



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Wednesday, October 29, 2025

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. October 1, 2025

III. VIOLATION CASES

A. FMB Case # 20250819

Property Owner: John Daniels

Property Address: 250/252 Bahia Via

Violation: Work without permit

B. FMB Case # 20250900

Property Owner: Jennifer Ricks

Property Address: 140 Connecticut Cir

Violation: Storing RV with no permit

C. FMB Case # 20250853

Property Owner: Adrienne Turner

Property Address: 12 Fairview Blvd

Violation: Work without permit

D. FMB Case # 20250988

Property Owner: Tiva Invest Real LLC

Property Address: 8010 Estero Blvd

Violation: Work without permit

E. FMB Case # 20250864

Property Owner: Fels LLC & Maje LLC

Property Address: 21591/593 Widgeon Ter

Violation: Work without a permit

F. FMB Case # 20241161

Property Owner: Christopher K Plourde

Property Address: 21631 Widgeon Ter

Violation: Work without permit

G. FMB Case # 20250811**Property Owner: Mark & Sheri Brooks****Property Address: 7846 Buccaneer Dr.****Violation: Work without permit**H. FMB Case # 20250809**Property Owner: MDR Beach Properties LLC****Property Address: 5570 Palmetto St****Violation: Work without permit****IV. STATUS UPDATE (FINE ASSESSMENTS)**A. FMB Case No.: 20241086**Property Owner: First Baptist Church of Fort Myers, Inc.****Property Address: 134/138 Connecticut St****Violation: Non-Compliant Structure**B. FMB Case No.: 20250967**Property Owner: Freeland FL Holdings LLC****Property Address: 450 Harbor Ct****Violation: Non-Compliant Structure**C. FMB Case No.: 20250876**Property Owner: Estero Bay Improvement Assn****Property Address: 4400 - 4530 Bay Beach Ln****Violation: Non-Compliant Structure**D. FMB Case No.: 20250655**Property Owner: Lemos Unlimited LLC****Property Address: 6875 Estero Blvd****Violation: Non-Compliant Structure**E. FMB Case No.: 20250224**Property Owner: Bradford Joseph Benson Trust (Buffalo Grill)****Property Address: 1021 Estero Blvd****Violation: Non-Compliant Structure****V. CERTIFICATION OF LIEN(S) (NON-COMPLIANCE)****VI. LIEN FORECLOSURE CASES****VII. BUILDING OFFICIAL APPEALS****VIII. 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.



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931

Minutes

Wednesday, October 1,
2025

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Floodplain Manager Kelli DeFedericis, Town Clerk Administrative Coordinator Lizzette Roman, Town Attorney Nancy Stuparich, Special Magistrate John Van Laningham and Emergency Services Director Thomas Yozzo.

II. APPROVAL OF MINUTES

A. September 2, 2025

Special Magistrate Van Laningham approved the minutes.

III. COMPLIANCE CASES (STATUS UPDATE)

Director Yozzo stated that Beach Baptist Church was still not in compliance and would return on the 29th for an update. He indicated that FEMA gave them an extension of October 19, 2025, to come into compliance.

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

Lisa Van Dien, general counsel for London Bay Development Group, explained that they had a sales trailer on the property. Director Yozzo reviewed the background of the case and noted the sales trailer was found to be non-compliant.

Ms. Van Dien filed an extension for the trailer, but it was denied. They were making arrangements to move the trailer by October 19, 2025, but the concrete facade would take longer to demo.

Special Magistrate Van Laningham found a violation existed and set the compliance date for October 19, 2025. If compliance is not achieved, a review date will be set for October 29, 2025. A fine of \$250.00 per day will be

imposed in the event compliance is not achieved by status review; however, a ruling will be reserved at this point. An administrative fee of \$250.00 will be imposed at a future date.

B. FMB Case No.: 20250655

Property Owner: Lemos Unlimited LLC

Property Address: 6875 Estero Blvd

Status: Non-Compliant Structure

Director Yozzo noted that a non-compliant office trailer was located on the property.

Ruby Pessotti, owner of Lemos Unlimited, disputed the allegations of the violation.

Director Yozzo reviewed the background of the case and indicated that all documentation had been submitted in exhibits. The office container was not elevated and lacked engineered plans for the pilings or infrastructure.

Floodplain coordinator Kelli DeFedericis confirmed that the structure was non-compliant. The respondent was given until August 15, 2025, to remove the structure or come into compliance with the requirements. The non-compliant structure still existed yesterday.

Ms. Pessotti stated that they removed the deck around the structure. Coordinator DeFedericis was available for questions.

Ms. Pessotti reviewed the background of her case and noted that they had a temporary permit for the trailer and received notice in August that they were non-compliant. The new building was set to open in December 2025. They had a plan in place to evacuate the trailer and submitted it into evidence.

She explained that the building was set back by about two months due to Hurricanes Milton and Helene. She acknowledged the trailer was not to flood elevation, but they would be able to move it in the event of an evacuation order. Coordinator DeFedericis noted that the trailer would require a semi to move it, whereas the requirement was that a light-duty truck could move it.

Ms. Pessotti replied that the company that leased the trailer would remove it within 48–72 hours. Coordinator DeFedericis stated that it had to be moved off the island within four hours. Ms. Pessotti noted they had three heavy-duty trucks that could also move the trailer, but Coordinator DeFedericis replied that it would not satisfy FEMA regulations.

Ms. Pessotti asked for a little more time.

Special Magistrate Coordinator Tracie Raski described her position. She described the nature of the temporary use permit and noted it expired on November 26, 2023. She indicated that a temporary placement permit had to be active before an extension could be requested. The property owner did not have an active permit and it did not appear that she had applied for an extension. Ms. Pessotti replied that she did apply for an extension and was told it would be denied.

Director Yozzo requested an order finding a violation as of November 19, 2024. The town asked that the trailer be removed by October 19, 2025, a fine of \$250.00 per day be imposed if compliance was not achieved and a \$250.00 administrative fee be imposed.

Ms. Pessotti asked for 60 days to come into compliance.

Special Magistrate Van Laningham made a finding of violation and set the compliance date to October 19, 2025. He will not impose fines immediately and will study FEMA regulations regarding her evacuation plan. He noted that she could elevate the trailer to bring it into compliance. He set a status review for October 29, 2025, and will decide where to go from there. An administrative fee of \$250.00 will be imposed at a future date.

C. FMB Case No.: 20241103

Property Owner: Leonardo Arms Beach Club I

Property Address: 7404 Estero Blvd

Status: Non-Compliant Structure

Director Yozzo noted the property was in compliance and the affidavit of compliance was forwarded.

Fletcher Megarity from Leonardo Arms Beach Club 1 said the storage containers had been removed from the property.

The town requested a finding of violation as of November 19, 2024, and the imposition of administrative fees of \$250.00.

Special Magistrate Van Laningham found that a violation existed and imposed a fee of \$250.00.

D. FMB Case No.: 20250781

Property Owner: Top Group Investments LLC

Property Address: 269 Driftwood Ln

Status: Non-Compliant Structure

Director Yozzo stated the respondent came into compliance and the paperwork was forwarded. The town requested a finding of violation and administrative costs of \$250.00.

Special Magistrate Van Laningham found that a violation existed and imposed a fee of \$250.00.

E. FMB Case No.: 20241093

Property Owner: Royal Pelican Townhouse Condo Assn

Property Address: 4501-4509 Bay Beach

Violation: Non-Compliant Structure

Director Yozzo stated the respondent came into compliance and the paperwork was forwarded. The town requested a finding of violation and administrative costs of \$250.00.

Special Magistrate Van Laningham found that a violation existed and imposed a fee of \$250.00.

F. FMB Case No.: 20250967

Property Owner: Moss Marina Freeland FL Holdings LLC

Property Address: 450 Harbor Ct

Violation: Non-Compliant Structure

Director Yozzo observed shipping containers and a mobile office on the property, which were found to be non-compliant.

Gary Foco, general manager of Moss Marina, noted that the containers had been removed, but the construction trailer was still on the property. Director Yozzo pointed out that the mobile office trailers would be moved within two weeks. Mr. Foco added that they were waiting for a permit to move the office into two houses on the property. Director Yozzo said that as soon as the office trailers were moved, they would be in compliance. The town requested compliance by October 19, 2025, a fine of \$250.00 per day if they do not come into compliance and an administrative fee of \$250.00.

Special Magistrate Van Laningham found a violation existed and set the compliance date for October 29, 2025. He will review the status at that time and consider the issue of fines. An administrative fee of \$250.00 will be imposed at a future date.

G. FMB Case No.: 20250224

Property Owner: Bradford Joseph Benson Trust

Property Address: 1021 Estero Blvd

Violation: Non-Compliant Structure

Director Yozzo stated that the structure was a constructed bar before FEMA changed its determination as to how it had to be removed.

Fred Mallone, tenant of the Buffalo Grill, did not dispute the allegation. Director Yozzo provided an overview of the case. He indicated that the owner contacted the town before they started construction and the town provided guidance with FEMA rules at that time. They were working towards compliance by removing the structure from the property.

Mr. Mallone agreed with the town and understood the town was handcuffed by FEMA. Once they were notified that they were non-compliant, they met with the town to develop a solution. He thought they could be in compliance by October 19, 2025.

Special Magistrate Van Laningham set the compliance date for October 19, 2025, with a status review scheduled for October 29, 2025, in the event compliance is not achieved by the 19th. A daily fine of \$250.00 for non-compliance on the 20th will be withheld until the status review. An administrative fee of \$250.00 will be imposed at a future date.

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

No liens.

VI. COMPLIANCE CASES (STATUS UPDATE)

See III.

VII. LIEN FORECLOSURE CASES

No cases.

VIII. BUILDING OFFICIAL APPEALS

No appeals.

IX. ADJOURNMENT

Special Magistrate Van Laningham adjourned the hearing at 10:20 AM.

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: John Daniels
Property Address: 250/252 Bahia Via
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250819_Hearing Exhibit A_Notice of Hearing & Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 15, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: September 24, 2025

Case Number: **20250819**

Owner: **DANIELS JOHN K**

Mailing Address: 134 West Nimisila Rd, Akron, OH 44319

Property Address: **250/252 Bahia Via**, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135170

Parcel: 34-46-24-W4-00029.0000

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 24, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/24/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, roofing, interior remodel and full or partial demolition defined in Section 6-441 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: October 29, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 29th DAY OF OCTOBER 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Wednesday, October 8, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

☐ The Code Officer has reason to believe that the violation(s) or the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare or is irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the violation(s) have been corrected prior to the hearing.

☐ The Code Officer has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) of the following:

- \$250/ day per violation
- \$500/day for repeat offenses
- \$5,000 for irreversible or irreparable violations

Additionally, administrative fines may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

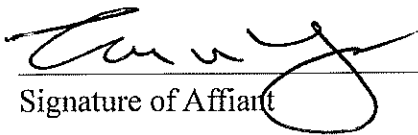
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

Thomas Yozzo

A handwritten signature in black ink, appearing to read 'Tom Yozzo', is written over a horizontal line. The signature is stylized with a large, looping 'Y'.

Signature of Affiant

Code Enforcement / Emergency Services Director
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319

FMB Case Number:	20250819
Certified Mail:	9589071052703142135170
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 250/252 Bahia Via
Fort Myers Beach, FL, 33908
Parcel Strap No. 34-46-24-W4-00029.0000

Respondent,

/

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared Marcio Chavez 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 #20250819. On 09/24/2025, violations were discovered for any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied. 250/252 Bahia Via. Fort Myers Beach. FL 33908 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 09/25/2025 to the following:

DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

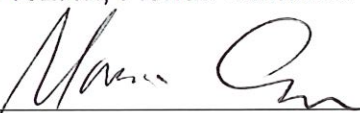
2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 250/252 Bahia Via, Fort Myers Beach, FL 33908, which is the subject property. I took photographs of the Notice I posted on the 25th day of September 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing 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 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 25th day of September 2025 are attached.

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




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

9589 0710 5270 3142 1351 70

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 \$

DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319

SEP 25 2025
 Sent by: MC Postmark Here

Case #20250814
 250/252 Behn. v. A

PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions



Sep 25, 2025 4:09:48 PM
Fort Myers Beach

CERTIFIED MAIL



9589 0710 5270 3142 1351 70



FIRST-CLASS



US POSTAGE — PITNEY BOWES —
ZIP 33931 \$ 010.73⁰
02 7H
0006188942 SEP 25 2025

**DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319**



FIRST-CLASS



US POSTAGE — PITNEY BOWES —
ZIP 33931 \$ 001.03⁰
02 7H
0006188942 SEP 25 2025

**DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319**



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 24, 2025

Case Number: 20250819

Owner: DANIELS JOHN K

Mailing Address: 134 West Nimisila Rd, Akron, OH 44319

Property Address: 250/252 Bahia Via, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135170

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Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

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Compliance is required on or before: October 29, 2025

Staples



Sep 25, 2025 3:57:03 PM Page 49 of 885



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 24, 2025

Case Number: 20250819

Owner: **DANIELS JOHN K**

Mailing Address: 134 West Nimisila Rd, Akron, OH 44319

Property Address: **250/252 Bahia Via**, Fort Myers Beach, FL 33908

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Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE

Sep 25, 2025 2:42:54 PM



Sep 24, 2025 2:50:37 PM



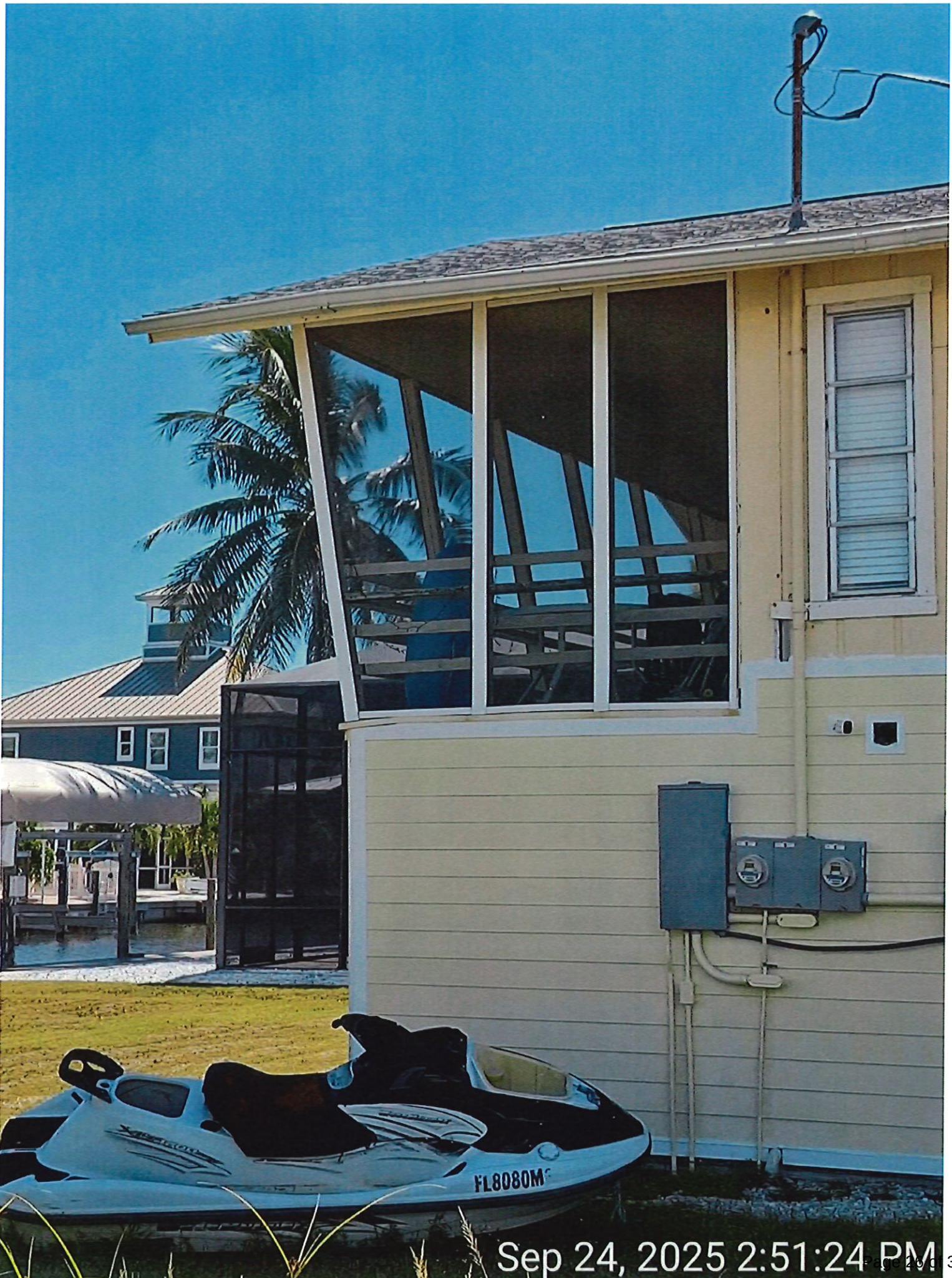
Sep 24, 2025 2:50:42 PM

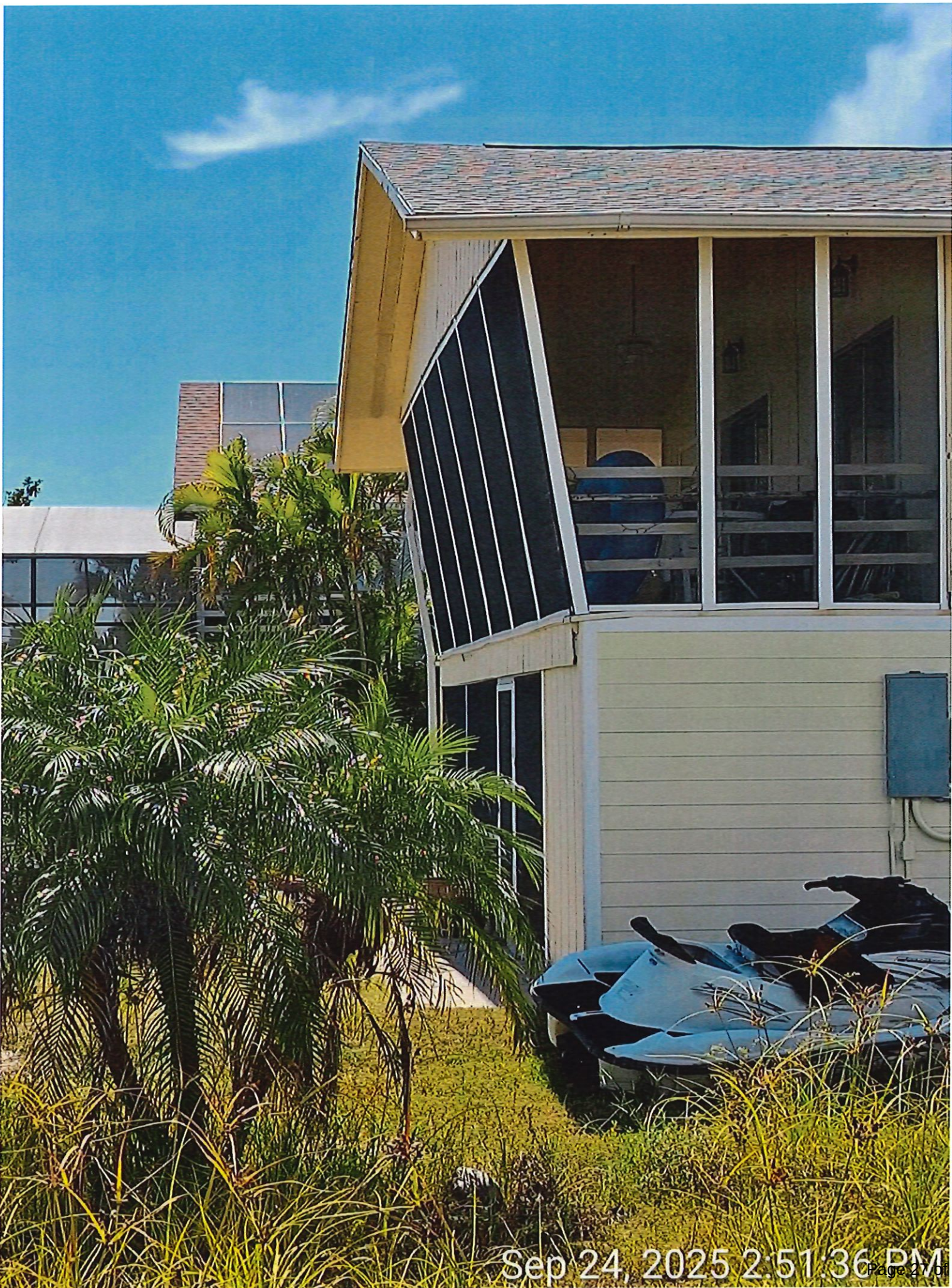






Sep 24, 2025 2:51:04 PM 385

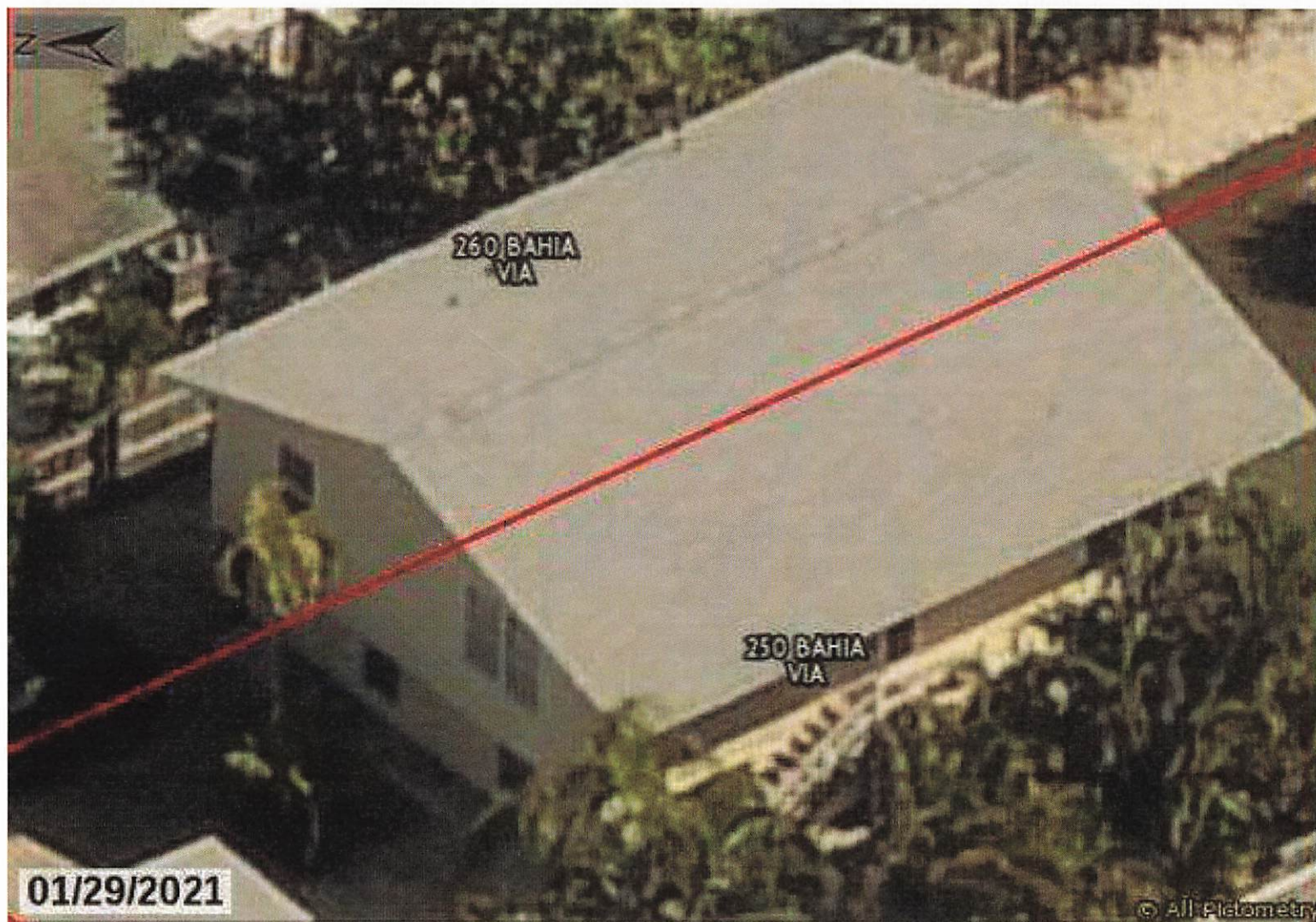




Sep 24, 2025 2:51:36 PM

Lee County Property Appraisers Office Photo from 01/29/2021 *mf*

250/252 Bahia Via



Selected	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy / Use	Contractor Business Name/Applicant	Contact Name	Contractor/Applicant Email	Contractor/Applicant Phone #	Property Owner's Email	Current Use	Proposed Use	Scope of Work	Project Cost	Gross Square Feet	Issued Date	Expiration Date	Finalized Date	Closed Date	Repair Damage Due To	Storm Drainage	Flooded/yr
☐	236619	12/04/2023		344624W4000290000	250/252 BAHIA VIA	DANIELS JOHN K		Residential Remodel	N/A		Residential	Owner-BUILDER	John Daniels	Jack_Daniels@Kandcl.com	3303527464	Jack_Daniels@Kandcl.com			Replace front door, add 2x4 framing, install plywood outside, install drywall inside, paint, install trim, paint trim, insulate wall where slide light was, stucco	2435	10	01/12/2024	07/12/2024					
☐	223802	11/18/2022		344624W4000290000	250/252 BAHIA VIA	DANIELS JOHN K		Structural / Electrical Insp. Letter			Residential								Hurricane Ian	0	0		05/17/2023	12/21/2023				

1

Records 1 to 2 (of 2)

30 Day Notice of Expiration

Town of Fort Myers Beach

2525 Estero Blvd.

Fort Myers Beach, FL 33931

(239) 765-0202

Permit Number: 236619



06/12/2024

Date of Expiration: 07/12/2024

Address: 250/252 BAHIA VIA

Contractor / Applicant: Owner-Builder

Scope of Work: Replace front door, add 2X4 framing, install plywood outside, install drywall inside, paint, install trim, paint trim, insulate wall where side light was, stucco

The referenced permit will expire within 30 days and therefore will need to be extended.

