Deborah S TR For Mark
& Deborah Courtney Trust
831 Estero Blvd
Fort Myers Beach, FL 33941

Respondent,

FMB Case Number:	20250312
Certified Mail:	70222410000084714570
Regular Mail:	N/A
DOAH Case Number:	Not Assigned

Site Address: 831 Estero Blvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 24-46-23-W3-0050B.0050

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is a Code Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250312 that certain Notice Of Special Magistrate Code Hearing. Presented as Hearing Exhibit B (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Courtney S Mark & Deborah S TR For Mark & Deborah Courtney Trust
831 Estero Blvd
Fort Myers Beach, FL 33941
Certified Mail No. 70222410000084714570
(Listed Leepa.org Property Owner Address)

Copies of the certified mailing receipts are attached in Hearing Exhibit B.

1. I posted a copy of the Notice at 831 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit B.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 22nd day of July 2025 are attached in Hearing Exhibit B.



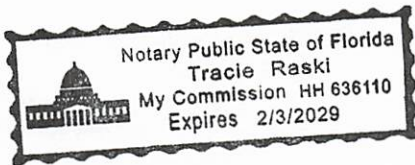
Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

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.

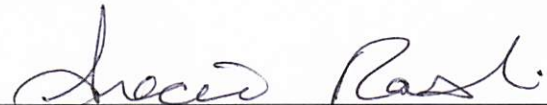
x. 
Signature of Affiant

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 24 day of July, 2025, by Marcio Chavez. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]


Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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



Town of Fort Myers Beach

CODE COMPLIANCE

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

04/03/2025

Case Number:	20250312
Certified Mail:	9589071052700636643210
Regular Mail	

**COURTNEY S MARK & DEBORAH S TR FOR
MARK & DEBORAH COURTNEY TRUST
83 CRANBERRY RD
GROVE CITY, PA 16127**

SITE ADDRESS: 831 ESTERO BLVD
PARCEL STRAP NO: 244623W30050B0050

NOTICE OF VIOLATION

**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 \$ **Town of Fort Myers Beach**

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 \$

**COURTNEY S MARK & DEBORAH S TR FOR MARK & DEBORAH COURTNEY TRUST
83 CRANBERRY RD
GROVE CITY, PA 16127**

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

Inspection of the above-referenced property on by Town of Marcio Chavez indicates that the following items are in

1. Stagnant pool indicating possibly broken filtration and unsanitary in need of repair and/or removal,

2. Codes:

3. Pools shall be maintained in a clean and sanitary condition, and

4. Swimming pools, hot tubs and spas. Every swimming pool shall be enclosed by a fence, wall, screen enclosure or other structure, not less than 4 feet high, so as to prevent unauthorized access to the pool by persons. The height of the structure shall be measured from the ground level. The enclosure may be permitted to contain gates, provided they

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 15 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.

Apr 11, 2025 at 11:09:34 AM
Fort Myers Beach, FL



04/03/2025

Town of Fort Myers Beach

CODE COMPLIANCE

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

Case Number:	20250312
Certified Mail:	9589071052700636643210
Regular Mail	

COURTNEY S MARK & DEBORAH S TR FOR
MARK & DEBORAH COURTNEY TRUST
13 CRANBERRY RD
GROVE CITY, PA 16127

SITE ADDRESS: 831 ESTERO BLVD
PARCEL STRAP NO: 244623W30050B0050

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 Marcio Chavez indicates that the following items are in violation:

The maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

Ord 6-1, Sec. 303.1: *Swimming Pools* Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
Sec. 24-1176 (C.1) *In-ground Swimming Pools* In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or permitting to get necessary permit(s) to remove the pool/structure from property and acid required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 15 Days.

IF 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 reoccurs, the case may be scheduled for hearing before the Town of Fort Myers Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing.

Apr 11, 2025 at 11:09:43 AM
Fort Myers Beach, FL



HEARING

EXHIBIT

C

- **Status of Compliance**



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

08/05/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Case Number:	20250312
Certified Mail:	
Regular Mail:	

COURTNEY S MARK & DEBORAH S TR FOR MARK & DEBORAH COURTNEY TRUST

Respondent.

