



Fort Myers Beach Special Magistrate Hearing

**Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Wednesday, October 1, 2025**

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. September 2, 2025

III. COMPLIANCE CASES (STATUS UPDATE)

IV. VIOLATION CASES

A. FMB Case No.: 20250876

Property Owner: Estero Bay Improvement Assn

Property Address: 4400 - 4530 Bay Beach Ln

Status: Non-Compliant Structure

B. FMB Case No.: 20250655

Property Owner: Lemos Unlimited LLC

Property Address: 6875 Estero Blvd

Status: Non-Compliant Structure

C. FMB Case No.: 20241103

Property Owner: Leonardo Arms Beach Club I

Property Address: 7404 Estero Blvd

Status: Non-Compliant Structure

D. FMB Case No.: 20250781

Property Owner: Top Group Investments LLC

Property Address: 269 Driftwood Ln

Status: Non-Compliant Structure

E. FMB Case No.: 20241093

Property Owner: Royal Pelican Townhouse Condo Assn

Property Address: 4501-4509 Bay Beach

Violation: Non-Compliant Structure

F. FMB Case No.: 20250967

Property Owner: Moss Marine Freeland FL Holdings LLC

Property Address: 450 Harbor Ct

Violation: Non-Compliant Structure

G. FMB Case No.: 20250224

Property Owner: Bradford Joseph Benson Trust

Property Address: 1021 Estero Blvd

Violation: Non-Compliant Structure

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.