Please email our Permit Extension Form to buildingpermits@fmbgov.com, this will add an additional 3 months to the expiration date from the date the form is received. It can be found using this link:

<https://www.fortmyersbeachfl.gov/DocumentCenter/View/20343/Extension-Request-Form-Fillable-20230218>

Respectfully,

Town of Fort Myers Beach
Building Department



Residential PERMIT

Permit Number:
236619

To check the status of your permit or schedule inspections go to the website below.
<http://www.fortmyersbeachfl.gov/971/Building-Services>

DATE ISSUED:
01/12/2024
EXPIRES
07/12/2024

Next business day inspections need to be requested before 4 p.m. Requests received after 4 p.m. cannot be scheduled until two business days after the request is received.

If your permit requires any fire inspections please schedule by emailing: prevention@fmbfire.org along with the permit number, site address, inspection type & any notes to the inspector

JOB LOCATION: 250/252 BAHIA VIA		Strap #: 344624W4000290000
PROPERTY OWNER: DANIELS JOHN K 134 WEST NIMISILA RD AKRON OH 44319	CONTRACTOR John K Daniels 250 Bahia Via Fort Myers Beach FL 33931	PERMIT TYPE: Residential SUBTYPE: Remodel
DESCRIPTION OF WORK: Replace front door, add 2X4 framing, install plywood outside, install drywall inside, paint, install trim, paint trim, insulate wall where side light was, stucco		
NOTES		

	DATE BY	DATE BY	DATE BY
BLD - 105 Rough Framing		Window/Door/Shutter - 106 Final Building	
BLD - 106 Final Building			
BLD - 107 Insulation			

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

THIS CARD MUST BE PLACED ON A BOARD AT EYE LEVEL SO IT CAN BE READ FROM STREET AND BE PROTECTED FROM THE WEATHER.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES. THIS PERMIT IS VOID IF THE FIRST INSPECTION IS NOT MADE WITH SIX (6) MONTHS FROM THE DATE ISSUED OR IF NO INSPECTION HAS BEEN MADE FOR A PERIOD OF SIX (6) MONTHS FROM THE MOST RECENT PASSED INSPECTION. BUILDING PLANS MUST BE ON JOB AT TIME OF INSPECTION. REINSPECTION FEE \$50.00.



Lee County Tax Collector

Noelle Branning

Account Number:
34-46-24-W4-00029.0000
Alternate Key:
2100607903
Millage Code:
032

Site Address/Legal Description:
250/252 BAHIA VIA
LOT 18 BLK A SANTINI CROSS UNREC PLAT BEG
SELY COR BLK I MC PHIE PK #2 SELY



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

2024 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Exemptions/Values
Market Value 493,305
Assessed Value 493,305
Taxable Value 477,898

★ See message below.

DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319

Paid 11/29/2024 EEX-00-02939889 \$6,839.15

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	477,898	0	477,898	1,798.00
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	493,305	0	493,305	1,108.95
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	493,305	0	493,305	1,498.66
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	477,898	0	477,898	473.12
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	477,898	0	477,898	45.30
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	477,898	0	477,898	15.63
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	477,898	0	477,898	49.03
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	477,898	0	477,898	1,338.11
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	477,898	0	477,898	53.67
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	477,898	0	477,898	77.04
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	477,898	0	477,898	9.56
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	477,898	0	477,898	18.83

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone 239-533-8000 Rate

Basis
ACTL LEVY

Amount
638.21

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,124.11

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
☐
☐
☐
☐

Amount Due:

\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 34-46-24-W4-00029.0000

Site Address: 250/252 BAHIA VIA

Alternate Key: 2100607903

★ If the address below is not correct, visit LeePA.org to update your address.

DANIELS JOHN K
134 WEST NIMISILA RD
AKRON, OH 44319

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



Paid 11/29/2024 EEX-00-02939889 \$6,839.15



Property Data

STRAP: 34-46-24-W4-00029.0000 Folio ID: 10231013

Tax Roll Value Letter 2025

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Owner Of Record - Sole Owner [Change Mailing Address]



DANIELS JOHN K
134 WEST NIMISILA RD
AKRON OH 44319

Site Address

Site Address maintained by E911 Program Addressing

250/252 BAHIA VIA
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LOT 18 BLK A SANTINI CROSS UNREC PLAT BEG SELY COR BLK I MC
PHIE PK #2 SELY

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 2.0
Gross Living Area	1,742
1st Year Building on Tax Roll	1970
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	34		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42462	-81.90253		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date March of 2015 ▶ ☐ View other photos

Last Inspection Date: 10/18/2021

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (TRIM Value)	434,453	434,443	434,453	434,453	0	0	434,453
2024 / Additional Info	2024 (Final Value)	493,305	493,295	493,305	477,898	0	0	477,898
2023 / Additional Info	2023 (Final Value)	434,453	434,443	434,453	434,453	0	0	434,453

2022 / Additional Info	2022 (Final Value)	704,659	312,100	704,659	512,794	0	0	512,794
2021 / Additional Info	2021 (Final Value)	466,176	291,700	466,176	466,176	0	0	466,176
2020 / Additional Info	2020 (Final Value)	426,358	291,700	426,358	426,358	0	0	426,358
2019 / Additional Info	2019 (Final Value)	415,050	243,100	415,050	415,050	0	0	415,050
2018 / Additional Info	2018 (Final Value)	387,607	221,000	387,607	387,607	0	0	387,607
2017 / Additional Info	2017 (Final Value)	387,595	157,500	387,595	355,523	0	0	355,523
2016	2016 (Final Value)	323,203	157,500	323,203	323,203	0	0	323,203
2015	2015 (Final Value)	321,789	157,500	321,789	290,681	0	0	290,681
2014	2014 (Final Value)	278,801	157,500	278,801	264,255	0	0	264,255
2013	2013 (Final Value)	277,798	190,500	277,798	240,232	0	0	240,232
2012	2012 (Final Value)	213,743	150,000	213,743	213,743	0	0	213,743
2011	2011 (Final Value)	252,697	170,000	252,697	252,697	0	0	252,697
2010	2010 (Final Value)	309,129	225,000	309,129	309,129	0	0	309,129
	2009 (Final Value)	372,850	275,000	372,850	372,850	0	0	372,850
	2008 (Final Value)	470,350	360,980	470,350	470,350	0	0	470,350
	2007 (Final Value)	522,090	410,980	0	522,090	0	0	522,090
	2006 (Final Value)	474,230	400,980	0	474,230	0	0	474,230
	2005 (Final Value)	378,130	320,580	0	378,130	0	0	378,130
	2004 (Final Value)	296,360	235,670	0	296,360	0	0	296,360
	2003 (Final Value)	337,900	255,770	0	337,900	0	0	337,900
	2002 (Final Value)	178,690	125,650	0	178,690	0	0	178,690
	2001 (Final Value)	148,210	95,650	0	148,210	0	0	148,210
	2000 (Final Value)	132,270	85,000	0	132,270	0	0	132,270
	1999 (Final Value)	117,910	70,000	0	117,910	25,500	0	92,410
	1998 (Final Value)	132,360	70,000	0	122,420	25,500	0	96,920
	1997 (Final Value)	133,190	70,000	0	120,370	25,500	0	94,870
	1996 (Final Value)	133,550	70,000	0	116,860	25,500	0	91,360
	1995 (Final Value)	114,640	60,000	0	114,010	25,500	0	88,510
	1994 (Final Value)	111,020	59,400	0	111,020	25,500	0	85,520
	1993 (Final Value)	111,840	59,400	0	111,840	25,500	0	86,340
	1992 (Final Value)	110,540	59,400	0	110,540	25,500	0	85,040

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/10/2025) ?

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
831	Multi-Family, Less than 10 Units, Canal	1.00	Lot

Land Features

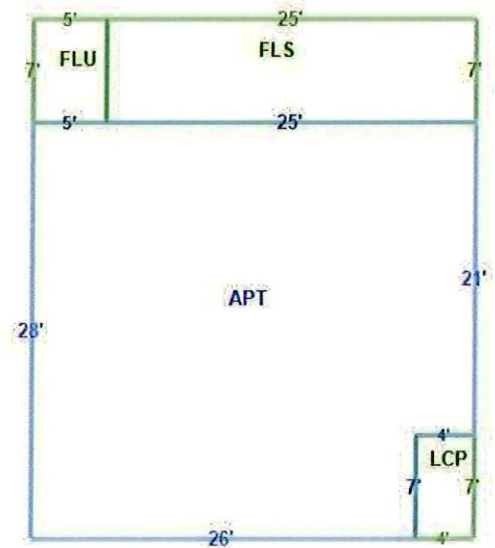
Description		Year Added	Units
SEAWALL - CONCRETE		1970	60
Buildings			
Building 1 of 1			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
114 - Family Conversion	1 - SINGLE FAMILY RESIDENTIAL	1.0	2
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	2.0	1970	1992
Building Subareas			
Description		Heated / Under Air	Area (Sq Ft)
APT - APARTMENT		Y	812
BAS - BASE		Y	930
FLS - FINISHED LOWER SCREENED		N	175
FLU - FINISHED LOWER UTILITY		N	35
FSP - FINISHED SCREEN PORCH		N	210
LCP - LOWER CARPORT / OPEN PORCH		N	28
Building Features			
Description		Year Added	Units
XTRA/ADDITIONAL A/C UNITS		2023	1

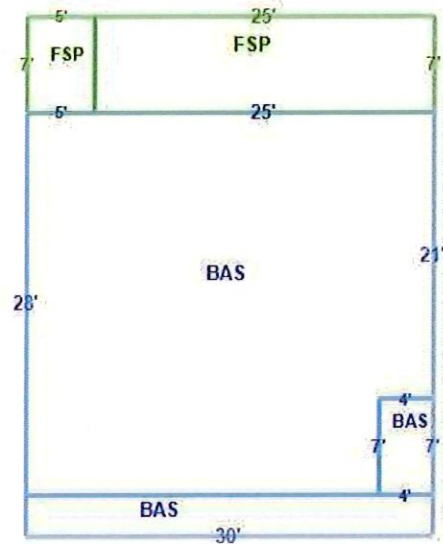
Building Front Photo



Photo Date: March of 2015

Building Footprint





Property Details (2025 TRIM)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
831	Multi-Family, Less than 10 Units, Canal	1.00	Lot

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1970	60

Buildings

Building 1 of 1

Building Characteristics

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Building Features

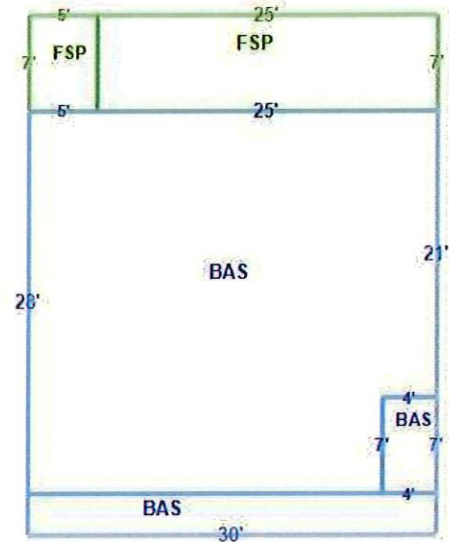
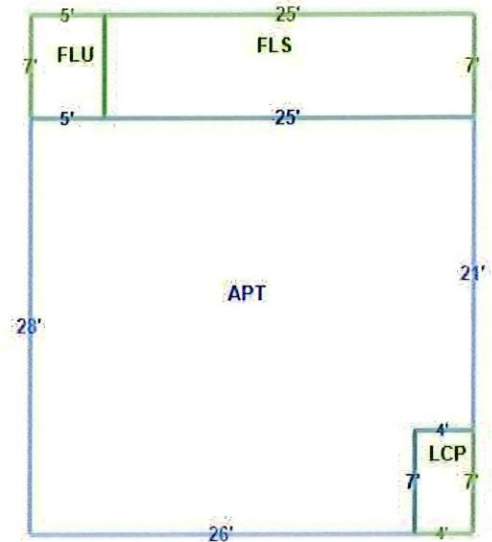
Description	Year Added	Units
XTRA/ADDITIONAL A/C UNITS	2023	1

Building Front Photo

Building Footprint



Photo Date: March of 2015



Taxing Authorities

Generated on 9/11/2025 1:48 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD

WEST COAST INLAND NAVIGATION DIST / 098	Independent District	LEHIGH ACRES FL 33971 WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
485,000.00	01/09/2015	2015000016358	01		I
445,000.00	07/07/2004	4381/4031	06		I
185,000.00	06/15/2000	3269/1995	06		I
100.00	02/10/1993	2364/217	04		I
0.00	07/01/1988	2024/3732	03		I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

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Permit Number	Permit Type	Date
236619	Building Remodel / Repair	01/12/2024
BLD12-0175	Building Remodel / Repair	10/23/2012
MEC09-0161	AC New / Change out	12/03/2009
ROF2004-06687	Roof	10/29/2004
RES2001-07331	Building Remodel / Repair	10/24/2001

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
34-46-24-00-00029.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		2	714.35
Collection Days				
Garbage	Recycling		Horticulture	
Thursday	Thursday		Thursday	

Flood and Storm Information

Generated on 9/11/2025 1:48 PM

Flood Insurance Find my flood zone					Evacuation Zone
Community	Panel	Version	Date		
071C	0567	G	11/17/2022		A

Generated on 9/11/2025 1:48 PM

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Jennifer Ricks
Property Address: 140 Connecticut Cir
Violation: Storing RV with no permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250852_Hearing Exhibit A_Notice of Hearing & Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 15, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



Town of Fort Myers Beach
NOTICE OF VIOLATION(S) AND NOTICE OF CODE
ENFORCEMENT HEARING - RV
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone: (239) 765-0202

Date: 10/07/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.
RICKS JENNIFER,
Respondent(s).

Full Mailing Address: 140 Connecticut St. Fort Myers
Beach FL, 33931

Site Address: 140 Connecticut St. Fort Myers Beach, FL 33931

Parcel Strap No.: 29-46-24-W1-00151.0030

Flood Zone: AE

Case Number: 20250852
Certified Mail: 9589071052703142134678
Regular Mail: Standard 1 st Class
Posted on Property: 10/07/2025
Posted at Town Hall:10/07/2025

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 10/2/2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: **(Check all that apply)**

X 1. Code Section: Sec. 34-2351(b). - Recreational vehicle subdivisions. (b) A recreational vehicle cannot be substantially improved or placed on any lot in any subdivision except: (1) For parking of a single recreational vehicle for purposes of dead storage; ...

☐ **Violation(s):** A recreational vehicle has been substantially improved.

☒ **Violation(s):** A recreational vehicle placed on the lot is being used for **(Residential)** [residential/rental/camping] and not storage without a current ETPP/TPP or other applicable permit.

☒ **Violation(s):** Two or more recreational vehicles are placed on the lot.

X **Photos Attached:** _____

Corrective Action Required: *To bring the property into compliance with Sec. 34-2351(b), you must:*

- a. Remove any additional recreational vehicles so that only one remains on the lot; and*
- b. Either remove the remaining recreational vehicle from the lot or discontinue all residential, rental, camping uses or structural improvements so the recreational vehicle is maintained solely for dead storage.*

Date for Compliance: *The corrective action(s) must be completed by 10/24/2025.*

 N/A **2. Section 2, Ordinance 24-04. Emergency Temporary Placement Permits/Temporary Placement Permits. ...** (2) Unless otherwise provided in this Ordinance or in a Resolution that is adopted hereafter by the town council, any governmental, residential (manufactured home, mobile home, recreational vehicle, or other temporary residential dwelling) or moveable commercial use shall be removed from the site 1) no later than thirty (30) days after issuance of a certificate of occupancy or certificate of use associated with an approved permit; 2) at the time of the expiration of the ETPP as provided herein or as provided by resolution; or 3) at the time of expiration of any local or state declaration of emergency or law, whichever is earlier...

 Violation(s): The ETPP/TPP on record for this property expired on _____ and the recreational vehicle has not been removed from the property.

 Photos Attached: _____

 Expired ETPP/TPP Attached

Corrective Action Required: *To bring the property into compliance with Section 2, Ordinance 24-04 you must: Remove the recreational vehicle from the property.*

Date for Compliance: *The corrective action(s) must be completed by _____.*

 N/A **3. Code Section: Section 6-519. - Temporary placement.** Recreational vehicles and park trailers placed temporarily in flood hazard areas must: (1) Be on the site for fewer than 180 consecutive days; or (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches. *(Not applicable if the RV or park trailer complies with the permanent placement requirements under Section 6-520)*

[Last Rev. 9/18 NS/CB]

___ **Violation(s):** The RV or park trailer on the property is located in a flood hazard area and has been on the property more than 180 consecutive days. *(Not applicable if the RV or park trailer is fully licensed and highway ready OR the owner has a current ETPP/TPP).*

___ **Violation(s):** The RV or park trailer on the property is located in a flood hazard area and is not fully licensed and highway ready because **(check all that apply):**

___ Vehicle registration is expired

___ License plate is missing or invalid

___ RV or park trailer is not on operable wheels or jacking system.

___ RV or park trailer is connected to utilities and/or security devices that require tools or dismantling to disconnect.

___ RV or park trailer has permanent attachments (describe):

___ Other (specify): _____

___ **Photos Attached:** _____

Corrective Action Required: *To bring the property into compliance with Section 6-519, you must:*

- a. Remove the recreational vehicle or park trailer from the property OR*
- b. Take the corrective action necessary to bring the property into compliance with the permanent placement requirements set forth in Section 6-520 (see number 4 below) OR*
- c. Bring the property into compliance with the temporary placement requirements set forth in Section 6-519 by (select all that apply):*

___ *Renewing the vehicle registration and providing proof of current registration.*

___ *Obtaining and properly displaying a valid license plate.*

___ *Placing the RV or park trailer on operable wheels or a functioning jacking system.*

___ *Disconnecting and removing all permanent attachments, utilities, or security devices, including (specify):* _____

___ *Other (specify):* _____

Date for Compliance: *The corrective action(s) must be completed by 10/24/2025.*

N/A 4. **Code Section: Section 6-520. - Permanent placement.** Recreational vehicles and park trailers that do not meet the limitations in section 6-519 for temporary placement must meet the requirements of division 10, subdivision IV for manufactured homes. *(Not applicable if the RV or park trailer complies with the temporary placement requirements under Section 6-519)*

_____ **Violation(s):** The RV or park trailer on the property is located in a flood hazard area, does not meet the temporary placement requirements of Section 6-519 (as set forth above), and does not comply with the permanent placement requirements under Section 6-520 because it fails to meet the following manufactured home requirements in Division 10, Subdivision IV (**check all that apply**):

_____ **Section 6-510** General. All manufactured homes installed in flood hazard areas must be installed by an installer that is licensed pursuant to F.S. § 320.8249 and must comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this article. If located seaward of the coastal construction control line, all manufactured homes must comply with the more restrictive of the applicable requirements.

_____ **Section 6-511** Limitations on installations in coastal high hazard areas (Zone V). New installations of manufactured homes shall not be permitted in coastal high hazard areas (Zone V).

_____ **Section. 6-512. - Foundations.** All new manufactured homes and replacement manufactured homes installed in flood hazard areas must be installed on permanent, reinforced foundations that:

(1) In flood hazard areas (Zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential, Section R322.2 and this article.

(2) In coastal high hazard areas (Zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential, Section R322.3 and this article.

_____ **Section 6-513. - Anchoring.** All new manufactured homes and replacement manufactured homes must be installed using methods and practices that minimize flood damage and must be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

_____ **Section 6-514.** - Elevation. All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the base flood elevation plus one foot.

_____ **Section 6-515.** - Enclosures. Enclosed areas below elevated manufactured homes must comply with the requirements of the Florida Building Code, Residential, Sections R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.

_____ **Section 6-516.** - Utility equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing and air conditioning equipment and other service facilities, must comply with the requirements of the Florida Building Code, Residential, Section R322, as applicable to the flood hazard area.

_____ **Photos Attached:** _____

Corrective Action Required: *To bring the property into compliance with Section 6-520, you must:*

- a. *Remove the recreational vehicle or park trailer from the property; OR*
- b. *Take the corrective action necessary to bring RV or park trailer into compliance with the temporary placement requirements set forth in Section 6-519 (see number 3 above); OR*
- c. *Bring the RV or park trailer into compliance with permanent placement requirements under Section 6-520 by (specify):* _____

Date for Compliance: *The corrective action(s) must be completed by 10/24/2025.*

If the above-referenced violation(s) are corrected prior to the stated Date for Compliance, you must contact the Code Enforcement Officer at (239) 765-0202 as soon as possible and request an inspection. Once the inspection is completed, if your property is in compliance with the Town's Codes, the hearing date identified in the Notice of Hearing (See Below) will be cancelled. If a hearing is held,

the Town may request payment of the Special Magistrate's Fees (\$250.00) at the hearing and other costs incurred by the Town in prosecuting this case.

NOTICE OF HEARING

A HEARING FOR THIS MATTER BEFORE THE TOWN OF FORT MYERS BEACH SPECIAL MAGISTRATE HAS BEEN SCHEDULED BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th OF NOVEMBER 2025, AT 9:00AM 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

Select all that apply:

☒ **Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date(s) and time(s) specified above, you will be required to appear before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT OFFICER BY THE COMPLIANCE DATE SET FORTH IN THE NOTICE OF VIOLATION(S).** If the violations are corrected and then recur, or if the violations are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate even if the violations have been corrected prior to the scheduled hearing.