Site Address: 831 Estero Blvd
Parcel Strap No.: 244623W30050B0050

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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

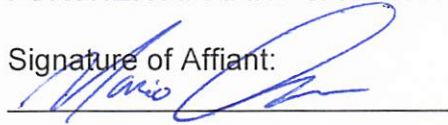
1. I, Marcio Chavez, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.
2. On 04/03/2025, Courtney S Mark & Deborah S TR For Mark & Deborah Courtney Trust (property owner) was observed in violation of Cha 6-1, Sec 303.1 and Sec. 34-1176 (C,1) for maintaining pools in a clean and sanitary conditions and in good repair. As well as enclosed by a fence, wall, screen enclosure or other structure at the property located at 831 Estero Blvd, Fort Myers Beach, FL 33931 ("Subject Property").
3. A Notice of Violation was issued on 04/03/2025, and sent certified mail to the address of record, 83 Cranberry Rd, Grove City, PA 16127 posted to the violation

property located at 831 Estero Blvd, Fort Myers Beach, FL 33931, and posted to Town Hall located at 6231 Estero Blvd, Fort Myers Beach, FL 33931.

4. Courtney S Mark & Deborah S TR For Mark & Deborah Courtney Trust was/were given 15-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 04/18/2024.
5. I performed an inspection of the Subject Property on 08/05/2025, and the Subject Property was observed to be compliant with the Town of Fort Myers Beach Ordinance.
6. I have attached photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on 08/05/2025. These photographs are true, unaltered and accurate.
7. The Town of Fort Myers Beach hereby has determined the property located at 831 Estero Blvd is in compliance with Fort Myers Beach Code of Ordinances.

FURTHER AFFIANT SAYETH NAUGHT.

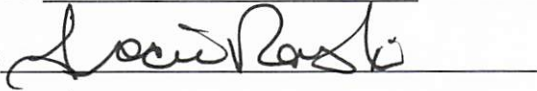
Signature of Affiant:



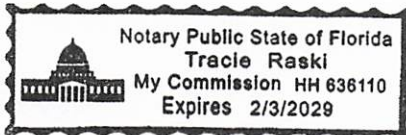
**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR ☐ online notarization, this 5 day of August, 2025, by Marcio Chavez, ☒ who is personally known to me OR ☐ who has produced _____ as identification.

Notary Public Signature:



(SEAL)





HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Cha 6-1, Sec. 303.1: Swimming Pools

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

Sec. 34-1176 (C,1) In-ground Swimming Pools

In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

Property Address and Owner:

Hearing Date: August 11, 2025

FMB Case # 20250344
Property Owner: Little Conga LLC
Property Address: 5531 Estero Blvd
Status: Pool safety and maintenance

Subject:

Code Section:

Cha. 6-1, Sec. 303.1

Reference Number:

Strap Number:

Officer:

M. Chavez

Narrative:

Attachments:

1. 20250344_Hearing Exhibit A_ Notice of Hearing and Affidavit of Posting
2. 20250344_Hearing Exhibit B_ Notice of Violation
3. 20250344_Hearing Exhibit C_ Status of Compliance
4. 20250344_Hearing Exhibit D_ Violated Regulation(s)

Town Recommendations:

Town Approvals:

_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146
Respondent.

Case Number:	20250344
Certified Mail:	70222410000084714587
Regular Mail:	Standard 1 st Class

Site Address: 5531 Estero Blvd
Parcel Strap No.: 33-46-24-W1-00204.0180

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town Code Enforcement Unit 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 other actions that will affect your rights. If you believe you have

FORT MYERS BEACH, ESTERO ISLAND

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



come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be carried out to determine compliance.

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 or is repeated. 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(s) has been corrected or abated prior to the hearing.