☐ The Code Officer has reason to believe that the violation(s) or the condition(s) causing the violation(s) present a serious threat to the public health, safety, and welfare or are irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the violations have been corrected prior to the hearing.

☐ The Code Officer has reason to believe that repeat violation(s) have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the Notice of Violation(s) set forth above and to issue an appropriate Order. The hearing is also your opportunity to present evidence

and/or contest the alleged violation(s), should you wish to do so. If a violation is found, the Order may require you to correct the violation by a specified date. In addition, the Order may impose daily fines up to the maximum amounts permitted by Section 162.09(2)(a), Florida Statutes, as follows:

- Up to \$250/ day per violation
- Up to \$500/day for repeat offenses
- Up to \$5,000 for irreversible or irreparable violations

Additionally, administrative fines and fees may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES, FEES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

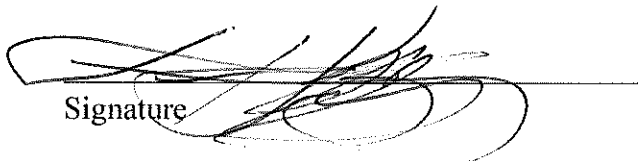
If the Order issued after the hearing results in a finding of violation, any recurrence of the same violation(s) within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney at the hearing and to respond and present evidence and witnesses at the hearing. If you wish to be represented by an attorney, your attorney MUST notify the Special Magistrate's Clerk in writing at least five (5) working days before the hearing.

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional information regarding the hearing, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

Officer T. Hoffman

Signature 

Code Enforcement Officer
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

FMB Case Number:	20250852
Certified Mail:	9589071052703142134678
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 140 Connecticut St.
Fort Myers Beach, FL, 33931
Parcel Strap No. 29-46-24-W1-00151.0030

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 #20250852. Two or more recreational vehicles are parked on lot for residential use. 140 Connecticut 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/07/2025 to the following:

RICKS JENNIFER
140 CONNECTICUT ST
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 of Violation and Notice of Code Enforcement Hearing posted at 140 Connecticut St, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 7th day of October 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing 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 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 7th day of October 2025 are attached.



FMBgov.com

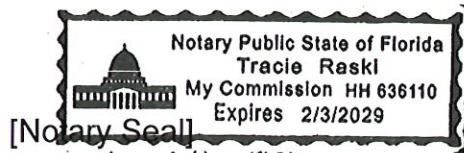
Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

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




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

FORT MYERS BEACH ESTERO ISLAND

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

9589 0710 5270 3142 1346 78

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 \$ 20250852

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: [Signature]

Sent To: 140 CONNECTICUT ST.

RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

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

9589 0710 5270 3142 1346 78

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: [Signature]

Sent To: 140 CONNECTICUT ST.
RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

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

20250852
 Town of Fort Myers Beach
 OCT 07 2025
 Postmark Here

9589 0710 5270 3142 1346 78

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 \$

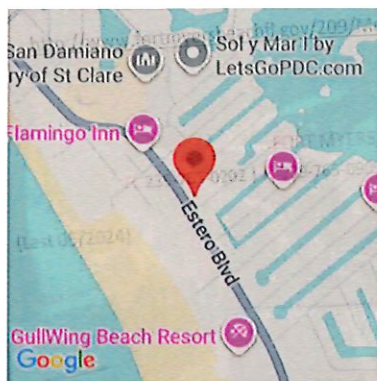
Postage \$
 Total Postage and Fees \$

Sent by: [Signature]

Sent To: 140 CONNECTICUT ST.
RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

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

20250852
 Town of Fort Myers Beach
 OCT 07 2025
 Postmark Here



Oct 7, 2025 1:03:41 PM
Fort Myers Beach



Town of Fort Myers Beach
NOTICE OF VIOLATION(S) AND NOTICE OF CODE
ENFORCEMENT HEARING - RV
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone: (239) 765-0202



Date: 10/07/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.
RICKS JENNIFER,
Respondent(s).

Full Mailing Address: 140 Connecticut St. Fort Myers
Beach FL, 33931
Site Address: 140 Connecticut St. Fort Myers Beach, FL 33931
Parcel Strap No.: 29-46-24-W1-00151.0030
Flood Zone: AE

Case Number: 20250852
Certified Mail: 9589071052703142134678
Regular Mail: Standard 1 st Class
Posted on Property: 10/07/2025
Posted at Town Hall: 10/07/2025

18, 2025

TELMAN SETE
3409 Shell Mo
3409 SHELL
958907105270314
First Class Mail

EBY NOTIFIED th
g violation(s) of th
in the property abo

On 09/17/2025, vi
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using a safety conce

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condition as provided h
or safety.

ption of International
Exterior property and p
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s. (Weeds) - w) Section
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as sea oats. Upon failure
is after service of a notice

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING
NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 10/2/2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: (Check all that apply)

X 1. Code Section: Sec. 34-2351(b). - Recreational vehicle subdivisions. (b) A recreational vehicle cannot be substantially improved or placed on any lot in any subdivision except: (1) For parking of a single recreational vehicle for purposes of dead storage; ...

☐ Violation(s): A recreational vehicle has been substantially improved.

☒ Violation(s): A recreational vehicle placed on the lot is being used for (Residential) [residential/rental/camping] and not storage without a current ETPP/TPP or other applicable permit.

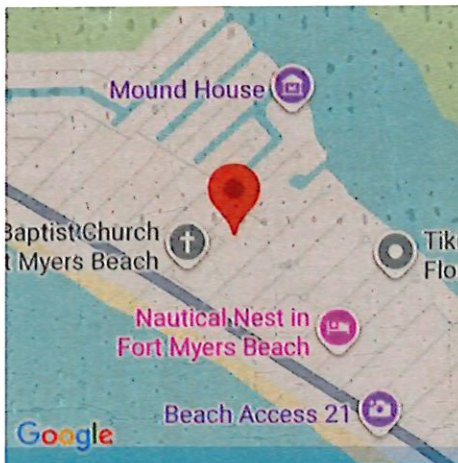
☒ Violation(s): Two or more recreational vehicles are placed on the lot.

[Last Rev. 9/18 NS/CB]



Town
NOTICE

Oct 7, 2025 2:40:19 PM
Fort Myers Beach



Town of Fort Myers Beach
NOTICE OF VIOLATION(S) AND NOTICE OF CODE
ENFORCEMENT HEARING - RV
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone: (239) 765-0202

Date: 10/07/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.
RICKS JENNIFER,
Respondent(s).

Full Mailing Address: 140 Connecticut St. Fort Myers
Beach FL, 33931
Site Address: 140 Connecticut St. Fort Myers Beach, FL 33931
Parcel Strap No.: 29-46-24-W1-00151.0030
Flood Zone: AE

Case Number: 20250852

Certified Mail:
9589071052703142134678
Regular Mail: Standard 1st
Class

Posted on Property:
10/07/2025

Posted at Town
Hall: 10/07/2025

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

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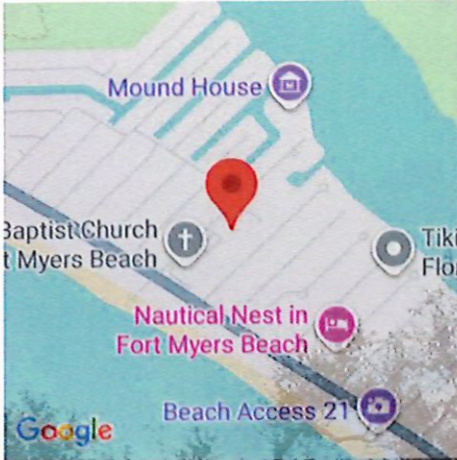
☐ **Violation(s): A recreational vehicle has been substantially improved.**

☒ **Violation(s): A recreational vehicle placed on the lot is being used for (Residential) [residential/rental/camping] and not storage without a current ETPP/TPP or other applicable permit.**

☒ **Violation(s): Two or more recreational vehicles are placed on the lot.**

[Last Rev. 9/18 NS/CB]

Oct 7, 2025 2:40:33 PM
Fort Myers Beach



PERMIT GRAPHS ↕
ADVANCED SEARCH RESULTS

Select View ▾

Selection	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy / Use	Contractor Business Name/Applicant	Contact Name	Contractor/Applicant Email	Contractor/Applicant Phone #	Property Owner's Email	Current Use	Proposed Use	Scope of Work	Project Cost	Gross Square Feet	Issued Date	Expiration Date	Insured Date	Closed Date	Repair/ Damage Due to	Storm Damage
☐	241268	05/03/2024		294624W1001510030	140 CONNECTICUT ST	RICKS JENNIFER		Residential	Roofer/Re-roof/Roofover	N/A	Residential	WEATHERSEAL CONSTRUCTION	WEATHERSEAL CONSTRUCTION	sbcbuldingsolutions@gmail.com	2394436923		r	r	TEAR OFF AND RE-ROOF	16000	1400	05/06/2024	11/25/2024				

1

Records 1 to 1 (of 1)



Lee County Tax Collector

Noelle Branning

Back taxes due,
contact our office
at 239-533-6000

Account Number:
29-46-24-W1-00151.0030
Alternate Key:
2100535275
Millage Code:
032

Site Address/Legal Description:
140 CONNECTICUT ST
CASES SUBD PB 1 PG 58 LOT 51 PT OF-BEG
NWLY LI



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

2024 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Exemptions/Values	
Market Value	903,800
Assessed Value	390,228
Taxable Value	390,228
Homestead Exemption	25,000
Additional Homestead Exemption	25,000

★ See message below.

RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	390,228	50,000	340,228	1,280.04
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	390,228	25,000	365,228	821.03
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	390,228	25,000	365,228	1,109.56
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	390,228	50,000	340,228	336.83
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	390,228	50,000	340,228	32.25
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	390,228	50,000	340,228	11.13
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	390,228	50,000	340,228	34.91
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	390,228	50,000	340,228	952.64
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	390,228	50,000	340,228	38.21
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	390,228	50,000	340,228	54.84
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	390,228	50,000	340,228	6.80
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	390,228	50,000	340,228	13.40

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	320.38



2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,012.02

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Back taxes due, contact our office at 239-533-6000

If Received By:

- ☐ Cert #2510060
- ☐ If Received By
- ☐ Sep 30, 2025
- ☐ Oct 31, 2025
- ☐ Nov 26, 2025

Amount Due:

Bidder #284142
Please Pay
\$5,724.76
\$5,724.76
\$5,724.76

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 29-46-24-W1-00151.0030

Site Address: 140 CONNECTICUT ST

Alternate Key: 2100535275

★ If the address below is not correct, visit LeePA.org to update your address.

RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH, FL 33931

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



Back taxes due, contact our office at 239-533-6000

Return with payment



Property Data

STRAP: 29-46-24-W1-00151.0030 Folio ID: 10229239

Tax Roll Value Letter 2025 ▾

Generated on 9/24/2025 2:45 PM

Owner Of Record - Sole Owner

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



RICKS JENNIFER
140 CONNECTICUT ST
FORT MYERS BEACH FL 33931

Site Address

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

140 CONNECTICUT ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



CASES SUBD PB 1 PG 58 LOT 51 PT OF-BEG NWLY LI

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1 and 58 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	2,286
1st Year Building on Tax Roll	1976
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	00151	0030
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44351	-81.92914		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date August of 2025 ▶ ☐ View other photos

Last Inspection Date: 07/01/2022

Property Values / Exemptions / TRIM Notices

Generated on 9/24/2025 2:45 PM

Exemption

Amount

Homestead Exemption	25,000.00
Additional Homestead Exemption	25,722.00

[2025 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (TRIM Value)	657,604	657,594	657,604	401,545	50,722	0	350,823

2024 / Additional Info	2024 (Final Value)	903,800	903,790	903,800	390,228	50,000	0	340,228
2023 / Additional Info	2023 (Final Value)	690,600	491,713	690,600	378,862	50,000	0	328,862
2022 / Additional Info	2022 (Final Value)	791,765	322,350	791,765	367,827	50,000	0	317,827
2021 / Additional Info	2021 (Final Value)	543,949	232,092	543,949	357,114	50,000	0	307,114
2020 / Additional Info	2020 (Final Value)	469,970	361,150	469,970	352,183	50,000	0	302,183
2019 / Additional Info	2019 (Final Value)	457,866	291,250	457,866	344,265	50,000	0	294,265
2018 / Additional Info	2018 (Final Value)	452,216	291,250	452,216	337,846	50,000	0	287,846
2017 / Additional Info	2017 (Final Value)	444,140	244,650	444,140	330,897	50,000	0	280,897
2016	2016 (Final Value)	428,011	244,650	428,011	324,091	50,000	0	274,091
2015	2015 (Final Value)	331,864	244,650	331,864	310,041	50,000	0	260,041
2014	2014 (Final Value)	307,580	244,650	307,580	307,580	50,000	0	257,580
2013	2013 (Final Value)	363,756	233,050	363,756	341,547	50,000	0	291,547
2012	2012 (Final Value)	350,019	233,050	350,019	335,838	50,000	0	285,838
2011	2011 (Final Value)	326,056	233,050	326,056	326,056	50,000	0	276,056
2010	2010 (Final Value)	329,795	233,500	329,795	329,795	50,000	0	279,795
	2009 (Final Value)	333,870	233,500	333,870	321,300	50,000	0	271,300
	2008 (Final Value)	520,920	373,300	520,920	320,980	50,000	0	270,980
	2007 (Final Value)	624,290	478,150	0	311,630	25,000	0	286,630
	2006 (Final Value)	619,760	408,250	0	304,030	25,000	0	279,030
	2005 (Final Value)	295,170	163,600	0	295,170	25,000	0	270,170
	2004 (Final Value)	250,770	151,950	0	136,200	25,000	0	111,200
	2003 (Final Value)	221,540	100,690	0	133,660	25,000	0	108,660
	2002 (Final Value)	202,180	70,400	0	122,030	25,000	0	97,030
	2001 (Final Value)	155,810	50,010	0	120,110	25,000	0	95,110
	2000 (Final Value)	147,260	47,100	0	116,610	25,000	0	91,610
	1999 (Final Value)	135,110	44,770	0	113,540	25,000	0	88,540
	1998 (Final Value)	136,170	44,770	0	111,750	25,000	0	86,750
	1997 (Final Value)	130,910	44,770	0	109,880	25,000	0	84,880
	1996 (Final Value)	106,680	45,470	0	106,680	25,000	0	81,680
	1995 (Final Value)	110,690	45,500	0	110,690	25,000	0	85,690
	1994 (Final Value)	117,670	49,070	0	117,670	25,000	0	92,670
	1993 (Final Value)	126,340	49,090	0	126,340	25,000	0	101,340
	1992 (Final Value)	113,550	49,110	0	113,550	25,000	0	88,550

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/23/2025)

Generated on 9/24/2025 2:45 PM

Land

Land Tracts

Use Code

Use Code Description

Number of Units

Unit of Measure

800

Multi-Family, Less than 10 Units

12894.00

Square Feet

Land Features

Description	Year Added	Units
FENCE - WOOD - SOLID BOARD	2015	388

Buildings**Building 1 of 1****Building Characteristics**

Improvement Type	Model Type	Stories	Living Units
114 - Family Conversion	1 - SINGLE FAMILY RESIDENTIAL	1.0	2
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	3.0	1976	1987

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
APT - APARTMENT	Y	732
APT - APARTMENT	Y	18
BAS - BASE	Y	1,536
FLS - FINISHED LOWER SCREENED	N	99
FLU - FINISHED LOWER UTILITY	N	342
FSP - FINISHED SCREEN PORCH	N	260
LCP - LOWER CARPORT / OPEN PORCH	N	593
PLR - POOL RESIDENTIAL	N	497
PPT - POOL PATIO	N	658
STP - STOOP	N	554
STP - STOOP	N	50
XFT - EXTRA FEATURE	N	120

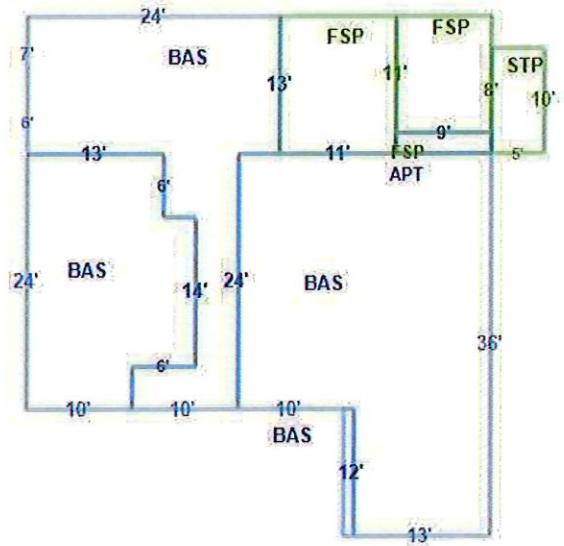
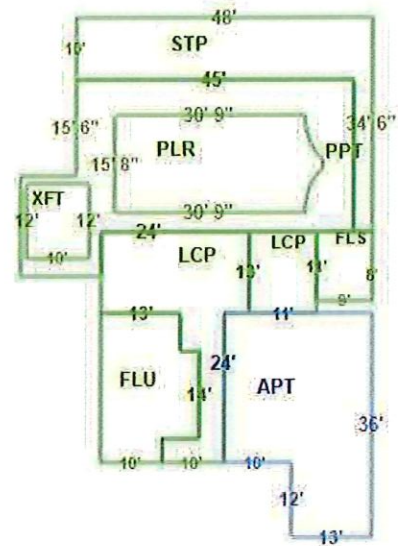
Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	1976	497
JACUZZI - TYPE A	1980	1
PATIO WITH ALUMINUM ROOF	2015	120
PATIO - BRICK AND TILE	2015	656

Building Front Photo

Photo Date: August of 2025

Building Footprint



Property Details (2025 TRIM)



Generated on 9/24/2025 2:45 PM

Land

Land Tracts

Use Code

800

Use Code Description

Multi-Family, Less than 10 Units

Number of Units

12894.00

Unit of Measure

Square Feet

Land Features

Description

FENCE - WOOD - SOLID BOARD

Year Added

2015

Units

388

Buildings

Building 1 of 1

Building Characteristics

Improvement Type

Model Type

Stories

Living Units

114 - Family Conversion

1 - SINGLE FAMILY RESIDENTIAL

1.0

2

Bedrooms

4

Bathrooms

3.0

Year Built

1976

Effective Year Built

1987

Building Subareas

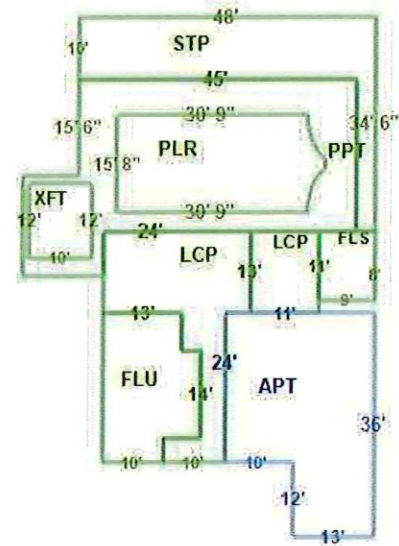
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XFT - EXTRA FEATURE	N	120

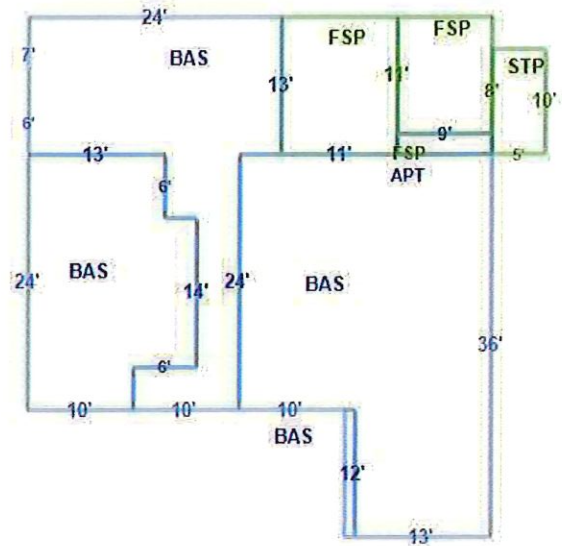
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Building Front Photo

Photo Date: August of 2025

Building Footprint



Taxing Authorities

Generated on 9/24/2025 2:45 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 9/24/2025 2:45 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
221,500.00	01/17/2004	4183/3192	08		I
15,000.00	12/07/1999	3198/3482	01		I
12,000.00	03/01/1976	1136/989	06		I

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using **1** and **58** for the book and page numbers and **Plats Book** for the book type.Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 9/24/2025 2:45 PM

Permit Number	Permit Type	Date
241268	Roof	05/06/2024
ROF2005-04967	Roof	05/27/2005

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 9/24/2025 2:45 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-01-00051.0030	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/24/2025 2:45 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	358.45
Garbage	Recycling	Horticulture		

Flood and Storm Information

Generated on 9/24/2025 2:45 PM

[Flood Insurance](#) [Find my flood zone](#)**Community****Panel****Version****Date****Evacuation Zone**