Marcio Chavez

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Little Conga LLC
622 San Antonio Ave
Coral Gables, FL 33146

Respondent,

FMB Case Number:	20250344
Certified Mail:	70222410000084714587 70222410000084714099
Regular Mail:	N/A
DOAH Case Number:	Not Assigned

Site Address: 5531 Estero Blvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 33-46-24-W1-00204.0180

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is a Code Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250344 that certain Notice Of Special Magistrate Code Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Little Conga LLC
622 San Antonio Ave
Coral Gables, FL 33146
Certified Mail No. 70222410000084714587
(Listed Leepa.org Property Owner Address)
- b. Musa, Ileana M
622 San Antonio Ave
Coral Gables, FL 33416
Certified Mail No. 70222410000084714099
(Listed Registered Agent)

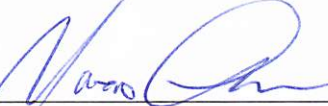
Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 5531 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of July 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. 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 located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of July 2025 are attached in Hearing Exhibit A.



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.

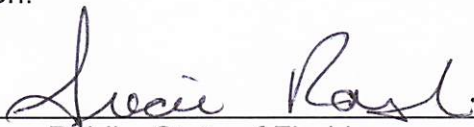
x 
Signature of Affiant

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 29 day of July, 2025, by Marcio Chavez. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]


Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

7022 2410 0000 8471 4587

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 \$ Town of Fort Myers Beach

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

☐ Return Receipt (hardcopy) \$ JUL 22 2025

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Restricted Delivery \$ sent by: [signature]

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage \$

Total Postage and Fees \$

case # 20250344

5531 Estero Blvd

Sen

Stre

City

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES FL 33146

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 2410 0000 8471 4099

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 **Town of Fort Myers Beach**

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

☐ Return Receipt (hardcopy) \$ **JUL 22 2025**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$ **MC**

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent

Street

City

MUSA, ILEANA M

622 SAN ANTONIO AVENUE

CORAL GABLES, FL 33146

Case #20250344

5531 Estero Blvd

PS Form 3800, April 2015 PSN 7530-02-000-9047

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

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MUSA, ILEANA M
622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146
Respondent.

Site Address: 5531 Estero Blvd
Parcel Strap No.: 33-46-24-W1-00204.0100

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 (a) 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 (another 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 **Monday 08/11/2025 at 1:00 P.M.** in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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

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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

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)





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

FMBgov.com

7/22/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146
Respondent.

Case Number:	20250344
Certified Mail:	70222410000084714587
Regular Mail:	Standard 1 st Class

Site Address: 5531 Estero Blvd
Parcel Strap No.: 33-46-24-W1-00204.0180

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another 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 Monday 08/11/2025 at 1:00 P.M. in the community room at Bay Oaks Recreation Center, located at 2731 Oak St., Fort Myers Beach, Florida.

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<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 other actions that will affect your rights. If you believe you have

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)

Staples



Property Data

STRAP: 33-46-24-W1-00204.0180 Folio ID: 10230239

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

Generated on 7/24/2025 11:09 AM

Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES FL 33146

+ Site Address

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

5531 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 18 + NWLY 1/2 OF LOT 19

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 6 and 39 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
16	24E	33	00204	0180
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43118	-81.91384		

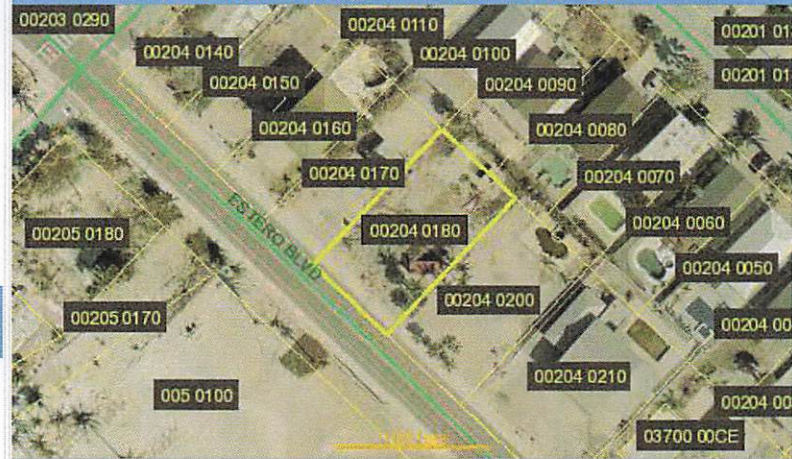
[View Parcel on Google Maps](#)[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)[\[Pictometry Aerial Viewer \]](#)