071C

0558

G

11/17/2022

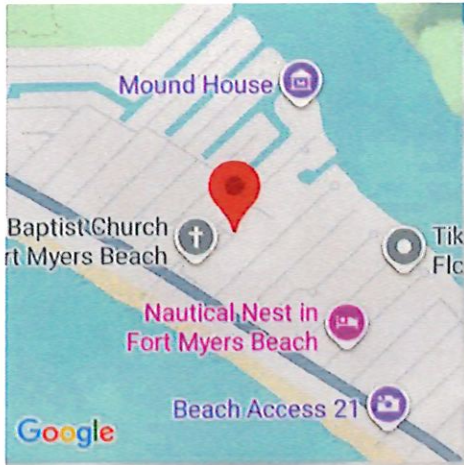
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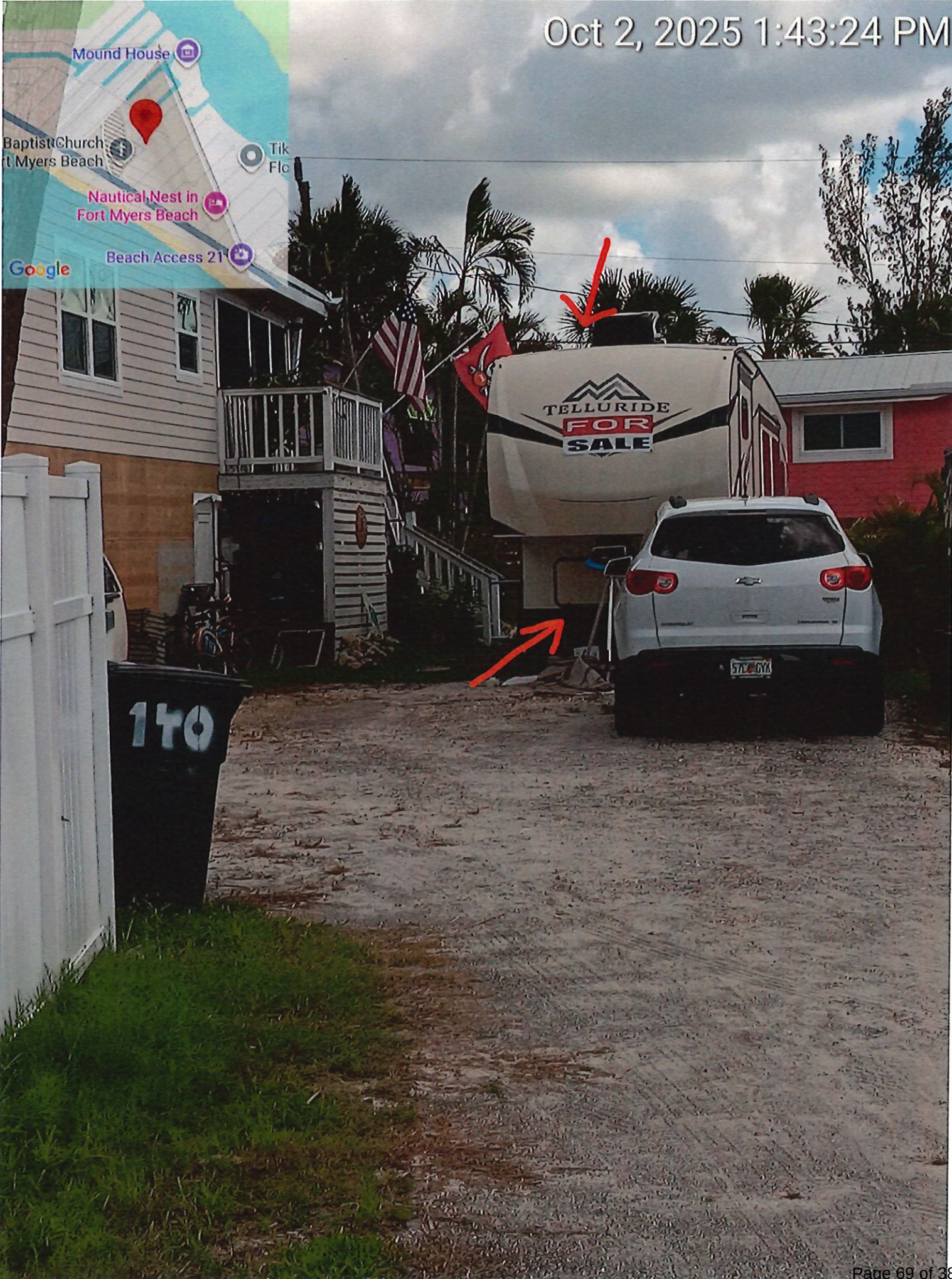
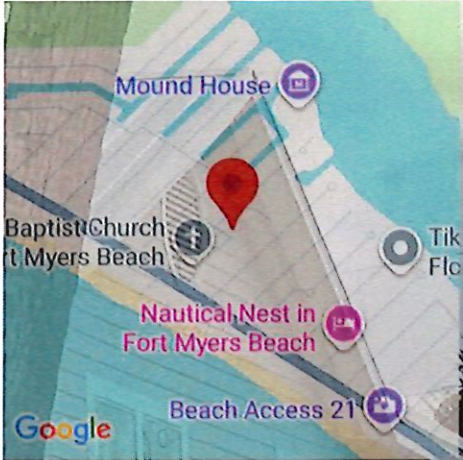
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Oct 2, 2025 1:43:06 PM
Fort Myers Beach

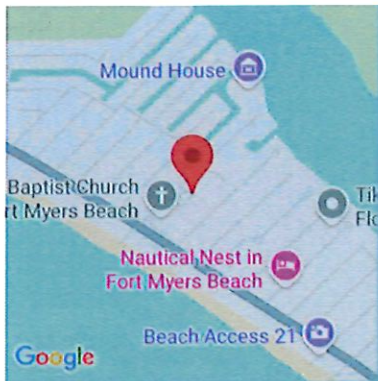


Oct 2, 2025 1:42:57 PM
Fort Myers Beach



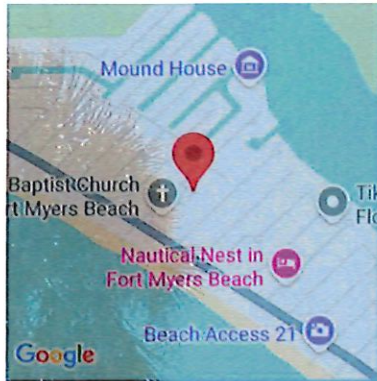






Aug 12, 2025 10:22:57 AM
Fort Myers Beach





Aug 12, 2025 10:21:35 AM
Fort Myers Beach



Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Adrienne Turner
Property Address: 12 Fairview Blvd
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250853_Hearing Exhibit A_Notice of Hearing & Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 15, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone: (239) 765-0202

Date: September 30, 2025

Case Number: **20250853**

Owner: **ADRIENNE TURNER**

Mailing Address: 17226 Willow Wood Dr, Strongsville, OH 44136

Property Address: **12 Fairview Blvd**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142135125

Parcel: 34-46-24-W4-00400.0060

YOU ARE HEREBY NOTIFIED that the undersigned Officer alleges that on September 30, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/30/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, fencing, roofing, interior remodel and full or partial demolition defined in Section 6-441 & 6-1742(a) of the FMB Code of Ordinances. was identified as a violation of the Town's Codes: Interior Remodel.

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance, and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: October 15, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 29th DAY OF OCTOBER 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Monday, October 20, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

☐ The Code Officer has reason to believe that the violation(s) or the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare or is irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the violation(s) have been corrected prior to the hearing.

☐ The Code Officer has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) of the following:

- \$250/ day per violation
- \$500/day for repeat offenses
- \$5,000 for irreversible or irreparable violations

Additionally, administrative fines may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

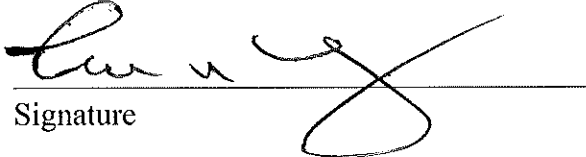
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

Thomas Yozzo



Signature

Code Enforcement Officer
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

ADRIENNE TURNER
17226 WILLOW WOOD DR.
STRONGSVILLE, OH 44136

FMB Case Number:	20250853
Certified Mail:	9589071052703142135125
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 12 Fairview Blvd
Fort Myers Beach, FL, 33931
Parcel Strap No. 34-46-24-W4-00400.0060

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared Marcio Chavez 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 #20250853. On 09/30/2025, violations were discovered for any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied. 12 Fairview 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 09/30/2025 to the following:

ADRIENNE TURNER
17226 WILLOW WOOD RD
STRONGSVILLE, OH 44136

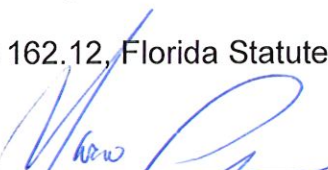
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 12 Fairview Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 30th day of September 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing 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 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 30th day of September 2025 are attached.



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 30 day of September, 2025, by Marcio Chavez. He ☒ is personally known to me or [☐] has produced _____ as identification.




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

9589 0710 5270 3142 1351 25

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

Street

City

TURNER ADRIENNE

17226 WILLOW WOOD DR

STRONGSVILLE, OH 44136

Fort Myers Beach

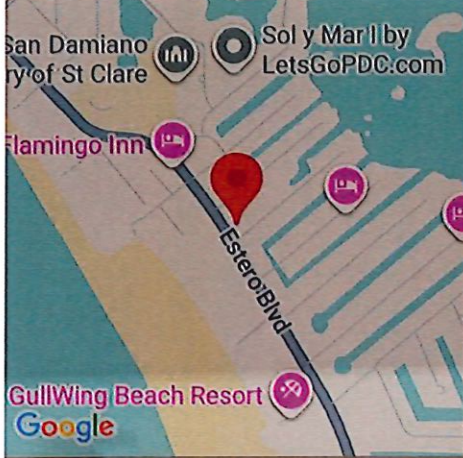
SEP 30 2023
 Postmark Here

Sent by:

MC
 Case #20230853
 12 Fairview Blvd

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

Sep 30, 2025 4:52:06 PM
Fort Myers Beach



**TURNER ADRIENNE
17226 WILLOW WOOD DR
STRONGSVILLE, OH 44136**

CERTIFIED MAIL



9509 0730 5270 3142 3383 25



**TURNER ADRIENNE
17226 WILLOW WOOD DR
STRONGSVILLE, OH 44136**





Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 30, 2025

Case Number: 20250853

Owner: ADRIENNE TURNER

Mailing Address: 17226 WILLOW Wood Dr, Strongsville, OH 44136

Property Address: 12 Fairview Blvd, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142135125, 9589071052703142135118

Standard First Class Mail

Parcel: 34-46-24-W4-00400.0060

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on August 30, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/30/2025, a violation was discovered for the keeping and / or maintaining of non-compliant structure(s) on property, which are not built to current flood design codes in the Special Hazard Areas defined in Section 6-494 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

- **Sec. 6-441. - Permits required.**

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.
(Ord. No. 13-06, § 2, 9-3-2013; Ord. No. 16-02, § 2, 8-8-2016)

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Remove structure(s) (2) Provide proof of Compliance with the requirements of Chapter 6, Article IV Division Section 6-501 and 5-525 of the Land Development Code. Contact Thomas Yozzo (Emergency Services Director) 239-765-0202

Staples



Sep 30, 2025 4:57:29 PM



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 30, 2025

Case Number: 20250853

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Page 1 of 3

Town of Fort Myers Beach
CODE COMPLIANCE

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

Sep 30, 2025 4:45:35 PM

[Back to listing](#)

[Save](#) [Share](#) [Hide](#) [More](#)



\$799,000

3 bd 2 ba 1,738 sqft

12 Fairview BLVD

Fort Myers Beach, FL 33931

Request a tour

as early as today at 1:30 pm





[See all 41 photos](#)

\$799,000

12 Fairview BLVD, FORT MYERS BEACH, FL 33931

3
beds

2
baths

1,738
sqft

Est.: \$5,084/mo [Get pre-qualified](#)

[Request a tour](#)
as early as today at 1:30 pm

[Contact agent](#)

Single Family Residence

Built in 1979

9,104.04 Square Feet Lot

\$-- Zestimate®

\$460/sqft

\$-- HOA

What's special

Fairview Isles Gem with Private Pool and Deeded Beach Access. Whether you're seeking your dream home, or a high-demand rental income property, this stunning move-in ready 3-bedroom, 2-bathroom pool home in the highly desirable Fairview Isles community is now available to you. Perfectly located, this property is just a short walk to the white sandy beach via deeded access and moments from the vibrant Santini Plaza, offering dining and shopping. This meticulously maintained home features an open-concept layout with a split-bedroom floor plan and luxury vinyl flooring throughout. The updated kitchen is a highlight, showcasing stainless steel appliances and a convenient pass-through window to the lanai, making it ideal for year-round indoor-outdoor living. Relax in the spacious, screened lanai featuring a large heated pool overlooking a serene, park-like backyard with privacy landscaping. The covered patio area is ideal for hosting or simply unwinding in your personal oasis. Additional outdoor features include a circular driveway for ample parking and an attached garage with direct access to an in-house laundry room. HVAC, pool heater, pool pump, and on-demand hot water system—all under 4 years old. Start living the coastal lifestyle you've always dreamed of!

Lee County Property Appraisers Office Photo from 07/2008

12 FAIRVIEW BLVD

MJZ



PERMIT GRAPHS
ADVANCED SEARCH RESULTS

Select View 

Actor/Applicant Email 	Contract #/Applicant Phone # 	Property Owner's Email 	Current Use 	Proposed Use 	Scope of Work 	Project Cost 	Gross Square Feet 	Issued Date 	Expiration Date 	Finalized Date 	Closed Date 	Repair Damage Due To 	Storm Damage 	Hurricane 	Assigned To 	Primary Contractor 	Unit/Vol Fees 	Map 	Letter 	Inspection 	Last Inspection Date 	Status 	Uploads 	Fee Total 	Final Ad Status 	Time Since Created 		
r8@gmail.com	440-537-6895		same	33931	Install pool heater	2111	0	01/30/2023		02/09/2023						Douglas Turner							FINALED	 	\$179.38	976 days	987 days	
res@gmail.com	239-200-5453	dwtturner8@sbcglobal.net	10851 goodwin st	Bonita Springs FL 34135	Electrical Panel Change	2499	1800			12/01/2022						Eric's Electrical Services LLC						12/01/2022	FINALED	 		1046 days	1060 days	
					Hurricane Ian	0	0			10/27/2022													FINALED	 		1083 days	1090 days	
vg@hainesac.com	239-992-1551		Residential	Residential	AC Change out 14.25 seer, 8 ton, 2.5 tons	6810	0	08/03/2021		08/09/2021						Haines Refrigeration & Air Conditioning						08/09/2021	FINALED	 	\$179.38	1376 days	1533 days	

Records 1 to 4 (of 4)

1



Lee County Tax Collector

Noelle Branning

Account Number:
34-46-24-W4-00400.0060
Alternate Key:
2100608071
Millage Code:
032

Site Address/Legal Description:
12 FAIRVIEW BLVD
FAIRVIEW ISLES UNIT 3 PB 10 PG 123 LOT 6

2024 Real EstateMAR Installment Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

Exemptions/Values	
Market Value	688,557
Assessed Value	425,707
Taxable Value	425,707
Homestead Exemption	25,000
Additional Homestead Exemption	25,000

★ See message below.

TURNER ADRIENNE
17226 WILLOW WOOD DR
STRONGSVILLE, OH 44136

Paid 03/03/2025 INT-00-03252011 \$1,380.21

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	425,707	50,000	375,707	1,413.52
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	425,707	25,000	400,707	900.79
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	425,707	25,000	400,707	1,217.35
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	425,707	50,000	375,707	371.95
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	425,707	50,000	375,707	35.62
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	425,707	50,000	375,707	12.29
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	425,707	50,000	375,707	38.55
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	425,707	50,000	375,707	1,051.98
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	425,707	50,000	375,707	42.19
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	425,707	50,000	375,707	60.56
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	425,707	50,000	375,707	7.51
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	425,707	50,000	375,707	14.80

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,487.49

2024 Real EstateMAR Installment Tax Notice

AMOUNT DUE

If Received By:

- ☐ Mar 31, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:
\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 34-46-24-W4-00400.0060

Site Address: 12 FAIRVIEW BLVD

Alternate Key: 2100608071

★ If the address below is not correct, visit LeePA.org to update your address.

TURNER ADRIENNE
17226 WILLOW WOOD DR
STRONGSVILLE, OH 44136

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



Paid 03/03/2025 INT-00-03252011 \$1,380.21



Property Data

STRAP: 34-46-24-W4-00400.0060 Folio ID: 10231180

Tax Roll Value Letter 2025 ▾

Generated on 9/25/2025 1:55 PM

Owner Of Record - Sole Owner [Change Mailing Address]



TURNER ADRIENNE
17226 WILLOW WOOD DR
STRONGSVILLE OH 44136

Site Address

Site Address maintained by **E911 Program Addressing**

12 FAIRVIEW BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



FAIRVIEW ISLES UNIT 3 PB 10 PG 123 LOT 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 10 and 123 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 2.0
Gross Living Area	1,514
1st Year Building on Tax Roll	1979
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	34	00400	0060
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.41897	-81.90093		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2021 ▶ ☐ View other photos

Last Inspection Date: 01/26/2021

Property Values / Exemptions / TRIM Notices

Generated on 9/25/2025 1:55 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (TRIM Value)	793,181	566,401	793,181	793,181	0	0	793,181
2024 / Additional Info	2024 (Final Value)	688,557	688,547	688,557	425,707	50,000	0	375,707
2023 / Additional Info	2023 (Final Value)	413,308	413,298	413,308	413,308	50,000	0	363,308
2022 / Additional Info	2022 (Final Value)	586,753	226,700	586,753	586,753	50,000	0	536,753

2021 / Additional Info	2021 (Final Value)	403,314	165,200	403,314	403,314	0	0	403,314
2020 / Additional Info	2020 (Final Value)	365,798	165,200	365,798	365,798	0	0	365,798
2019 / Additional Info	2019 (Final Value)	356,909	137,700	356,909	356,909	0	0	356,909
2018 / Additional Info	2018 (Final Value)	334,304	137,700	334,304	334,304	0	0	334,304
2017 / Additional Info	2017 (Final Value)	330,268	110,160	330,268	320,496	0	0	320,496
2016	2016 (Final Value)	311,655	110,160	311,655	291,360	0	0	291,360
2015	2015 (Final Value)	349,699	110,160	349,699	264,873	0	0	264,873
2014	2014 (Final Value)	318,595	110,160	318,595	240,794	0	0	240,794
2013	2013 (Final Value)	298,814	92,700	298,814	218,904	0	0	218,904
2012	2012 (Final Value)	199,004	120,000	199,004	199,004	0	0	199,004
2011	2011 (Final Value)	274,648	160,000	274,648	274,648	0	0	274,648
2010	2010 (Final Value)	271,511	160,000	271,511	271,511	0	0	271,511
	2009 (Final Value)	281,880	180,000	281,880	281,880	0	0	281,880
	2008 (Final Value)	340,940	225,000	340,940	340,940	0	0	340,940
	2007 (Final Value)	377,830	260,000	0	377,830	0	0	377,830
	2006 (Final Value)	371,330	295,000	0	371,330	0	0	371,330
	2005 (Final Value)	305,640	182,750	0	305,640	0	0	305,640
	2004 (Final Value)	272,080	182,750	0	272,080	0	0	272,080
	2003 (Final Value)	270,140	95,000	0	270,140	0	0	270,140
	2002 (Final Value)	205,320	45,000	0	205,320	0	0	205,320
	2001 (Final Value)	190,480	45,000	0	190,480	0	0	190,480
	2000 (Final Value)	136,500	45,000	0	136,500	0	0	136,500
	1999 (Final Value)	137,830	45,000	0	137,830	0	0	137,830
	1998 (Final Value)	138,490	45,000	0	125,970	25,000	0	100,970
	1997 (Final Value)	144,340	45,000	0	123,860	25,000	0	98,860
	1996 (Final Value)	120,250	45,000	0	120,250	25,000	0	95,250
	1995 (Final Value)	110,860	45,000	0	110,860	0	0	110,860
	1994 (Final Value)	108,710	44,710	0	108,710	0	0	108,710
	1993 (Final Value)	107,260	44,710	0	107,260	0	0	107,260
	1992 (Final Value)	128,710	39,740	0	128,710	25,000	0	103,710

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/24/2025)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.00	Lot

Land Features

Description	Year Added	Units
-------------	------------	-------

Description	Year Added	Units
IRRIGATION SYSTEM LAWN	2003	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	2.0	1979	1997

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,514
FGR - FINISHED GARAGE	N	224
FOP - FINISHED OPEN PORCH	N	415
PS1 - 1 STORY SCREEN ENCL	N	855

Building Features

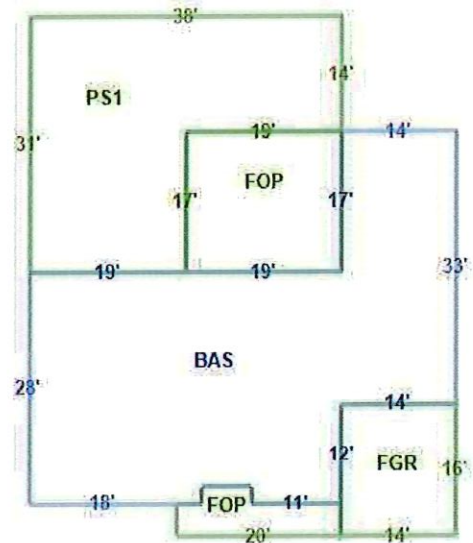
Description	Year Added	Units
POOL - RESIDENTIAL	1979	450
FIREPLACE - TYPE B	1979	1
PATIO - PEBBLE	1979	405
A/C-POOL HEATERS	2023	1

Building Front Photo



Photo Date: January of 2021

Building Footprint



Taxing Authorities

Generated on 9/25/2025 1:55 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398

FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	03/12/2024	2024000169927	11		I
10.00	03/12/2024	2024000105437	98	Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)	I
560,000.00	12/15/2020	2020000315155	01		I
550,000.00	10/25/2019	2019000253856	01		I
0.00	06/30/2019	2019000253855	11		I
100.00	07/06/2009	2009000191097	11		I
350,000.00	02/27/2009	2009000056867	01		I
152,000.00	02/11/1998	2931/4056	06		I
159,000.00	08/01/1995	2643/188	06		I
130,900.00	09/01/1989	2101/982	01		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **10** and **123** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 9/25/2025 1:55 PM

Permit Number	Permit Type	Date
231065	Building Remodel / Repair	01/30/2023
211315	Building Miscellaneous	08/03/2021
ROF2005-00619	Roof	01/18/2005
199409818	Residential	10/18/1994
199001227	Pool & Spa	01/30/1990

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 9/25/2025 1:55 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
34-46-24-04-00000.0060	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/25/2025 1:55 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	358.45
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Generated on 9/25/2025 1:55 PM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0567	G	11/17/2022	A

Generated on 9/25/2025 1:55 PM

Prepared By& Return To:	
Name: <u>Adrienne Turner</u>	
Address: <u>17226 Willow Wood Dr.</u>	
City: <u>Strongsville</u>	
State: <u>OH</u> Zip Code: <u>44136</u>	
Parcel (STRAP) Number:	
<u>34-46-24-W4-00400.0060</u>	

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

This quit claim deed, executed this March 12, 2024, by the **first party**, whose name is **TURNER DOUGLAS W SR**

Select one ☒ a single person, ☐ a married person, ☐ a married couple, whose mailing address is

628 Harbourside Dr. Sandusky, OH 44870

_____, **Grantor,**

To the **second party**, whose name is Adrienne Turner

Select one ☒ individually, ☐ as tenants in common, ☐ as joint tenants with right of survivorship, ☐ as a married couple, whose mailing address is 17226 Willow Wood Dr. Strongsville OH 44136

_____, **Grantee.**

Witness, that the said first party, for the sum of \$ - 0 -, and other good and valuable consideration paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto situated in LEE County, Florida, to wit:

ENTER FULL LEGAL DESCRIPTION OF PROPERTY (if legal is too long to fit in this space, please attach separate page)

Lot 6, Fairview Isles, Unit 3, according to plat therefore as recorded in Platbook 10, Page 123, of the Public records of Lee County, Florida

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first written above.

Grantor Signature <u>Douglas W Turner Sr.</u>	Grantor Signature
Douglas W Turner Sr.	
Grantor Printed Name	Grantor Printed Name

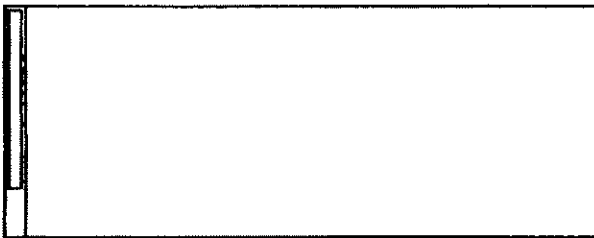
Signed, sealed, and delivered in the presence of:

DANIEL J. NEFF
Daniel J Neff Witness #1 Signature
Witness #2 Signature

NICHOLE S. NEFF
Nichole J Neff Witness #1 Printed Name
Witness #2 Printed Name

Witness #1 Post Office Address:

Witness #1 Post Office Address:



14125 CHARTHOUSE COURT
NAPLES, FL 34114

STATE OF ~~FLORIDA~~ Ohio

COUNTY OF Erie

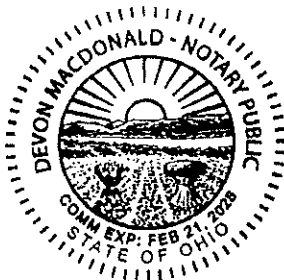
The foregoing instrument was acknowledged before me by means of ☐ physical presence or

☐ online notarization, this 25th day of May, 2024, by

Douglas Turner who ☐ is personally know to me or ☒ produced
Driver license as identification.

[Signature]
Signature of Notary Public

Devon MacDonald
Printed Name of Notary Public



My Commission Expires: 02/21/2028

Rev. 12/2023



Sep 30, 2025 10:20.12 AM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Tiva Invest Real LLC
Property Address: 8010 Estero Blvd
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250988_Hearing Exhibit A_Notice of Hearing & Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 21, 2025

nancy stuparich, Town Attorney

Date: October 21, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 22, 2025

Amy Baker, Town Clerk

Date: October 22, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: September 19, 2025

Case Number: **20250988**

Owner: **TIVA INVEST REAL LLC**

Mailing Address: 15701 S Tamiami Trl, Fort Myers, FL 33908

Property Address: **8010 Estero Blvd**, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135194, 9589071052703142135187,

Parcel: 03-47-24-W3-00300.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 19, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/19/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, roofing, interior remodel and full or partial demolition defined in Section 6-441 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: October 15, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 29th DAY OF OCTOBER 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Wednesday, October 8, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

☐ The Code Officer has reason to believe that the violation(s) or the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare or is irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the violation(s) have been corrected prior to the hearing.

☐ The Code Officer has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) of the following:

- \$250/ day per violation
- \$500/day for repeat offenses
- \$5,000 for irreversible or irreparable violations

Additionally, administrative fines may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

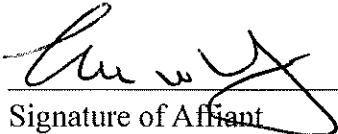
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

Thomas Yozzo



Signature of Affiant

Code Enforcement / Emergency Services Director
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FMB Case Number:	20250988
Certified Mail:	9589071052703142135194, 9589071052703142135187
Regular Mail:	Standard 1st Class
Magistrate Case Number:	Not Assigned

TIVA INVEST REAL LLC
15701 S Tamiami TRL
Fort Myers, FL 33908

Site Address: 8010 Estero Blvd
Fort Myers Beach, FL 33931
Parcel Strap No. 03-47-24-W3-00300.0070

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Thomas Yozzo, who is the Emergency Services Director for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250988 that certain Notice of Code Violation. 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 Violation & Notice of Hearing to the following:

- a. TIVA INVEST REAL LLC
15701 S Tamiami TRL
Fort Myers, FL 33908
Certified Mail No.9589071052703142135194
(Listed Leepa.org / Lee County Tax Collector Property Owner Address)
- b. N/A

Certified Mail No.
(Alternative Listed Mailing Address)

- c. Kevin F Jursinski ESQ
15701 S Tamiami Trail
Fort Myers, FL 33908
Certified Mail No.
(Registered Agent for Company)

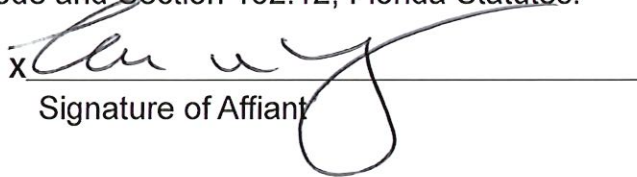
Copies of the certified mailing receipts are attached in Hearing Exhibit A.

1. I posted a copy of the Notice at 8010 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 30th day of September 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.



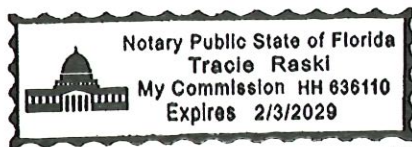
2. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 30th day of September 2025 are attached in Hearing Exhibit A.
3. In addition, I posted a copy of the Notice on the Town's publicly accessible website at <https://www.fortmyersbeachfl.gov/1294/Public-Notices> on the 30th day of September 2025. A copy of the posted webpage is attached as Evidence 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.

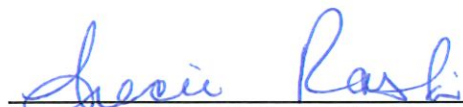
x 
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either [X] personal presence or [] online notarization this 19 day of November, 2025, by T Yozzo. They [X] are 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

9589 0710 5270 3142 1351 87

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 \$

Se
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JURSINSKI, KEVIN F, ESQ.
15701 S. TAMiami TRAIL
FORT MYERS, FL 33908

Town of Fort Myers Beach

Postmark
Here

SEP 3 U 2025

Sent by: MC

Case #20250988
8010 Estero Blvd

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

9589 0710 5270 3142 1351 94

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 \$

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TIVA INVEST REAL LLC
15701 S TAMiami TRL
FORT MYERS, FL 33908

MC

Sent by:

Postmark
Here

SEP 3 U 2025

Town of Fort Myers Beach

Case #20250988
8010 Estero Blvd

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

TIVA INVEST REAL LLC
15701 S TAMiami TRL
FORT MYERS, FL 33908

FIRST-CLASS



US POSTAGE
ZIP 33931 \$001.03⁰
0000180942 SEP 30 2025



CERTIFIED MAIL



9589 0730 5270 3142 1351 94

FIRST-CLASS



US POSTAGE
ZIP 33931 \$0
0000180942 SEP 30 2025

TIVA INVEST REAL LLC
15701 S TAMiami TRL
FORT MYERS, FL 33908

JURSINSKI, KEVIN F, ESQ.
15701 S. TAMiami TRAIL
FORT MYERS, FL 33908

FIRST-CLASS



US POSTAGE
ZIP 33931 \$001.03⁰
0000180942 SEP 30 2025



CERTIFIED MAIL



9589 0730 5270 3142 1351 87

FIRST-CLASS



US POSTAGE
ZIP 33931 \$01
0000180942 SEP 30 2025

JURSINSKI, KEVIN F, ESQ.
15701 S. TAMiami TRAIL
FORT MYERS, FL 33908

Sep 30, 2025 3:47:07 PM



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: September 19, 2025

Case Number: 20250988

Owner: TIVA INVEST REAL LLC

Mailing Address: 15701 S Tamiami Trl, Fort Myers, FL 33908

Property Address: 8010 Estero Blvd, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135194, 9589071052703142135187,

Parcel: 03-47-24-W3-00300.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 19, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/19/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, roofing, interior remodel and full or partial demolition defined in Section 6-441 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Sep 30, 2025 5:02:45 PM



Sep 30, 2025 5:03:47 PM



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 19, 2025

Case Number: 20250988

Owner: TIVA INVEST REAL LLC

Mailing Address: 15701 S Tamiami Trl, Fort Myers, FL 33908

Property Address: 8010 Estero Blvd, Fort Myers Beach, FL 33908

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Compliance is required on or before: October 15, 2025

Page 1 of 3

Sep 30, 2025 4:46:28 PM

Page 112 of 385

Selected	Permit Number ⬆	Permit Date ⬆	Permit Type ⬆	Parcel ⬆	Property Address ⬆	Owner ⬆	Subdivision ⬆	Permit Type ⬆	Sub Type ⬆	Type of Construction ⬆	Type of Occupancy / Use ⬆	Contractor Business Name/Applicant ⬆	Contact Name ⬆	Contractor/Applicant Email ⬆	Contractor/Applicant Phone # ⬆	Property Owner's Email ⬆	Current Use ⬆	Proposed Use ⬆	Scope of Work ⬆	Project Cost ⬆	Gross Square Feet ⬆	Issue Date ⬆	Expiration Date ⬆	Final Date ⬆	City ⬆
☐	240096	01/11/2024		034724W3003000070	8010 ESTERO BLVD	TIVA INVEST REAL LLC		Residential	Demolition	N/A	Residential	S&K Excavating LLC	Shane Swartzmiller	S_kexcavating@yahoo.com	4195167474	Adam.zert@tiva.biz	R	R	Demolition of Structure on Property	29500	6070				
☐	221422	08/18/2022		034724W3003000070	8010 ESTERO BLVD	TIVA INVEST REAL LLC		Pool	Pool-Below Ground		Residential	Classic Pool Design	Classic Pool Design	Dong@classicpooldesign.com	239 994 0166	info@tivaestates.com	720 NE 25th Ave Unit 29	cape coral FL 33909	pool/spa with footer and paver deck with fence and self closing gate.	122000	283				
☐	211989	12/03/2021		034724W3003000070	8010 ESTERO BLVD	TIVA INVEST REAL LLC		Residential	Remodel		Residential						r	r	Repair of previous unpermitted work. See letter and scope of work attached.	375172	0	03/28/2022	12/13/2022		
☐	191459	08/14/2019		034724W3003000070	8010 ESTERO BLVD	PROCK DENNIS M		Fire	LP / NG Residential		Residential	Always On Generators	Calvin Powell	Office.AOG@gmail.com	239-839-3553		3120 6th st nw	3120 6th st nw, Naples FL 34120	Tank buried, connected via 3/4" PE piping to 3 outlets	10000	0				

1

Records 1 to 4 (of 4)



[Search](#) > Account Summary

Real Estate Account #03-47-24-W3-00300.0070

Owner:

TIVA INVEST REAL LLC

Situs:

8010 ESTERO BLVD
FORT MYERS BEACH 33931

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/13/2024** for **\$22,848.77**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$22,848.77	11/13/2024	Receipt #R28-00-02779679	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$26,427.67	11/15/2023	Receipt #R27-00-01706376	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$25,749.85	11/28/2022	Receipt #Q09-00-00576864	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$23,793.56	11/19/2021	Receipt #605825-6	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$15,334.04	02/24/2021	Receipt #581193-589	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$14,776.74	12/27/2019	Receipt #541663-304	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$15,192.91	05/14/2019	Receipt #517751-124	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$14,300.47	12/28/2017	Receipt #466758-173	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$14,377.51	01/30/2017	Receipt #436318-284	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$14,714.27	02/22/2016	Receipt #20296-312	Print (PDF)
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$16,953.43	06/26/2015	Receipt #385492-5	Print (PDF)
Certificate #15025692		Redeemed	06/26/2015	Face \$16,140.17, Rate 0.25%	
		Paid \$16,953.43			
2013 Annual Bill ⓘ	\$0.00	Paid \$14,946.39	03/31/2014	Receipt #19284-158	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$15,091.53	02/28/2013	Receipt #18806-319	Print (PDF)
Total Amount Due	\$0.00				

eCheck: FREE (not for delinquent taxes)

Credit Card, Apple & Google Pay, PayPal: 2.35% Convenience Fee (\$1.85 minimum); 3.95% for international cards (property tax payments only); \$2.95 per renewal (DMV transactions only)

Debit Card: Online/Phone – 2.35% Convenience Fee (\$1.85 minimum); In-Person - \$1.95 Flat Rate

The Tax Collector's office does not retain any portion of the convenience fee.



Property Data

STRAP: 03-47-24-W3-00300.0070 Folio ID: 10234183

Tax Roll Value Letter 2025

Generated on 9/10/2025 10:16 AM

Owner Of Record - Sole Owner
[Change Mailing Address]



TIVA INVEST REAL LLC
15701 S TAMIAMI TRL
FORT MYERS FL 33908

Site Address

Site Address maintained by E911 Program Addressing

8010 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GRAND OLE MAN PB 29 PG 27 LOT 7

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

Attributes and Location Details

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

Township	Range	Section	Block	Lot
47	24E	03	00300	0070
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40443	-81.89258		

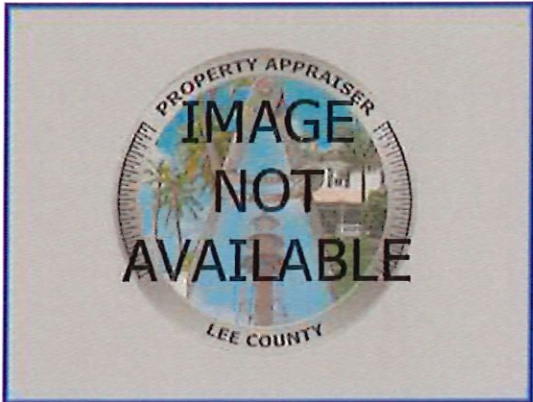
View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 9/10/2025 10:16 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	1
2025 / Additional Info	2025 (TRIM Value)	2,828,128	2,828,128	2,828,128	1,927,310	0	0	
2024 / Additional Info	2024 (Final Value)	1,752,100	1,752,100	1,752,100	1,752,100	0	0	

2023 / Additional Info	2023 (Final Value)	1,972,016	1,972,006	1,972,016	1,972,016	0	0
2022 / Additional Info	2022 (Final Value)	1,904,415	1,122,000	1,904,415	1,904,415	0	0
2021 / Additional Info	2021 (Final Value)	1,704,926	1,020,000	1,704,926	1,704,926	0	0
2020 / Additional Info	2020 (Final Value)	1,561,682	1,020,000	1,561,682	1,061,687	50,000	0
2019 / Additional Info	2019 (Final Value)	1,518,920	1,042,500	1,518,920	1,037,817	50,000	0
2018 / Additional Info	2018 (Final Value)	1,531,835	1,042,500	1,531,835	1,018,466	50,000	0
2017 / Additional Info	2017 (Final Value)	1,602,902	660,000	1,602,902	997,518	50,000	0
2016	2016 (Final Value)	1,542,120	660,000	1,542,120	977,001	50,000	0
2015	2015 (Final Value)	1,305,523	605,625	1,305,523	970,210	50,000	0
2014	2014 (Final Value)	1,173,584	659,250	1,173,584	962,510	50,000	0
2013	2013 (Corrected Value)	1,063,342	506,500	1,063,342	1,025,679	0	0
2012	2012 (Corrected Value)	932,435	622,500	932,435	932,435	0	0
2011	2011 (Final Value)	997,830	712,500	997,830	997,830	50,000	0
2010	2010 (Final Value)	1,005,015	716,250	1,005,015	1,005,015	50,000	0
	2009 (Final Value)	1,126,400	787,500	1,126,400	1,126,400	50,000	0
	2008 (Final Value)	1,280,400	937,500	1,280,400	1,280,400	50,000	0
	2007 (Final Value)	1,486,910	1,140,000	0	1,263,650	25,000	0
	2006 (Final Value)	997,500	997,500	0	849,750	0	0
	2005 (Final Value)	825,000	825,000	0	825,000	25,000	0
	2004 (Final Value)	1,059,220	795,000	0	1,059,220	0	0
	2003 (Final Value)	852,990	735,000	0	852,990	0	0
	2002 (Final Value)	960,160	618,380	0	468,660	25,000	0
	2001 (Final Value)	626,160	367,500	0	461,280	25,000	0
	2000 (Final Value)	498,070	262,500	0	447,840	25,000	0
	1999 (Final Value)	484,180	238,500	0	436,070	25,000	0
	1998 (Final Value)	449,160	238,500	0	429,200	25,000	0
	1997 (Final Value)	442,350	238,500	0	422,030	25,000	0
	1996 (Final Value)	414,040	225,000	0	409,740	25,000	0
	1995 (Final Value)	399,750	225,000	0	399,750	25,000	0
	1994 (Final Value)	395,070	225,000	0	395,070	25,000	0
	1993 (Final Value)	373,690	225,000	0	373,690	25,000	0
	1992 (Final Value)	369,380	225,000	0	369,380	25,000	0

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce as of January 1st of the tax year in question (**F.A.C. 12D-1.002**).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (**F.S. 193.011**). For *Agriculturally Classified* parcels (or parcels with only agricultural uses are considered in the assessment (**F.S. 193.461 (6) (a)**)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Exemption* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 1% for *Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

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

Generated on 9/10/2025 10:16 AM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	75.00	Front Feet



Property Details (2025 TRIM)



Generated on 9/10/2025 10:16 AM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	75.00	Front Feet

Taxing Authorities

Generated on 9/10/2025 10:16 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406**Sales / Transactions**

Generated on 9/10/2025 10:16 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vaca Imprc
2,233,000.00	05/20/2021	2021000176305 Sales Questionnaire Complete	01		I
1,550,000.00	04/16/2004	4259/4641	06		I
100.00	11/25/1998	3048/3363	01		V
120,000.00	07/01/1984	1737/1870	06		V
0.00	09/01/1983	1695/3468	01		V

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using 29 and 27 for the book and page numbers and **Plats Book** for the tHelp safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 9/10/2025 10:16 AM

Permit Number	Permit Type	Date
DRV16-0028	Site Development - Driveway / Sidewalks	10/21/2016
BLD11-0166	Shutter, Awning	10/14/2011
RES2004-10126	Building Remodel / Repair	03/20/2006
ROF2004-05933	Roof	10/14/2004
ROF2004-03040	Roof	06/29/2004
199200276	Residential	01/13/1992
500276	Residential	01/08/1985

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data display here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 9/10/2025 10:16 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber D
03-47-24-03-00000.0070	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/10/2025 10:16 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amc
001 - Service Area 1	R - Residential Category		0	
Collection Days				
Garbage		Recycling		Horticulture
Thursday		Thursday		Thursday

Flood and Storm Information

Generated on 9/10/2025 10:16 AM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0569	G	11/17/2022	A

Generated on 9/10/2025 10:16 AM



Property Data

STRAP: 03-47-24-W3-00300.0070 Folio ID: 10234183

Tax Roll Value Letter 2025

Generated on 9/19/2025 12:56 PM

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



TIVA INVEST REAL LLC
15701 S TAMiami TRL
FORT MYERS FL 33908

Site Address

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

8010 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GRAND OLE MAN PB 29 PG 27 LOT 7

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

Attributes and Location Details

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

Township	Range	Section	Block	Lot
47	24E	03	00300	0070
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40443	-81.89258		

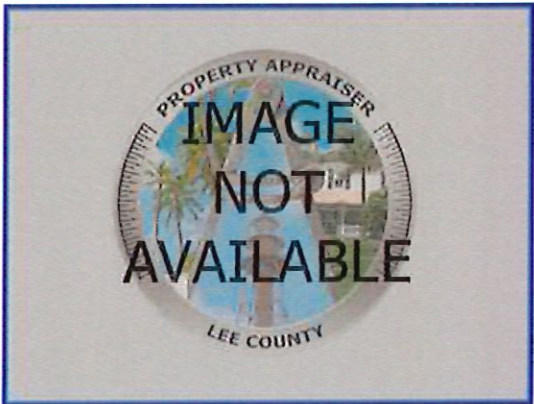
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 9/19/2025 12:56 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	1
2025 / Additional Info	2025 (TRIM Value)	2,828,128	2,828,128	2,828,128	1,927,310	0	0	
2024 / Additional Info	2024 (Final Value)	1,752,100	1,752,100	1,752,100	1,752,100	0	0	

2023 / Additional Info	2023 (Final Value)	1,972,016	1,972,006	1,972,016	1,972,016	0	0
2022 / Additional Info	2022 (Final Value)	1,904,415	1,122,000	1,904,415	1,904,415	0	0
2021 / Additional Info	2021 (Final Value)	1,704,926	1,020,000	1,704,926	1,704,926	0	0
2020 / Additional Info	2020 (Final Value)	1,561,682	1,020,000	1,561,682	1,061,687	50,000	0
2019 / Additional Info	2019 (Final Value)	1,518,920	1,042,500	1,518,920	1,037,817	50,000	0
2018 / Additional Info	2018 (Final Value)	1,531,835	1,042,500	1,531,835	1,018,466	50,000	0
2017 / Additional Info	2017 (Final Value)	1,602,902	660,000	1,602,902	997,518	50,000	0
2016	2016 (Final Value)	1,542,120	660,000	1,542,120	977,001	50,000	0
2015	2015 (Final Value)	1,305,523	605,625	1,305,523	970,210	50,000	0
2014	2014 (Final Value)	1,173,584	659,250	1,173,584	962,510	50,000	0
2013	2013 (Corrected Value)	1,063,342	506,500	1,063,342	1,025,679	0	0
2012	2012 (Corrected Value)	932,435	622,500	932,435	932,435	0	0
2011	2011 (Final Value)	997,830	712,500	997,830	997,830	50,000	0
2010	2010 (Final Value)	1,005,015	716,250	1,005,015	1,005,015	50,000	0
	2009 (Final Value)	1,126,400	787,500	1,126,400	1,126,400	50,000	0
	2008 (Final Value)	1,280,400	937,500	1,280,400	1,280,400	50,000	0
	2007 (Final Value)	1,486,910	1,140,000	0	1,263,650	25,000	0
	2006 (Final Value)	997,500	997,500	0	849,750	0	0
	2005 (Final Value)	825,000	825,000	0	825,000	25,000	0
	2004 (Final Value)	1,059,220	795,000	0	1,059,220	0	0
	2003 (Final Value)	852,990	735,000	0	852,990	0	0
	2002 (Final Value)	960,160	618,380	0	468,660	25,000	0
	2001 (Final Value)	626,160	367,500	0	461,280	25,000	0
	2000 (Final Value)	498,070	262,500	0	447,840	25,000	0
	1999 (Final Value)	484,180	238,500	0	436,070	25,000	0
	1998 (Final Value)	449,160	238,500	0	429,200	25,000	0
	1997 (Final Value)	442,350	238,500	0	422,030	25,000	0
	1996 (Final Value)	414,040	225,000	0	409,740	25,000	0
	1995 (Final Value)	399,750	225,000	0	399,750	25,000	0
	1994 (Final Value)	395,070	225,000	0	395,070	25,000	0
	1993 (Final Value)	373,690	225,000	0	373,690	25,000	0
	1992 (Final Value)	369,380	225,000	0	369,380	25,000	0

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or part only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#))). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Exemption* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/18/2025) 

Generated on 9/19/2025 12:56 PM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	75.00	Front Feet



Property Details (2025 TRIM)



Generated on 9/19/2025 12:56 PM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	75.00	Front Feet

Taxing Authorities

Generated on 9/19/2025 12:56 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406**Sales / Transactions**

Generated on 9/19/2025 12:56 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vaca Imprc
2,233,000.00	05/20/2021	2021000176305 Sales Questionnaire Complete	01		I
1,550,000.00	04/16/2004	4259/4641	06		I
100.00	11/25/1998	3048/3363	01		V
120,000.00	07/01/1984	1737/1870	06		V
0.00	09/01/1983	1695/3468	01		V

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using **29** and **27** for the book and page numbers and **Plats Book** for the tHelp safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

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ROF2004-03040	Roof	06/29/2004
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Parcel Numbering History ⓘ

Generated on 9/19/2025 12:56 PM

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03-47-24-03-00000.0070	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/19/2025 12:56 PM

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001 - Service Area 1	R - Residential Category		0	
Collection Days				
Garbage		Recycling		Horticulture
Thursday		Thursday		Thursday

Flood and Storm Information

Generated on 9/19/2025 12:56 PM

Flood Insurance Find my flood zone					Evacuation Zone
Community	Panel	Version	Date		
071C	0569	G	11/17/2022		A

Generated on 9/19/2025 12:56 PM



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

Detail by Entity Name

Florida Limited Liability Company

TIVA INVEST REAL LLC

Filing Information

Document Number	L13000088255
FEI/EIN Number	46-3583095
Date Filed	06/19/2013
Effective Date	06/18/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/26/2018

Principal Address

15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 08/22/2016

Mailing Address

15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 08/22/2016

Registered Agent Name & Address

JURSINSKI, KEVIN F, ESQ.
15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Name Changed: 01/26/2018