Image of Structure

[◀ Photo Date January of 2024 ▶](#) ☐ [View other photos](#)

Last Inspection Date: 01/31/2024



Property Values / Exemptions / TRIM Notices

Generated on 7/24/2025 11:09 AM



Property Details (Current as of 7/23/2025)



Generated on 7/24/2025 11:09 AM



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

Detail by Entity Name

Florida Limited Liability Company
LITTLE CONGA, LLC

Filing Information

Document Number	L17000136610
FEI/EIN Number	59-4011574
Date Filed	06/23/2017
Effective Date	06/26/2017
State	FL
Status	ACTIVE

Principal Address

622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

Mailing Address

622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

Registered Agent Name & Address

MUSA, ILEANA M
622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

Authorized Person(s) Detail

Name & Address

Title AMBR

MUSA, ILEANA
622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2023	02/10/2023
2024	02/07/2024
2025	02/17/2025

[02/07/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/10/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/30/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/06/2021 -- ANNUAL REPORT](#)

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[01/26/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/02/2019 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/26/2018 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/23/2017 -- Florida Limited Liability](#)

[View image in PDF format](#)

HEARING

EXHIBIT

B

- Notice of Violation



04/10/2025

Case Number:	20250344
Certified Mail:	70222410000084714532
Regular Mail	

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

SITE ADDRESS: 5531 ESTERO BLVD
PARCEL STRAP NO: 334624W1002040180

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 **Marcio Chavez** indicates that the following items are in violation:

The maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 10 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

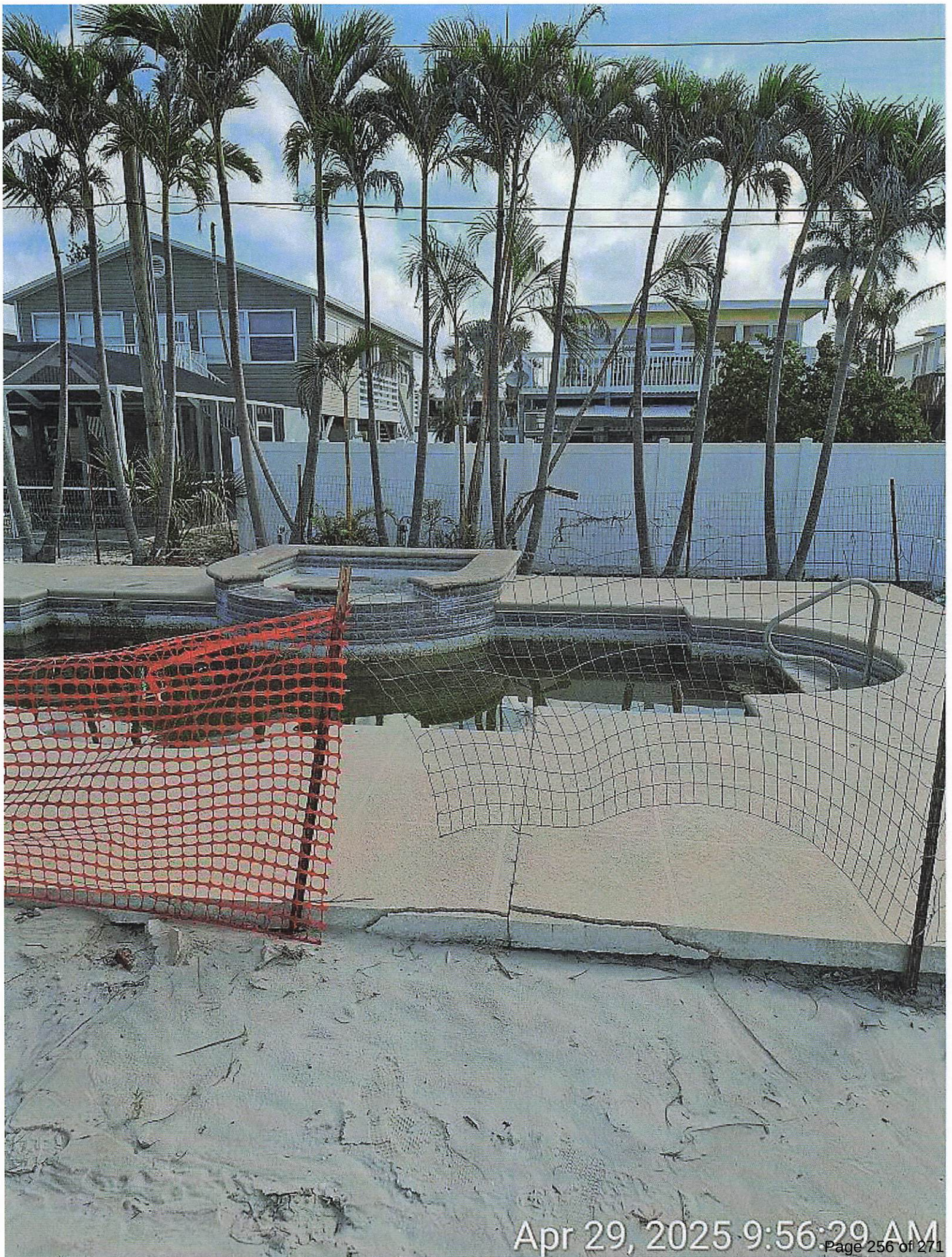
pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at 239-460-7560 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,