Address Changed: 11/12/2013

Authorized Person(s) Detail

Name & Address

Title MGR

NOVAK, TOMAS
PAVLOVOVA 40
OSTRAVA-JIH, CZ 700 3-0 CZ

Title MGR

Zert, Adam
27636 Franklin street
Bonita Springs, FL 34134

Annual Reports

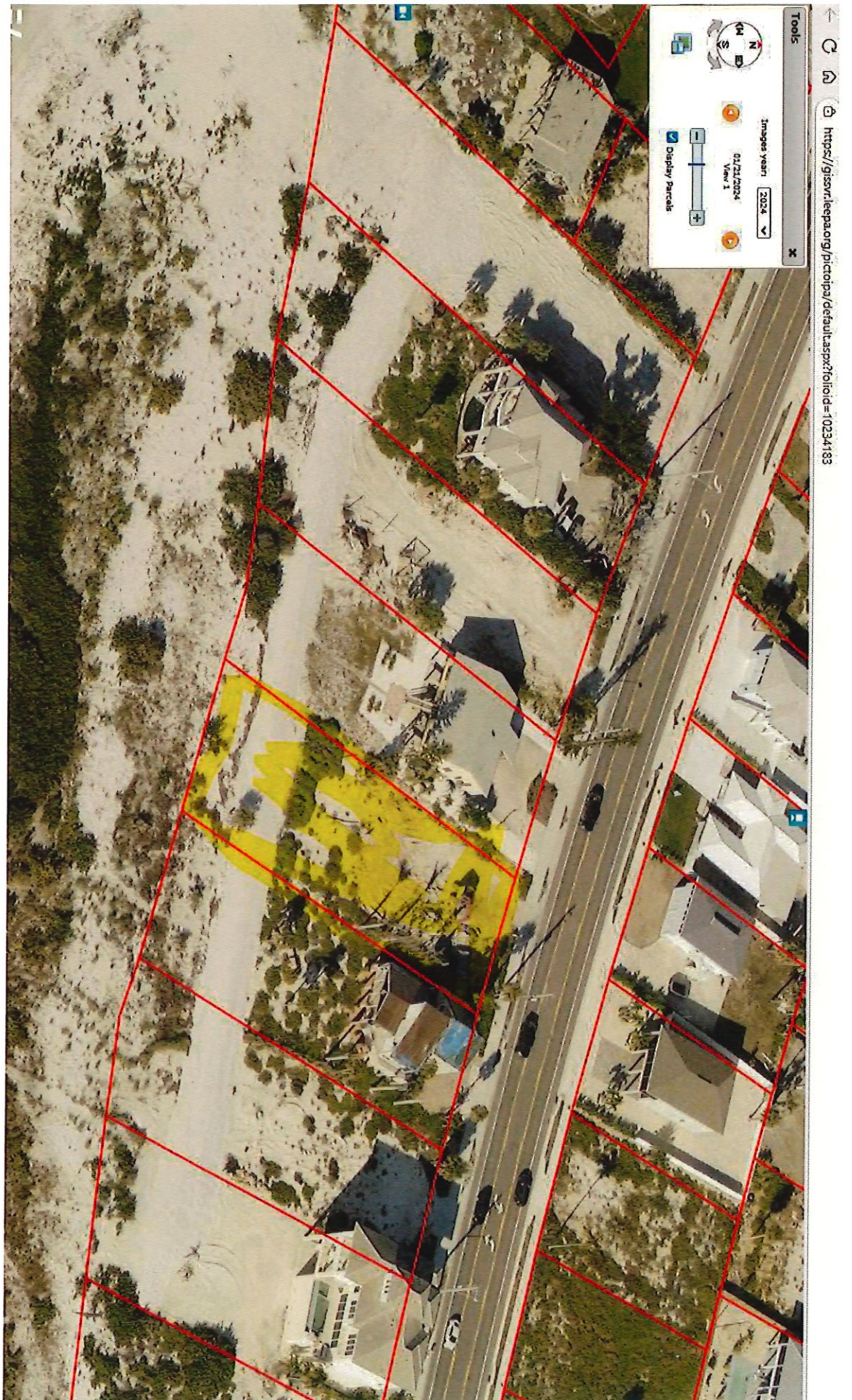
Report Year	Filed Date
2023	01/31/2023
2024	04/26/2024
2025	03/10/2025

Document Images

03/10/2025 -- ANNUAL REPORT	View image in PDF format
04/26/2024 -- ANNUAL REPORT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
01/05/2022 -- ANNUAL REPORT	View image in PDF format
04/21/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- REINSTATEMENT	View image in PDF format
08/22/2016 -- LC Amendment	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
11/12/2013 -- LC Amendment	View image in PDF format
06/19/2013 -- Florida Limited Liability	View image in PDF format

8414 Estero Blvd.





Sep 10, 2025 1:57:37 PM
Fort Myers Beach



AK
ALEX KING
GROUP
PREMIERE PLUS REALTY, CO.
LUXURY INTERNATIONAL

BEACH ACCESS

8010 ESTERO BLVD, FORT MYERS BEACH



EXCEPTIONAL GULF FRONT LOT WITH PANORAMIC VIEWS

LARGE GULF FRONT LOT!!! Exceptional 80 ft X 218 ft Gulf-front parcel presents a rare opportunity to build your dream coastal retreat. Nestled along the pristine shores of Fort Myers Beach. Boasting unparalleled panoramic views of the sparkling Gulf of Mexico and offering direct access to the powdery white sands, this property epitomizes luxury beachfront living. This property offers breathtaking, unobstructed views of the azure waters and stunning sunsets. The expansive lot offers ample space to design and construct a custom residence that captures the essence of coastal living. Imagine waking up to the sound of gentle waves and enjoying unparalleled sunsets from the comfort of your own home. Whether you're looking to build your forever home or considering as a second home, this lot holds tremendous potential for appreciation. Fort Myers Beach is renowned for its laid-back atmosphere, vibrant community, and a plethora of recreational activities from water sports to beachfront dining, this location provides the perfect blend of relaxation and entertainment. **SAMPLE NEW CONSTRUCTION HOME RENDERINGS IN PHOTOS ARE NOT INCLUDED IN SALE PRICE OF THE LOT. DIRECT BUILDER INTRODUCTION AVAILABLE.**



ALEX KING / REALTOR | ADTV HOST
beach.realtor11@gmail.com
(239) 291-5347



STACEE FOSTER / REALTOR
staceefmb@gmail.com
(239) 247-4938

ALEXKINGGROUP.COM | WETALKS

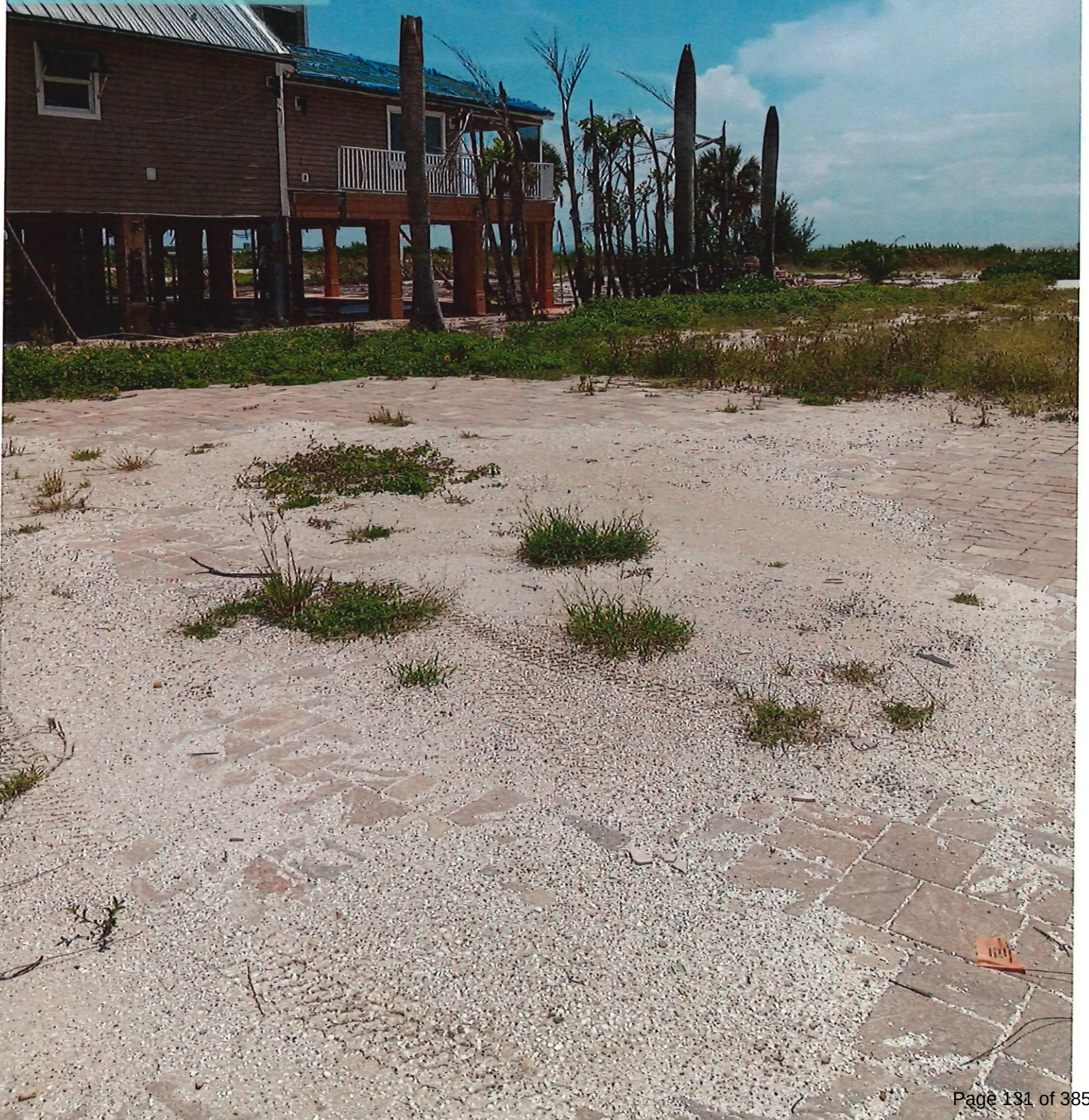
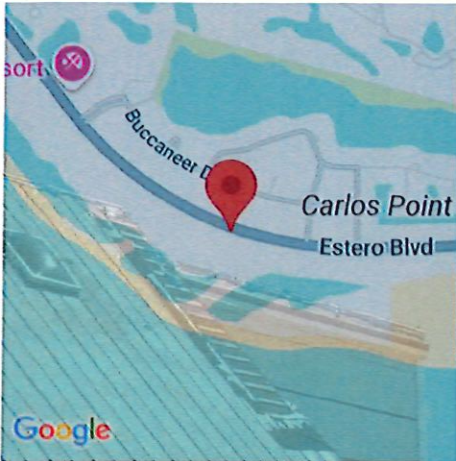
SCAN HERE FOR
MORE INFO ON
THIS LOT!!!



Sep 10, 2025 1:57:52 PM
Fort Myers Beach



Sep 10, 2025 1:58:01 PM
Fort Myers Beach



Sep 10, 2025 1:58:07 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Fels LLC & Maje LLC
Property Address: 21591/593 Widgeon Ter
Violation: Work without a permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250864_Hearing Exhibit A_Notice of Hearing & Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 21, 2025

nancy stuparich, Town Attorney

Date: October 21, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 22, 2025

Amy Baker, Town Clerk

Date: October 22, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: September 24, 2025

Case Number: **20250864**

Owner: **FELS LLC & MAJE LLC**

Mailing Address: 37 Avignon, Newport Coast, CA 92657

Property Address: **21591/593 Widgeon Ter**, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135200, 9589071052703142135217,
9589071052703142135224

Parcel: 34-46-24-W1-00001.0030

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 24, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/24/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, roofing, interior remodel and full or partial demolition defined in Section 6-441 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: October 29, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 29th DAY OF OCTOBER 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Wednesday, October 8, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

☐ The Code Officer has reason to believe that the violation(s) or the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare or is irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the violation(s) have been corrected prior to the hearing.

☐ The Code Officer has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) of the following:

- \$250/ day per violation
- \$500/day for repeat offenses
- \$5,000 for irreversible or irreparable violations

Additionally, administrative fines may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

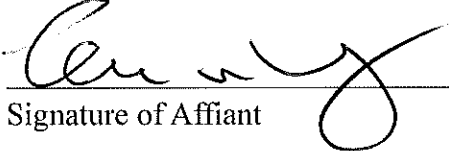
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

Thomas Yozzo


Signature of Affiant

Code Enforcement / Emergency Services Director
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FELS LLC & MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

FMB Case Number:	20250864
Certified Mail:	9589071052703142135200 9589071052703142135217 9589071052703142135224
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 21591/593 Widgeon Ter
Fort Myers Beach, FL, 33908
Parcel Strap No. 34-46-24-W1-00001.0030

Respondent,

/

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared Marcio Chavez 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 #20250864. On 09/24/2025, violations were discovered for any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied. 21591/593 Widgeon Ter. Fort Myers Beach. FL 33908 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 09/25/2025 to the following:

FELS LLC & MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

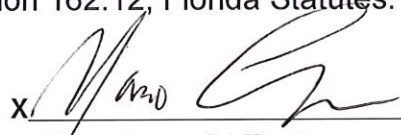
2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 21591/593 Widgeon Ter, Fort Myers Beach, FL 33908, which is the subject property. I took photographs of the Notice I posted on the 25th day of September 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing 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 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 25th day of September 2025 are attached.

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




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

9589 0710 5270 3142 1352 24

U.S. Postal Service™
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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

Town of Fort Myers Beach
 SEP 25 2025
 Postmark Here
 Sent by: mc
 case # 20250864
 21591/593 Widgeon Ter

FELS LLC + MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

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

9589 0710 5270 3142 1352 17

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

Town of Fort Myers Beach
 SEP 25 2025
 Postmark Here
 Sent by: mc
 case # 20250864
 21591/593 Widgeon Ter

Felix E. Spokony
25982 Pala Ste 150
Mission Viejo, CA 92691

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

9589 0710 5270 3142 1352 00

U.S. Postal Service™
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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 \$

Town of Fort Myers Beach
 SEP 25 2025
 Postmark Here
 Sent by: mc
 case # 20250864
 21591/593 Widgeon Ter

Fels LLC + Maje LLC
21591/593 Widgeon Ter
Fort Myers Beach, FL 33931

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

San Damiano
ry of St Clare

Sol y Mar I by
LetsGoPDC.com

Flamingo Inn

Esteros Blvd

GullWing Beach Resort
Google

Single
Window

Poly

Sep 25, 2025 4:09:41 PM

Fort Myers Beach



Felix E. Spokony
25982 Pala Ste 150
Mission Viejo, CA 92691

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 001.03⁰
SEP 25 2025



CERTIFIED MAIL



Felix E. Spokony
25982 Pala Ste 150
Mission Viejo, CA 92691

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 010.73¹
SEP 25 2025



FELS LLC + MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 001.03⁰
SEP 25 2025



CERTIFIED MAIL



FELS LLC + MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 010.73¹
SEP 25 2025



Fels LLC + Maje LLC
21591/593 Widgeon Ter
Fort Myers Beach, FL 33931

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 001.03⁰
SEP 25 2025



CERTIFIED MAIL



Fels LLC + Maje LLC
21591/593 Widgeon Ter
Fort Myers Beach, FL 33931

FIRST-CLASS



US POSTAGE - FIRST-CLASS
ZIP 33931 \$ 010.73¹
SEP 25 2025



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: September 24, 2025

Case Number: 20250864

Owner: FELS LLC & MAJE LLC
Mailing Address: 37 Avignon, Newport Coast, CA 92657
Property Address: 21591/593 Widgeon Ter, Fort Myers Beach, FL 33908
Certified Mail# 9589071052703142135200, 9589071052703142135217,
9589071052703142135224
Parcel: 34-46-24-W1-00001.0030

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 24, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 09/24/2025, a violation was discovered for the Demolition, Construction and or repair of a structure in disrepair without obtaining required permits. Including but not limited to siding, windows, roofing, interior remodel and full or partial demolition defined in Section 6-441 of the FMB Code of Ordinances, was identified as a violation of the Town's Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas - Permitting Coordinator) (2) Provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: October 29, 2025

Staples





Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: September 24, 2025

Case Number: 20250864

Owner: FELS LLC & MAJE LLC

Mailing Address: 37 Avignon, Newport Coast, CA 92657

Property Address: 21591/593 Widgeon Ter, Fort Myers Beach, FL 33908

Certified Mail# 9589071052703142135200, 9589071052703142135217,
9589071052703142135224

Parcel: 34-46-24-W1-00001.0030

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Page 1 of 3

Services

09/14/2023
EXPIRES
10/14/2025

Next business day inspections need to be requested before 4 p.m. Requests received after 4 p.m. cannot be scheduled until two business days after the request is received.

If your permit requires any fire inspections please schedule by emailing: prevention@fmbfire.org along with the permit number, site address, inspection type & any notes to the Inspector

JOB LOCATION: 21591/593 WIDGEON TER		Strap #: 344624W1000010030
PROPERTY OWNER FELS LLC + MAJE LLC 37 AVIGNON NEWPORT COAST CA 92657	CONTRACTOR Roman Roofing Inc. 921 N.E. 27th Ln, Cape Coral FL 33909 Cape Coral FL 33909	PERMIT TYPE: Commercial SUBTYPE: Roof/Reroof/Roofover
DESCRIPTION OF WORK: Shingle reroof of garage		
NOTES		

DATE BY

DATE BY

DATE BY

* Roof Insp Affidavit

ROF - 501 Roof Dry In
ROF - 503 Roof Final



To check the status of your permit or schedule inspections go to the website below.

<http://www.fortmyersbeachfl.gov/971/Building-Services>

DATE ISSUED:
04/09/2025
EXPIRES
10/09/2025

Next business day inspections need to be requested before 4 p.m. Requests received after 4 p.m. cannot be scheduled until two business days after the request is received.

If your permit requires any fire inspections please schedule by emailing: prevention@fmbfire.org along with the permit number, site address, inspection type & any notes to the inspector

JOB LOCATION: 21591/593 WIDGEON TER		Stamp #: 344624W1000010030
PROPERTY OWNER: FELS LLC + MAJE LLC 37 AVIGNON NEWPORT COAST CA 92857	CONTRACTOR: Roman Roofing Inc. 921 N.E. 27th Ln, Cape Coral FL 33909 Cape Coral FL 33909	PERMIT TYPE: Commercial SUBTYPE: Roof/Reroof/Roofover
DESCRIPTION OF WORK: Shingle + flat reroof of main house		
NOTES		

DATE BY

DATE BY

DATE BY

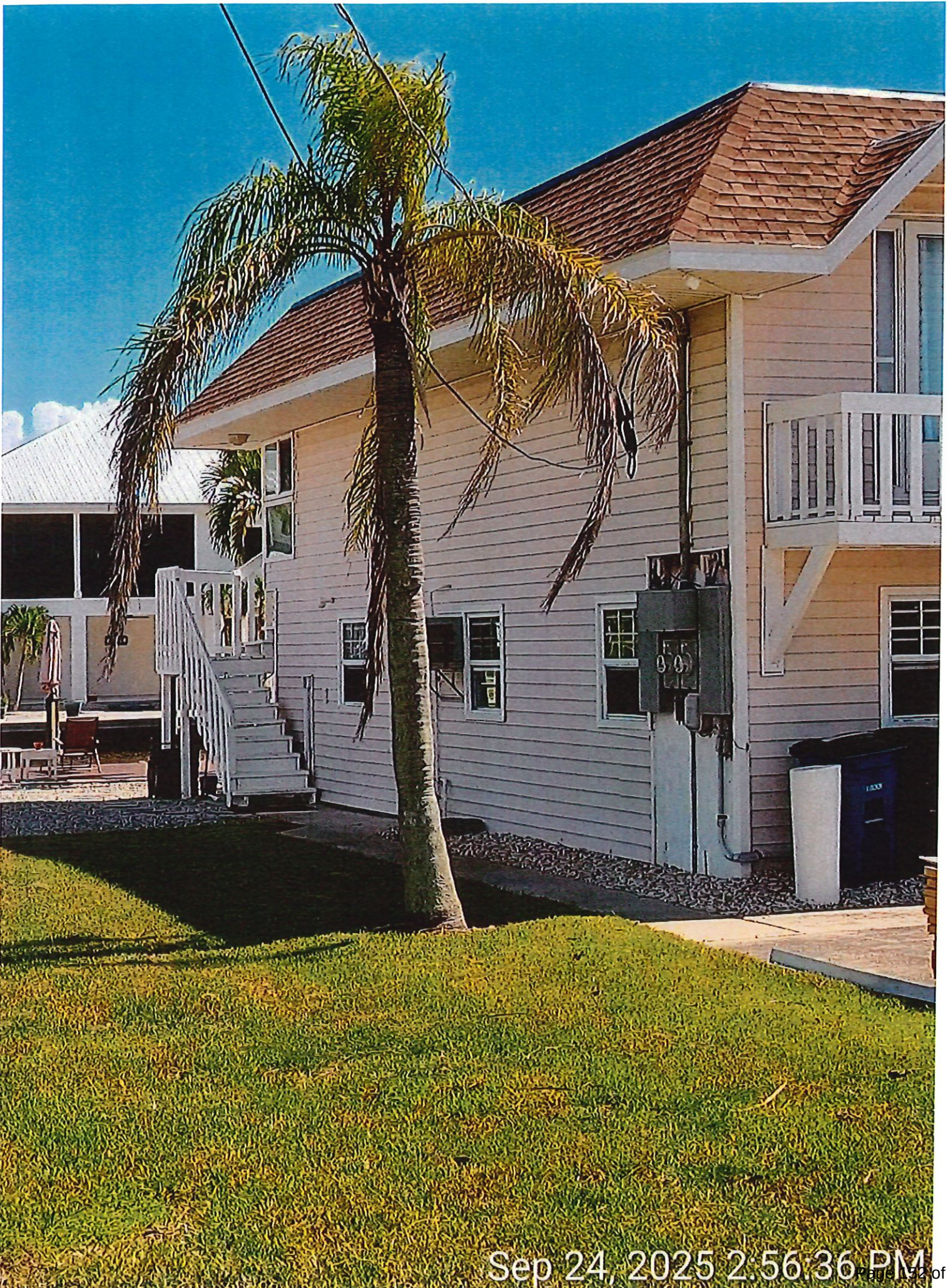
ROF - 501 Roof Dry In
ROF - 503 Roof Final











Lee County Property Appraisers Office Photo from 01/2012

MDW

21594/593 Widgeon Ter



Lee County Property Appraisers Office Photo from 02/2005

21594/593 Widgeon Ter

MD 21



Lee County Property Appraisers Office Photo from 06/2000

21594/593 Widgeon Ter



Selected	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy Use	Contractor Business Name/Applicant	Contract Name	Contractor/Applicant Email	Contractor/Applicant Phone	Property Owner's Email	Current Use	Planned Use	Scope of Work	Project Cost	Gross Square Feet	Issued
☐	250528	03/06/2025		344624W1000010030	21591/593 WIDGEON TER	FELS LLC + MAJE LLC	COMM 3 UNITS	Commercial	Condo Residential Unit Remodel	N/A	Commercial	Henning RMS	Lino Potes	lpotes@rms-florida.com	2394957970	majellc2024@gmail.com	20771 S Tamiami Trail	Estero	Entire first floor condo remodel, walls, windows, electric, plumbing, tile.	202822	2800	
☐	250469	02/27/2025		344624W1000010030	21591/593 WIDGEON TER	FELS LLC + MAJE LLC	COMM 3 UNITS	Commercial	Roof/Reroof/Roofover	N/A	Commercial	Roman Roofing Inc	Roman Roofing Inc	permits@romanroofinginc.com	2394587663	massimorigon86@gmail.com	921 NE 27th Ln	Cape Coral	Shingle reroof of garage	4277	500	04/14/
☐	250468	02/27/2025		344624W1000010030	21591/593 WIDGEON TER	FELS LLC + MAJE LLC	COMM 3 UNITS	Commercial	Roof/Reroof/Roofover	N/A	Commercial	Roman Roofing Inc	Roman Roofing Inc	permits@romanroofinginc.com	2394587663	massimorigon86@gmail.com	921 NE 27th Ln	Cape Coral	Shingle + Bat reroof of main house like for like	19673	2300	04/09/
☐	230153	01/06/2023		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C & TALLEN COLLEEN C		zOTC Mechanical	Residential		Residential	Gulf Shore Cooling	Marlene Bartlett	permitting@gulfshorecooling.com	2399391137		6428 COMMERCE PARK DR	FORT MYERS FL 33966-4792	replacement 2 ton 15 seer split system Seer15, KW:5, Tons:2	7032	14000	01/05/
☐	224036	11/23/2022		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C & TALLEN COLLEEN C		zOTC Electrical	OTC Electrical		Residential	MISTER SPARKY	BRUCE FORT	Permits@mistersparkyflorida.com	9413797722		624 67TH ST CIR E	BRADENTON FL 34208	replace outdoor service, both meters, panels, replace 2 AC circuits, re wire shed, re feed sub panel for shed and pool, re wire home	42709	2800	11/23/
☐	223520	11/14/2022		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C & TALLEN COLLEEN C		Structural / Electrical Insp. Letter			Residential								Hurricane lan	0	0	
☐	221231	07/19/2022		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C & TALLEN COLLEEN C H/W		zWindows / Door / Shutter	Not Required		Residential	Randy's Island Glass	Randy's Island Glass	Tyler@randysislandglass.com	2394540050	dan_hendrickson@yahoo.com	R	R	replacing size for size 3 sets of sliding glass doors	13590	2800	08/22/
☐	220778	05/12/2022		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C & TALLEN COLLEEN C H/W		zOTC Plumbing			Commercial	Rick Wise	Rick Wise	rickwise@yahoo.com	239-463-5300	dan_hendrickson@yahoo.com	c	c	Remodel Baths win 2 units with updated fixtures	2350	0	05/17/
☐	210122	01/29/2021		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C +		Dock/Shore	Dock	Dock / Marine	Residential	Stokes Marine	John Siekmann	permitting@stokesmarine.com	239-215-4048		Residential	Residential	Installing 100 Linear feet of supplemental rip rap.	42000	100	02/01/
☐	210121	01/29/2021		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C +		Dock/Shore	Dock	Dock / Marine	Residential	Stokes Marine	John Siekmann	permitting@stokesmarine.com	239-215-4048		Residential	Residential	Install a 1198 sq ft dock, 735 sq ft over water and 463 sq ft over land	42000	1198	02/01/
☐	200864	07/16/2020		344624W1000010030	21591/593 WIDGEON TER	HENDRICKSON DANIEL C + TALLEN COLLEEN C H/W		zOTC Electrical		N/A	Residential	Mister Sparky	Bruce Fort	permits@mrsarkyflorida.com	941-379-7722		Residential	Residential	Replace two 200 amp main breaker panels, replace two 125 amp indoor panels, new sub feed to upstairs unit	12370	0	07/16/

Records 1 to 11 (of 11)



Date: 07/17/2025

Contractor: Lino Potes

RE: 250528/21591/593 WIDGEON TER, FT MYERS BEACH, FL 33931/ENTIRE FIRST FLOOR
CONDO REMODEL, WALLS, WINDOWS, ELECTRIC, PLUMBING, TILE.

CC: Property Owner

The drawings submitted for the referenced project have been reviewed following the 7th Edition (2020) Florida Building Codes, Florida Statutes (F.S), and the Town of Fort Myers Beach Land Development Code. For the reasons listed below, we cannot approve your application at this time.

Please provide the Rejection Letter and a Cover Letter showing where each corrected item can be found.

2ND Flood Review – 07/16/2025 Kelli DeFedericis kdefedericis@fmbgov.com

Denied Reason:

In review of the appraisal submitted, this appraisal is not a qualified FEMA appraisal. The appraisal that was provided is an income property appraisal.

I would reach out to the appraiser and ask if they can turn their appraisal into a FEMA appraisal. I attached a FEMA appraisal check list to the file section of the portal.

Kelli - Floodplain

PLEASE NOTE:

- **Mailed in or paper plans will not be accepted.**
- Submit all corrections together at one time with an appropriate response/ cover letter showing where each corrected item can be found to resubmittal@fmbgov.com.
- Please note that no other reviews will be done until the **Zoning Review** is approved.
- Resubmittals will not be processed unless all review comments are addressed.

Please refer to the **Permit Portal** to access a copy of this rejection letter.

Sincerely,

Town of Fort Myers Beach Building Services and Community Development Departments.



Date: 4/1/2025

Contractor: Henning RMS.

RE: Permit #: 250528/**21591/593 WIDGEON TERR**/ Entire first floor condo remodel, walls, windows, electric, plumbing, tile.

The drawings submitted for the referenced project have been reviewed following the 8th Edition (2023) Florida Building Codes, Florida Statutes (F.S), and the Town of Fort Myers Beach Land Development Code. For the reasons listed below, we cannot approve your application at this time.

Please provide the Rejection Letter and a Cover Letter showing where each corrected item can be found.

1st Flood Rejection Letter

Carl Thomas

cthomas@fmbgov.com

Comments:

-IF THE PROPOSED WORK DOES NOT ADDRESS ALL STORM DAMAGE, PROVIDE A SEPARATE DAMAGE ESTIMATE* ITEMIZING THE ENTIRE COSTS OF REPAIRS TO RESTORE THE STRUCTURE TO ITS PRE-STORM CONDITION FROM A LICENSED CONTRACTOR OR ESTIMATOR (FEMA P-758 SECTION 4.4).

*THE DAMAGE ESTIMATE MUST DOCUMENT ALL COMPLETED AND PENDING REPAIRS TO THE STRUCTURE, EVEN IF THEY ARE NOT INCLUDED WITH THIS PERMIT AND THE OWNER IS ADDRESSING THE REPAIRS AT A LATER DATE (EX. ATTACHED DECKS, AND/OR STAIRS, DRYWALL, TRIMWORK, PAINT, WATER HEATER, ELECTRIC, HVAC, ETC.). (FEMA P-758, SECTION 4.4)

-ENTER "PERMIT PENDING" OR INCLUDE THE PERMIT NUMBER FOR ANY STORM-DAMAGE COSTS THAT ARE OUTSIDE OF THE SCOPE OF THIS PERMIT. ENTER "NO DAMAGE" IF THE BUILDING COMPONENT(S) RECEIVED NO STORM DAMAGE.

-OVERHEAD AND PROFIT COSTS MUST BE ITEMIZED. (FEMA P-758, SECTION 4.4)

- ATTACH INTERIOR/EXTERIOR PHOTOS OF THE AREA(S) BEING REMODELED/REPAIRED. (FEMA P-758 APPENDIX D)

- ATTACH A COPY OF THE MARKET VALUE APPRAISAL FOR THE BUILDING STRUCTURE(S) PRE-STORM. (FEMA P-758 SECTION 4.5)

PLEASE NOTE:

Mailed in or paper plans will not be accepted.

- Submit all corrections together at one time with an appropriate response/ cover letter showing where each corrected item can be found to resubmittal@fmbgov.com.
- Please note that no other reviews will be done until the **Zoning Review** is approved.
- Resubmittals will not be processed unless all review comments are addressed.

Please refer to the **Permit Portal** to access a copy of this rejection letter.



Sincerely,

Town of Fort Myers Beach Building Services and Community Development Departments.



Lee County Tax Collector

Noelle Branning

Account Number:
34-46-24-W1-00001.0030
Alternate Key:
2100607826
Millage Code:
032

Site Address/Legal Description:
21591/593 WIDGEON TER
PARL IN SEC 34 DESC IN OR 0592 PG 0005 LESS
PARL 1.003A + 1.003B



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

2024 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Exemptions/Values

Market Value	1,049,177
Assessed Value	1,049,177
Taxable Value	859,545

★ See message below.

FELS LLC &
MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

Paid 12/04/2024 DP-00-02978289 \$12,938.37

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	859,545	0	859,545	3,233.87
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,049,177	0	1,049,177	2,358.55
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	1,049,177	0	1,049,177	3,187.40
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	859,545	0	859,545	850.95
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	859,545	0	859,545	81.48
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	859,545	0	859,545	28.11
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	859,545	0	859,545	88.19
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	859,545	0	859,545	2,406.73
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	859,545	0	859,545	96.53
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	859,545	0	859,545	138.56
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	859,545	0	859,545	17.19
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	859,545	0	859,545	33.87

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone	Rate
239-533-8000	

Basis	Amount
ACTL LEVY	956.04

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$13,477.47

2024

Real Estate Tax Notice

Account: 34-46-24-W1-00001.0030

Site Address: 21591/593 WIDGEON TER

Alternate Key: 2100607826

★ If the address below is not correct, visit LeePA.org to update your address.

FELS LLC &
MAJE LLC
37 AVIGNON
NEWPORT COAST, CA 92657

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Paid 12/04/2024 DP-00-02978289 \$12,938.37

Solid Waste (Garbage) Roll Data

Generated on 9/19/2025 11:49 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Am
001 - Service Area 1	R - Residential Category		3	
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Generated on 9/19/2025 11:49 AM

Flood Insurance Find my flood zone					Evacuation Zone
Community	Panel	Version	Date		
071C	0567	G	11/17/2022		A

Generated on 9/19/2025 11:49 AM



Property Data

STRAP: 34-46-24-W1-00001.0030 Folio ID: 10230935

Tax Roll Value Letter 2025

Generated on 9/19/2025 11:49 AM

Owner Of Record - Tenants in Common
[Change Mailing Address]



FELS LLC +
MAJE LLC
37 AVIGNON
NEWPORT COAST CA 92657

Site Address

Site Address maintained by E911 Program Addressing

21591/593 WIDGEON TER
FORT MYERS BEACH FL 33931

ALTERNATE ADDRESS INFORMATION:
21593 WIDGEON TER

Property Description

Do not use for legal documents!



PARL IN SEC 34 DESC IN OR 0592 PG 0005 LESS PARL 1.003A + 1.003B

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 592 and 5 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	7 / 4.0
Gross Living Area	2,800
1st Year Building on Tax Roll	1965
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	34		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42666	-81.9042		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2005 ▶ ☐ View other photo

Last Inspection Date: 05/17/2019

Property Values / Exemptions / TRIM Notices

Generated on 9/19/2025 11:49 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	1
--------------	----------	------	------	-----------------	-----------------	------------	----------------	---

2025 / Additional Info	2025 (TRIM Value)	717,118	717,108	717,118	717,118	0	0
2024 / Additional Info	2024 (Final Value)	1,049,177	857,925	1,049,177	859,545	0	0
2023 / Additional Info	2023 (Final Value)	440,613	440,603	440,613	440,613	0	0
2022 / Additional Info	2022 (Final Value)	937,872	316,525	937,872	706,875	0	0
2021 / Additional Info	2021 (Final Value)	642,614	316,525	642,614	642,614	0	0
2020 / Additional Info	2020 (Final Value)	588,680	346,525	588,680	588,680	0	0
2019 / Additional Info	2019 (Final Value)	572,517	333,200	572,517	572,517	0	0
2018 / Additional Info	2018 (Final Value)	534,554	333,200	534,554	534,469	0	0
2017 / Additional Info	2017 (Final Value)	524,855	238,000	524,855	485,881	0	0
2016	2016 (Final Value)	441,710	238,000	441,710	441,710	0	0
2015	2015 (Final Value)	437,505	238,000	437,505	437,505	0	0
2014	2014 (Final Value)	388,108	238,000	388,108	372,666	0	0
2013	2013 (Final Value)	394,187	223,600	394,187	338,787	0	0
2012	2012 (Final Value)	307,988	215,000	307,988	307,988	0	0
2011	2011 (Final Value)	417,112	240,000	417,112	417,112	0	0
2010	2010 (Final Value)	419,886	240,000	419,886	419,886	0	0
	2009 (Final Value)	464,100	315,000	464,100	464,100	0	0
	2008 (Final Value)	503,770	313,970	503,770	503,770	0	0
	2007 (Final Value)	654,390	459,810	0	654,390	0	0
	2006 (Final Value)	678,470	490,650	0	678,470	0	0
	2005 (Final Value)	506,120	360,000	0	277,090	25,000	0
	2004 (Final Value)	434,640	320,000	0	245,720	25,000	0
	2003 (Final Value)	380,220	240,000	0	264,310	25,000	0
	2002 (Final Value)	218,860	160,000	0	218,860	25,000	0
	2001 (Final Value)	189,580	133,420	0	189,580	0	0
	2000 (Final Value)	182,500	101,080	0	182,500	0	0
	1999 (Final Value)	173,530	91,080	0	173,530	0	0
	1998 (Final Value)	183,150	91,080	0	183,150	0	0
	1997 (Final Value)	184,280	91,080	0	184,280	0	0
	1996 (Final Value)	172,080	91,080	0	155,240	25,000	0
	1995 (Final Value)	151,450	81,180	0	151,450	25,000	0
	1994 (Final Value)	149,510	81,180	0	149,510	25,000	0
	1993 (Final Value)	185,480	80,100	0	185,480	25,000	0
	1992 (Final Value)	185,630	80,100	0	185,630	25,000	0

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parcels with only agricultural uses) are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Exemption* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/18/2025) 

Generated on 9/19/2025 11:49 AM

Land
Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
831	Multi-Family, Less than 10 Units, Canal	1.00	Lot

Land Features

Description	Year Added	U
DOCK - BOAT - WOODEN	2000	
SEAWALL - CONCRETE	1978	
FENCE - ALUM/VINYL - 4 FEET	2004	
FENCE - ALUM/VINYL - 6 FEET	2004	

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
114 - Family Conversion	1 - SINGLE FAMILY RESIDENTIAL	1.0	3
Bedrooms	Bathrooms	Year Built	Effective Year
7	4.0	1965	1998

Building Subareas

Description	Heated / Under Air	Area (Sq F)
AP2 - APARTMENT 2	Y	
APT - APARTMENT	Y	
BAS - BASE	Y	
FDG - FINISHED DETACHED GARAGE	N	
FEP - FINISHED ENCLOSED PORCH	N	
JAZ - JACUZZI	N	
LCP - LOWER CARPORT / OPEN PORCH	N	
PLR - POOL RESIDENTIAL	N	
PPT - POOL PATIO	N	
STP - STOOP	N	
STP - STOOP	N	

Building Features

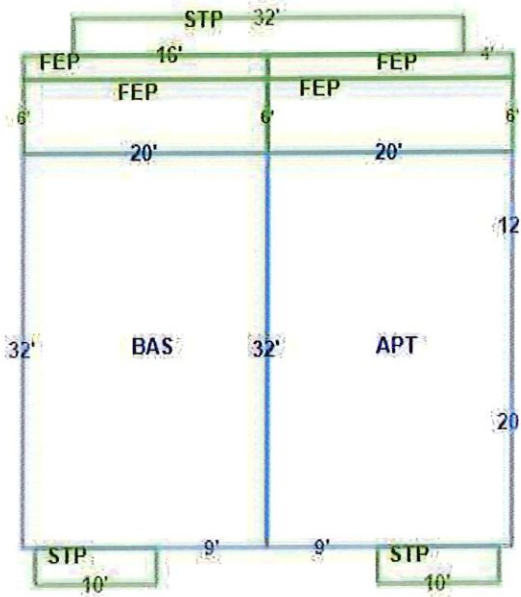
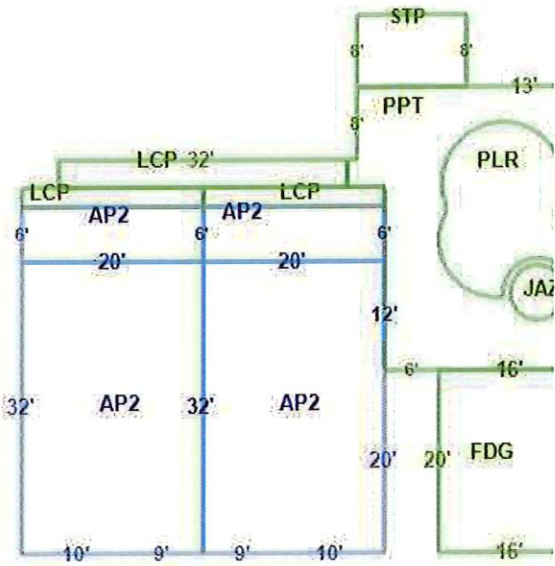
Description	Year Added	Units
POOL - RESIDENTIAL	2004	
JACUZZI - TYPE B	2004	
PATIO - CONCRETE	2004	
A/C-POOL HEATERS	2004	
XTRA/ADDITIONAL A/C UNITS	2023	

Building Front Photo

Building Footprint



Photo Date: February of 2005



 Property Details (2025 TRIM)

Generated on 9/19/2025 11:49 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Meas
831	Multi-Family, Less than 10 Units, Canal	1.00	Lot
Land Features			
Description	Year Added	U	
DOCK - BOAT - WOODEN	2000		

SEAWALL - CONCRETE	1978
FENCE - ALUM/VINYL - 4 FEET	2004
FENCE - ALUM/VINYL - 6 FEET	2004

Buildings**Building 1 of 1****Building Characteristics**

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FEP - FINISHED ENCLOSED PORCH	N	
JAZ - JACUZZI	N	
LCP - LOWER CARPORT / OPEN PORCH	N	
PLR - POOL RESIDENTIAL	N	
PPT - POOL PATIO	N	
STP - STOOP	N	
STP - STOOP	N	

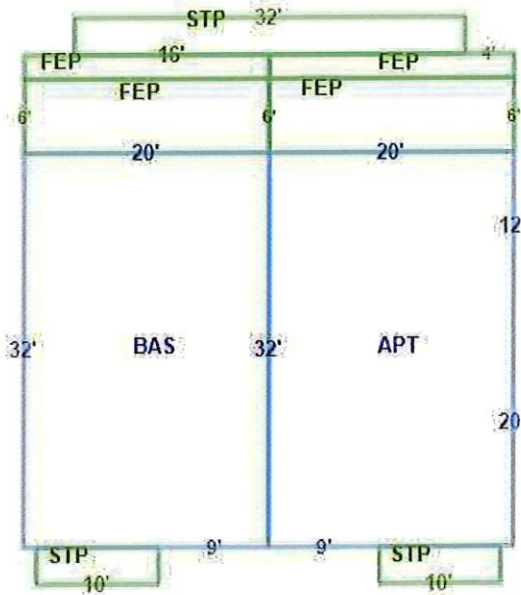
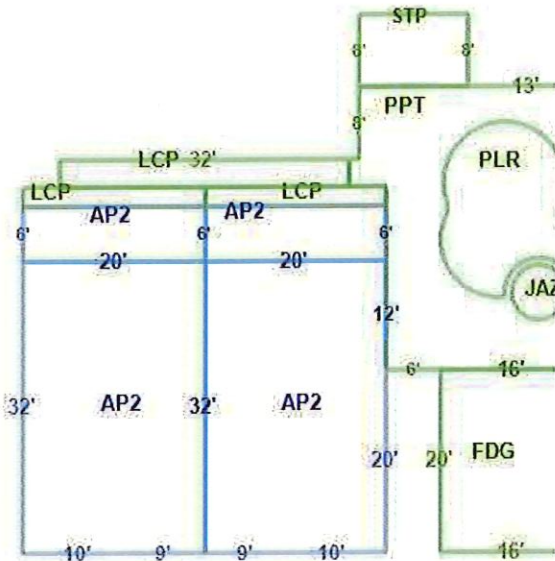
Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	2004	
JACUZZI - TYPE B	2004	
PATIO - CONCRETE	2004	
A/C-POOL HEATERS	2004	
XTRA/ADDITIONAL A/C UNITS	2023	

Building Front Photo**Building Footprint**



Photo Date: February of 2005



Taxing Authorities

Generated on 9/19/2025 11:49 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931

FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 9/19/2025 11:49 AM

Sale Price	Date	Clerk File Number	Type	Notes
1,400,000.00	05/31/2024	2024000157161	03	
660,000.00	10/16/2014	2014000215404	01	
100.00	06/19/2014	2014000136428	11	
10.00	04/10/2014	2012000005462	98	Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor)
0.00	03/31/2014	2014000068146	11	
10.00	03/22/2012	2012000081372	11	
100.00	03/06/2007	2007000177134	11	
700,000.00	05/31/2005	4781/3976	06	
235,000.00	04/19/2000	3245/4760	06	
232,000.00	01/01/1996	2671/3201	06	
125,000.00	06/01/1981	1522/1500	06	

[View Recorded Plat at LeeClerk.org](https://www.leeclerk.org)

Use the above link to do a search on the Lee County Clerk of Courts website, using **592** and **5** for the book and page numbers and **Official Records** for type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 9/19/2025 11:49 AM

Permit Number	Permit Type	Date
230153	Building Remodel / Repair	01/06/2023
224036	Electric	11/23/2022
221231	Electric	08/22/2022
220778	Plumbing	05/17/2022
200864	Electric	07/16/2020
ROF17-0099	Roof	10/06/2017
RES2004-00272	Building Addition	02/03/2004
FNC2004-00038	Fence	02/02/2004
RES2001-06094	Building Remodel / Repair	01/09/2004
POL2003-02331	Pool & Spa	11/26/2003

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 9/19/2025 11:49 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber I
34-46-24-00-00001.0030	N/A	Reserved for Renumber ONLY	01/12/1995



BA20251076186



STATE OF CALIFORNIA
Office of the Secretary of State
**STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY**

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20251076186

Date Filed: 5/14/2025

B3689-5691 05/14/2025 4:13 PM Received by California Secretary of State

Entity Details	
Limited Liability Company Name	FELS, LLC
Entity No.	200715210332
Formed In	CALIFORNIA
Street Address of Principal Office of LLC	
Principal Address	25982 PALA STE 150 MISSION VIEJO, CA 92691
Mailing Address of LLC	
Mailing Address	25982 PALA, STE 150 MISSION VIEJO, CA 92691
Attention	
Street Address of California Office of LLC	
Street Address of California Office	25982 PALA STE 150 MISSION VIEJO, CA 92691
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
FELIX E SPOKOYNY	25982 PALA STE 150 MISSION VIEJO, CA 92691
Agent for Service of Process	
Agent Name	FELIX E. SPOKOYNY
Agent Address	25982 PALA STE 150 MISSION VIEJO, CA 92691
Type of Business	
Type of Business	REAL ESTATE
Email Notifications	
Opt-in Email Notifications	No, I do NOT want to receive entity notifications via email. I prefer notifications by USPS mail.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Felix Spokoyny

Signature

05/14/2025

Date

California (/ca-property-records/) > Orange County (/ca-orange-county-property-records/) > Newport Coast (/newport-coast-ca-property-records/)
> Avignon (/avignon-newport-coast-ca-property-records/)

37 Avignon, Newport Coast, CA 92657 Property Record

This property is a 4 bedroom, 3 bathroom residential single family home built in 1993 sitting on a 0.08 acre lot located at 37 Avignon, Newport Coast, CA 92657. Currently owner occupied and last sold in 2000 for \$730,000, the 2,718 sq ft property, outside features a pool.