Marcio Chavez
Code Enforcement Officer
Town of Fort Myers Beach

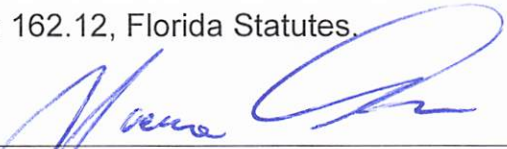


Apr 29, 2025 9:56:29 AM



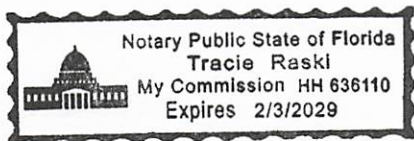
Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

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.

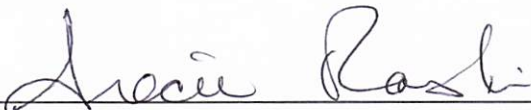
x 
Signature of Affiant

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 24 day of July, 2025, by Marcio Chavez. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]


Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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



Town of Fort Myers Beach

CODE COMPLIANCE

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

04/10/2025

Case Number:	20250344
Certified Mail:	70222410000084714532
Regular Mail	

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

SITE ADDRESS: 5531 ESTERO BLVD
PARCEL STRAP NO: 334624W1002040180

NOTICE OF VIOLATION

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 by: **ME** Postmark Here
Case # **20250344**
5531 Estero Blvd

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

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

7022 2410 0000 8471 4532

inspection of the above-referenced property on by Town of
Marcio Chavez indicates that the following items are in

or stagnant pool indicating possibly broken filtration
and unsanitary in need of repair and/or removal,

n Codes:

pools shall be maintained in a clean and sanitary condition, and

ground swimming pools, hot tubs and spas. Every swimming
used by a fence, wall, screen enclosure or other structure, not
d so as to prevent unauthorized access to the pool by persons
subsection, the height of the structure shall be measured from
he enclosure may be permitted to contain gates, provided they

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 10 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



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

Phone: (239) 765-0202 Fax: (239) 765-0909

04/10/2025

Case Number:	20250344
Certified Mail:	70222410000084714549
Regular Mail	

MUSA, ILEANA M
622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

SITE ADDRESS: 5531 ESTERO BLVD
PARCEL STRAP NO: 334624W1002040180

NOTICE OF VIOLATION

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE
Town of Fort Myers Beach

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 by: MC Postmark Here APR 10 2025
Case # 20250344
5531 Estero Blvd

MUSA, ILEANA M
622 SAN ANTONIO AVENUE
CORAL GABLES, FL 33146

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

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You are hereby directed to bring these violations into compliance within 10 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.

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4/10/25,

rinki...

Fort Myers Beach
FORT MYERS BEACH • ESTERO ISLAND

Phone: (239) 765-0202 Fax: (239) 765-0909

04/10/2025

Case Number:	20250344
Certified Mail:	70222410000084714532
Regular Mail	

LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

SITE ADDRESS: 5531 ESTERO BLVD
PARCEL STRAP NO: 334624W1002040180

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 Marcio Chavez indicates that the following items are in violation:

The maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

Cha 6-1, Sec. 303.1: Swimming Pools Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 10 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 the violation prior to the time of the hearing.

Staples





I personally mailed by certified mail & first class service a copy of the Notice of Hearing to the following:

- a. Little Conga LLC
622 San Antonio Ave
Coral Gables, FL 33146
Certified Mail No. 70222410000084714587
(Listed Leepa.org Property Owner Address)
- b. Musa, Ileana M
622 San Antonio Ave
Coral Gables, FL 33416
Certified Mail No. 70222410000084714099
(Listed Registered Agent)

Copies of the certified mailing receipts are attached in Hearing Exhibit B.

1. I posted a copy of the Notice at 5531 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 29th day of April 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit B.
2. 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 located at 2731 Oak Street, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 29th day of April 2025 are attached in Hearing Exhibit B.



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Little Conga LLC
622 San Antonio Ave
Coral Gables, FL 33146

Respondent,

FMB Case Number:	20250344
Certified Mail:	70222410000084714587 70222410000084714099
Regular Mail:	N/A
DOAH Case Number:	Not Assigned

Site Address: 5531 Estero Blvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 33-46-24-W1-00204.0180

AFFIDAVIT OF NOTICE AND POSTING

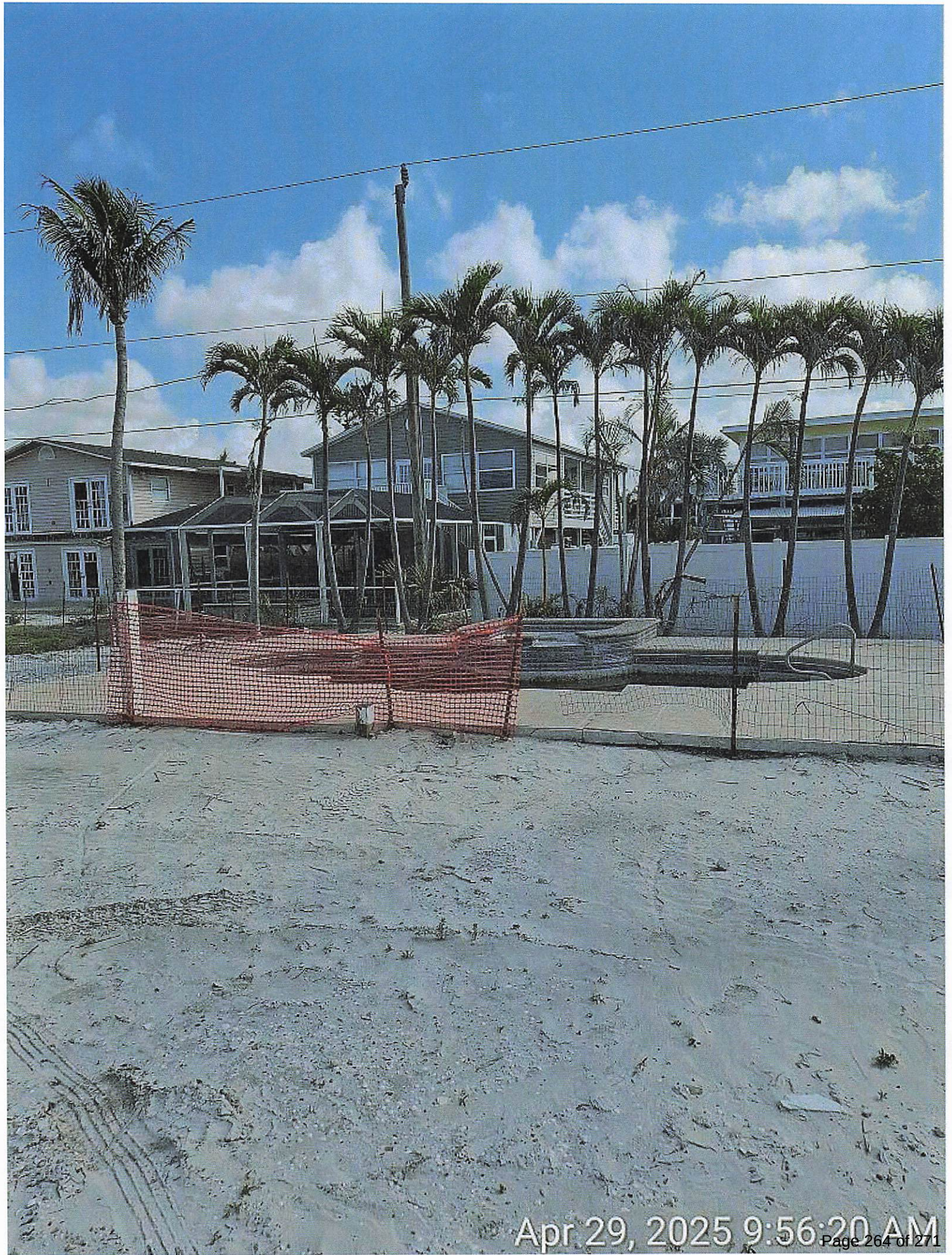
STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is a Code Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250344 that certain Notice Of Special Magistrate Code Hearing. Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



Apr 29, 2025 9:56:20 AM

HEARING

EXHIBIT

C

- **Status of Compliance**



FMBgov.com

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

07/24/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Little Conga LLC
Respondent,

Case Number:	20250344
Certified Mail:	
Regular Mail:	

Site Address: 5531 Estero Blvd
Parcel Strap 33-46-24-W1-00204.0180
Number:

AFFIDAVIT OF NON COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, Officer Marcio Chavez, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. I, Marcio Chavez, 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 04/10/2025, Little Conga LLC (property owner) was observed in violation of the Town of Fort Myers Beach Code of Ordinances, **The maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier. Chapter 6-1, Sec. 303-1 & Sec. 34-1176 (C,1) of the FMB Code of Ordinances at the property located at 5531 Estero Blvd, Fort Myers Beach, FL 33931 ("Subject Property")**.

3. A Notice of Violation was issued on 04/10/2025, and sent certified mail to the address of record, 5531 Estero Blvd, Fort Myers Beach, FL 33931, posted to the violation property located at 5531 Estero Blvd, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.
4. Little Conga LLC was/were given 10-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 04/20/2024.
5. I have attached photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on 04/10/2025. These photographs are true, unaltered and accurate.

FURTHER AFFIANT SAYETH NAUGHT.

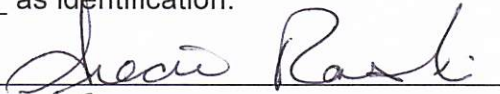
Signature of Affiant:



**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of k physical presence OR _____ online notarization, this 24 day of July, 2025, by Marcio Chavez, _____ who is personally known to me OR _____ who has produced _____ as identification.

Notary Public Signature:



(SEAL)







Jul 22, 2025 9:19:51 AM

HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Cha 6-1, Sec. 303.1: Swimming Pools

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

Sec. 34-1176 (C,1) In-ground Swimming Pools

In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.