Property Highlights

- ▶ Year Built: 1993
- ▶ Bathrooms: 3
- ▶ Bedrooms: 4
- ▶ Property Type: Single Family Home
- ▶ Last Sale Date: 19-Jan-2000
- ▶ Last Sale Price: \$730,000
- ▶ Square Footage: 2,718 sq ft
- ▶ Lot Size: 0.08 acres
- ▶ Pool: Yes

Garage: Yes

Unlocked

Quick Facts

- ▶ Type Residential > Single Family > Home
- ▶ Building Area 2,718 sq ft (Living Area)
- ▶ Lot Area 3,500 sq ft (0.08 acres)
- ▶ Garage Area 470 sq ft
- ▶ Last Sold 19-Jan-2000
- ▶ Sale Price \$730,000
- ▶ Owner Occupied Yes

Structural Details

Interior

- ▶ Full Baths 3

Exterior

- ▶ Parking Spaces 2

Location & Zoning

- ▶ Street Address 37 AVIGNON
- ▶ City NEWPORT COAST
- ▶ State CA
- ▶ Zip 92657-1010
- ▶ Year Added 1994
- ▶ Parcel Number 461-182-06
- ▶ Property Usage Residential
- ▶ Jurisdiction ORANGE CA
- ▶ Minor Civil Division CENTRAL COAST
- ▶ Census Blockgroup 1
- ▶ Census Block 1004
- ▶ Census Tract 62645
- ▶ Legal Description N TR 14571 BLK LOT 29
- ▶ Legal Tract 14571
- ▶ Legal Lot Number 29

Owner

Primary Owner	SPOKOYNY FELIX & E 2007 TRUST
Address	37 AVIGNON, NEWPORT COAST, CA 92657-1010
Owner Occupied	Yes
Notes	Owner is a Company, Owner is a Trust

Tax Assessment & Valuation

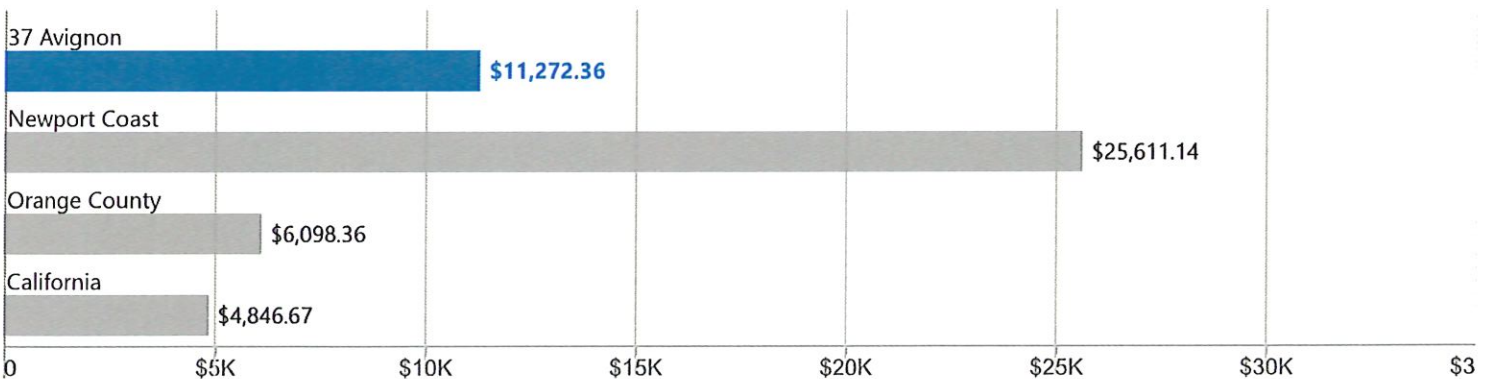
Property Tax

The tax bill for 37 Avignon is \$11,272.36, which is 56% lower than the median bill of \$25,611 in Newport Coast.

Tax Bill Details

Tax Bill	\$11,272.36
Tax Roll Date	01-Jul-2023
Last Checked	October 2023
Filed Exemptions	Homeowner's

37 Avignon Property Tax Compared



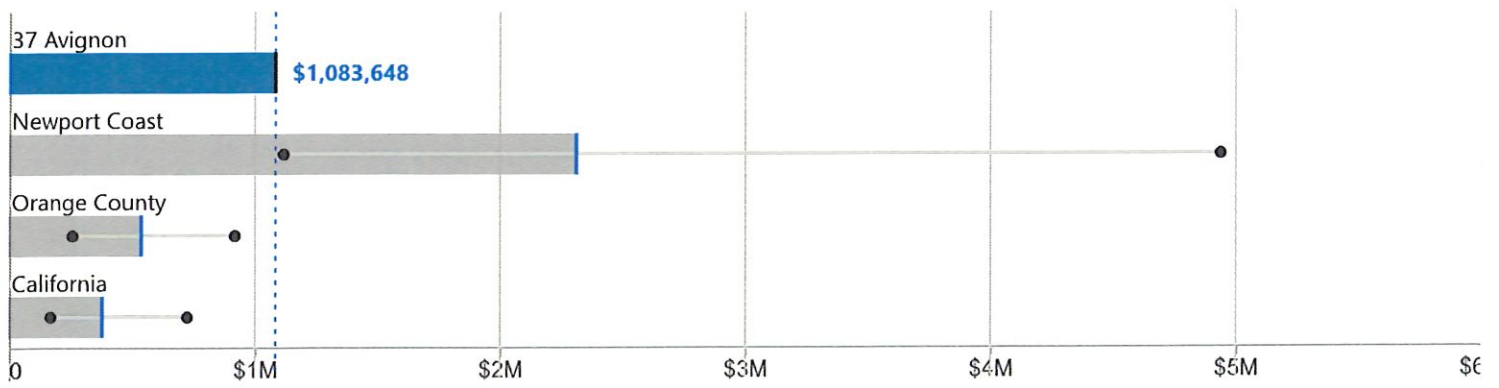
Assessed Market Value

The assessed value for 37 Avignon is \$1,083,648, which is 53% lower than the median assessed value of \$2,311,132 in Newport Coast.

Tax Assessment Details

Assessment Year	2023
Total Assessed Value	\$1,083,648
Land Value	\$690,897
Improvements Value	\$392,751 (36.00%)
Previous Assessment	\$1,083,648

37 Avignon Assessed Property Value Compared



Source: Orange County Assessor Records

Deeds, Mortgages & Sale History

Assessor's Deed Record

Deed Names	SPOKOYNY FELIX & E 2007 TRUST
Known Transactions	\$730,000 on 19-Jan-2000 29-Dec-2011
Deed Transaction Id	722295081
Deed Doc Number	0000033933
Deed Book / Page	461
Last Transfer Date	Fri 30th December 2011
Transfer Doc	0000685768
Transfer Transaction	321692436

Nearby Properties on Avignon

Address ↑	Assessed Value ↓	Owner ↑
34 Avignon, Newport Coast, CA 92657 (/property-record-34-avignon-newport-coast-ca-92657-97b/)	\$1,761,497	 (/property-record-34-avignon-newport-coast-ca-92657-97b/#property-owner)
35 Avignon, Newport Coast, CA 92657 (/property-record-35-avignon-newport-coast-ca-92657-94f/)	\$741,580	 (/property-record-35-avignon-newport-coast-ca-92657-94f/#property-owner)
36 Avignon, Newport Coast, CA 92657 (/property-record-36-avignon-newport-coast-ca-92657-976/)	\$755,325	 (/property-record-36-avignon-newport-coast-ca-92657-976/#property-owner)
38 Avignon, Newport Coast, CA 92657 (/property-record-38-avignon-newport-coast-ca-92657-970/)	\$841,593	 (/property-record-38-avignon-newport-coast-ca-92657-970/#property-owner)
39 Avignon, Newport Coast, CA 92657 (/property-record-39-avignon-newport-coast-ca-92657-94e/)	\$2,015,739	 (/property-record-39-avignon-newport-coast-ca-92657-94e/#property-owner)
40 Avignon, Newport Coast, CA 92657 (/property-record-40-avignon-newport-coast-ca-92657-979/)	\$694,473	 (/property-record-40-avignon-newport-coast-ca-92657-979/#property-owner)

→ [View all 36 Properties on Avignon \(/avignon-newport-coast-ca-property-records/\)](/avignon-newport-coast-ca-property-records/)

Property Records Search by Address

Search our free real estate database to access detailed property records. Enter an address to find property deeds, owner information, property tax history, assessments, home values, sales history, mortgages, and more.

 Enter Property Address Here

Search Property

For your privacy we don't log searches you make.

To save properties in your Property History, click the () button on any property page (it'll turn into a  when saved).

Property Records in Nearby Streets

[Avignon, Newport Coast, CA \(/avignon-newport-coast-ca-property-records/\)](/avignon-newport-coast-ca-property-records/)

[Giverny, Newport Coast, CA \(/giverny-newport-coast-ca-property-records/\)](/giverny-newport-coast-ca-property-records/)

[Calais, Newport Coast, CA \(/calais-newport-coast-ca-property-records/\)](/calais-newport-coast-ca-property-records/)

[Chatelaine, Newport Coast, CA \(/chatelaine-newport-coast-ca-property-records/\)](/chatelaine-newport-coast-ca-property-records/)

[Chaminade, Newport Coast, CA \(/chaminade-newport-coast-ca-property-records/\)](/chaminade-newport-coast-ca-property-records/)

[Montreaux, Newport Coast, CA \(/montreaux-newport-coast-ca-property-records/\)](/montreaux-newport-coast-ca-property-records/)

[Sea Ter, Newport Coast, CA \(/sea-ter-newport-coast-ca-property-records/\)](/sea-ter-newport-coast-ca-property-records/)

[Limoges, Newport Coast, CA \(/limoges-newport-coast-ca-property-records/\)](/limoges-newport-coast-ca-property-records/)

[Deauville, Newport Coast, CA \(/deauville-newport-coast-ca-property-records/\)](/deauville-newport-coast-ca-property-records/)

→ [All Newport Coast Property Records \(/newport-coast-ca-property-records/\)](/newport-coast-ca-property-records/)

Property Records in Nearby Cities

- Newport Coast, CA (/newport-coast-ca-property-records/)
- Corona Del Mar, CA (/corona-del-mar-ca-property-records/)
- Newport Beach, CA (/newport-beach-ca-property-records/)
- Costa Mesa, CA (/costa-mesa-ca-property-records/)
- Irvine, CA (/irvine-ca-property-records/)
- Laguna Beach, CA (/laguna-beach-ca-property-records/)
- Aliso Viejo, CA (/aliso-viejo-ca-property-records/)
- Laguna Woods, CA (/laguna-woods-ca-property-records/)
- Laguna Hills, CA (/laguna-hills-ca-property-records/)
- All California Property Records (/ca-property-records/)

 Safety Zone

Need to protect your privacy?

As a verified user, you can request to have your information removed from this property record. Each request is processed immediately and later carefully reviewed by our team.

 Request Removal

For security purposes, all removal requests are cryptographically signed using your passkey and permanently logged in your account activity.

Want peace of mind about your property's privacy?

We understand the importance of knowing if anyone has accessed your information. As a verified user, you can check if other users have previously unlocked this property record.

 Check Activity

For transparency and your peace of mind, we maintain secure logs of all property unlocks while respecting user privacy.

 **Important:** Please check the activity history before requesting a property redaction, as this page will not exist after your request is actioned.

[About Us \(/about-us/\)](#)

[Contact Us \(/contact-us/\)](#)

[Privacy Policy \(/privacy-policy/\)](#)

36-17 30th Avenue, Suite 200
New York, New York 11103
332-244-4146 (tel: +1-332-244-414)



<https://www.countyoffice.org/property/100580033602910>

Business		UCC	
801 FELSPA, LLC (20112710723)	>	09/10/2021	Active
376 FELSPAR, LLC (20225101347)	>	07/19/2022	Active
ARC FELSPAR, LLC (20138211792)	>	01/23/2013	Active
Benjamin Felser, LLC (2022581869)	>	12/21/2022	Active
CAFE 376 FELSPAR, LLC (201619010085)	>	07/01/2016	Terminated
CORNER FELSPAR, LLC (201735610942)	>	11/27/2017	Active
FELS HIGH THE MOVIE, LLC (202025104256)	>	08/23/2020	Active
Fels Media, LLC (202025015446)	>	10/01/2025	Active
FELS, LLC (200715210333)	>	05/31/2007	Active
FELSA, LLC (201505610470)	>	02/20/2019	Active
FELSEN BLUE, LLC (202005710335)	>	02/25/2020	Terminated


Michael Hauserman
 michael.hauserman@mgov.com

FELS, LLC (200715210333)





Initial Filing Doc: 05/31/2007

Status: Active

Standing - SOC: Good

Standing - FTB: Good

Standing - AGRA: Good

Standing - VFCF: Good

Formed in: CALIFORNIA

Entity Type: Limited Liability Company - CA

Principal Address: 25982 PALA STE 150 MISSION VIEJO, CA 92691

Mailing Address: 25982 PALA STE 150 MISSION VIEJO, CA 92691

Statement of Info Due Date: 03/31/2027

Agent: Individual FELIX E. SPOKOINY 25982 PALA STE 150 MISSION VIEJO, CA 92691




Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Christopher K Plourde
Property Address: 21631 Widgeon Ter
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20241161_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20041161_Hearing Exhibit B_Notice of Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 13, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



9/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

PLOURDE, CHRISTOPHER K
21631 WIDGEON TER
Fort Myers Beach, FL 33931

Respondent.

Case Number:	20241161
Certified Mail:	9589071052703142135163
Regular Mail:	Standard 1 st Class

Site Address: 21631 Widgeon Ter, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00006.0020

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 **Wednesday 10/29/2025 at 9:00 A.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.

Thomas Yozzo

Emergency Services Director
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.

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

FMB Case Number:	20241161
Certified Mail:	9589071052703142135163
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 21631 Widgeon Ter.
Fort Myers Beach, FL 33931
Parcel Strap No.33-46-24-W4-00006.0020

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Yozzo, 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 #20241161 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. Plourde Christopher K
21631 Widgeon Ter
Fort Myers Beach, FL 33931
Certified Mail No. 9589071052703142135163
(Lee County Property Appraiser)
- b. N/A
Certified Mail No. N/A
(Listed Registered Agent Sunbiz)

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

1. I posted a copy of the Notice at 21631 Widgeon Ter, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 30th day of September 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 30th day of September 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.

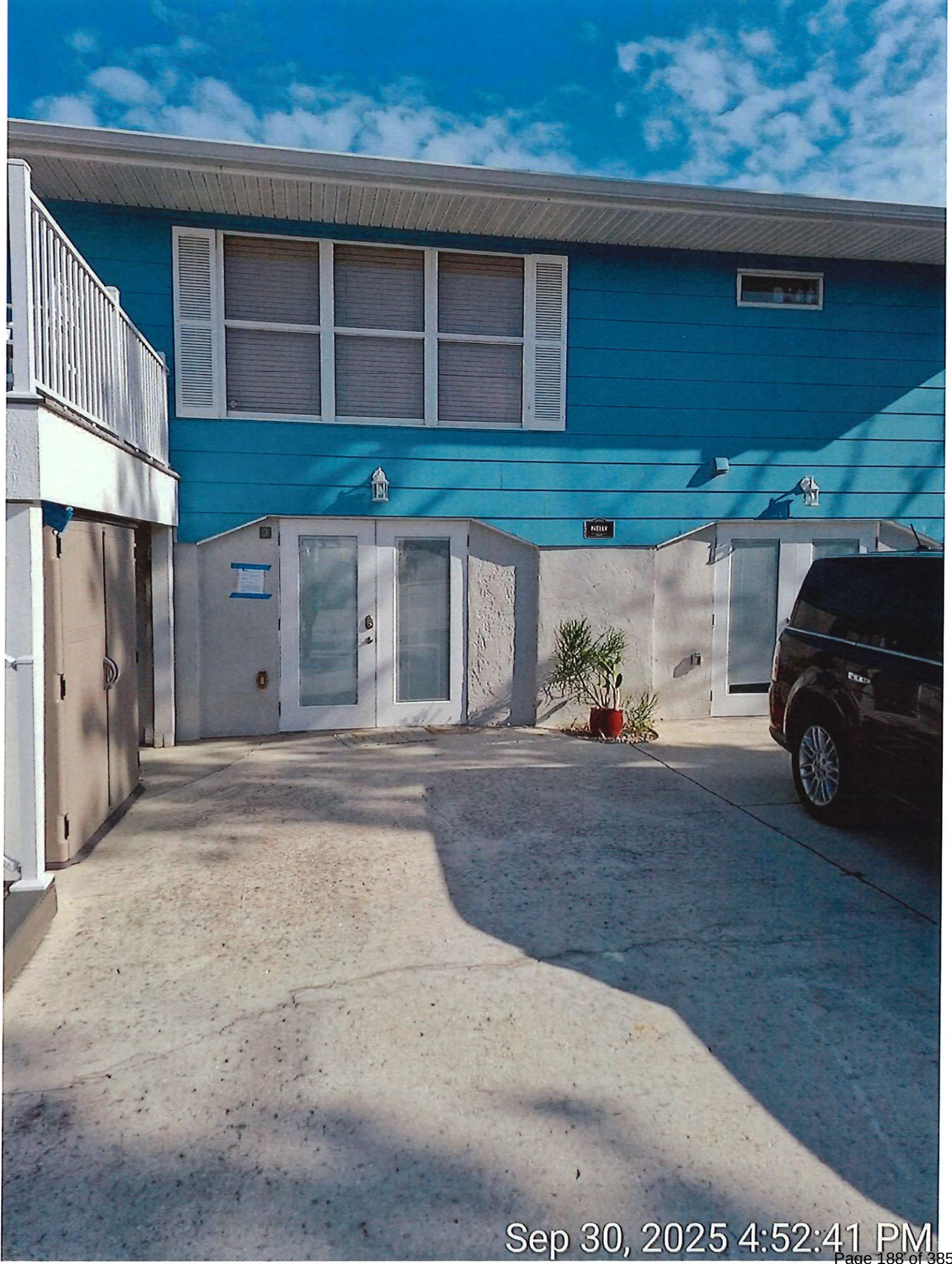
x 
Signature of Affiant

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 30 day of September, 2025, by T. Yozzo He ☒ is personally known to me or ☐ has produced _____ as identification.




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



Sep 30, 2025 4:52:41 PM



FMBgov.com

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

9/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

PLOURDE, CHRISTOPHER K
21631 WIDGEON TER
Fort Myers Beach, FL 33931

Respondent.

Case Number:	20241161
Certified Mail:	9589071052703142135163
Regular Mail:	Standard 1 st Class

Site Address: 21631 Widgeon Ter, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00006.0020

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<http://www.fortmyersbeachfl.gov/709/Meetings/Agendas>

Sep 30, 2025 4:52:31 PM



FMBgov.com

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

9/24/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

PLOURDE, CHRISTOPHER K
21631 WIDGEON TER
Fort Myers Beach, FL 33931

Respondent.

Site Address: 21631 Widgeon Ter, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00006.0020

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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)

Sep 30, 2025 4:46:50 PM

9589 0710 5270 3142 1351 63

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

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

OFFICIAL USE

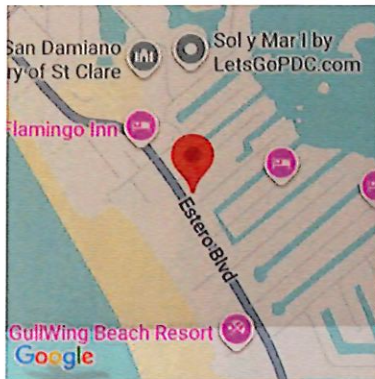
Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Town of Fort Myers Beach
2024 11 61
SEP 30 2025 Postmark Here
 Sent by: *[Signature]*

Postage \$
 Total Postage and Fees **21631 WIDGEON TER**

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

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



Sep 30, 2025 4:46:19 PM
Fort Myers Beach



PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

CERTIFIED MAIL



9589 0710 5270 3142 1351 63



PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

Lee County Property Appraisers Office Photo from 01/2022

21631 Widgeon Ter

MOJ



Lee County Property Appraisers Office Photo from 07/2016

21631 Widgeon Ter

MOZK



Selected	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy / Use	Contractor Business Name / Applicant	Contact Name	Contractor / Applicant Email	Contractor / Applicant Phone #	Property Owner's Email	Current Use	Proposed Use	Scope of Work	Project Cost	Permit Square Feet	Issued Date
☐	241378	05/13/2024		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K	RESID LEEPA LISTS 2 UNITS	Residential Site		Site	Residential	PLOURDE CHRISTOPHER K	owner builder	cplourde98@gmail.com	1612232882	cplourde98@gmail.com	R	R	pool pavers	1500	160	08/27
☐	240222	01/24/2024		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Temporary Use	Residential	N/A	Residential	Chris Plourde	Chris Plourde	cplourde98@gmail.com	612.232.8823	cplourde98@gmail.com			Class A Interga Cornerstone	0	0	
☐	235955	10/10/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Accessory Structure		N/A	Residential	Owner-BUILDER	Owner/BUILDER	cplourde98@gmail.com	612-232-8823	cplourde98@gmail.com	r	r	Deck Stairs	350	36	06/17
☐	233138	04/12/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Accessory Structure		N/A	Residential	Dustin Eli Hall Tribal No. #M1524	Chris Plourde	cplourde98@gmail.com	612-232-8823	cplourde98@gmail.com			21631 Widgeon Terrace Fort Myers Beach, FL 33931	9500	30	04/18
☐	232780	03/29/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Driveway		Driveway	Residential	Owner-BUILDER	Christopher Plourde	cplourde98@gmail.com	6122328823	Cplourde98@gmail.com			21631 Widgeon Fort Myers Beach, FL 33931	960	292	05/12
☐	232413	03/14/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Remodel		N/A	Residential	Owner-BUILDER	Christopher Plourde	Cplourde98@gmail.com	6122328823	Cplourde98@gmail.com	r	r	Restoring Property Pre-Hurricane	349694	2294	
☐	231483	02/09/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential OTC Electrical		N/A	Residential	Bright Star Electric LLC	Alexis Rodriguez	brightstarelectricllc@gmail.com	239-877-5628	Jesus_1989_4@hotmail.com	5483 Lee St. #11	Lehigh Acres, FL 33971	Change switches and outlets like for like Overhead service Amps:200 Volts:120/240	999	2294	02/13
☐	231482	02/09/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Seawall		Dock / Marine	Residential	Owner-BUILDER	Christopher Plourde	cplourde98@gmail.com	6122328823			21631 Widgeon Terrace Fort Myers Beach FL 33931	2500	120	03/10	
☐	231310	02/06/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential Window/Door/Shutter			Residential	Christopher Plourde	Christopher Plourde	cplourde98@gmail.com	6122328823			21631 Widgeon Terrace Fort Myers Beach FL 33931	1420	2294	03/15	
☐	231305	02/06/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Temporary Use	Property Registration-Vehicle/RV/Vendors		Residential	WINDSTORM MITIGATION	Windstorm Mitigation/ Chris Plourde	lweathers@wind-storm.net	6018187767			21631 Widgeon Terrace Fort Myers Beach FL 33931	2000	240	02/07	
☐	231107	01/30/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		zDriveway	ROW	Driveway	Residential	Owner-BUILDER	PLOURDE CHRISTOPHER K	cplourde98@gmail.com	6122328823	Cplourde98@gmail.com			Install temporary travel trailer for FDEM, installing temporary T pole and pedestal for power, connecting to existing water/ sewer	960	0	07/15
☐	231097	01/30/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		zWindows / Door / Shutter	Remodel	N/A	Residential	Owner Builder	Chris Plourde	cplourde98@gmail.com	6122328823			21631 Widgeon Terrace Fort Myers Beach FL 33931	1800	40		
☐	230898	01/25/2023		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential	Not Required		Residential	TBD				R	R	REPLACEMENT OF EQUIPMENT	1500	2000	03/06	
☐	224008	11/23/2022		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Structural / Electrical Insp. Letter			Residential								HURRICANE IAN	0	0	
☐	223697	11/17/2022		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Residential	Roof/Reroof/Roofover		Residential	Hansen Roofing Services, LLC	Peggy Smith	hansenroofingservices@gmail.com	239-280-0444	cplourde98@gmail.com	2121 24th Ave NE	Naples, FL 34120	100% Asphalt Shingle Re-Roof	22407	2812	12/12
☐	222401	10/25/2022		334624W2000060020	21631 WIDGEON TER	PLOURDE CHRISTOPHER K		Structural / Electrical Insp. Letter	Residential			Thornton Tomasetti							Hurricane Ian	0	0	

Select	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy / Use	Contractor Business Name/Applicant	Contact Name	Contractor/Applicant Email	Contractor/Applicant Phone #	Property Owner's Email	Current Use	Proposed Use	Scope of Work	Project Cost	Gross Square Feet	Issued
☐	220431	03/21/2022		334624W/2000060020	21631 WIDGEON TER	ADOMAITIS CARLA A + CAROLYN		Residential	Pool-Below Ground		Residential	JACKSON POOLS INC	LEONARD TULLO	EXPPERMIT@COMCAST.NET	2396714911	cplourde98@gmail.com	9124 LINKS DRIVE	FORT MYERS, FL 33913	CONSTRUCTION OF POOL WITH PAVER DECK	64643	568	09/13
Records 1 to 17 (of 17)																						

1



Date: 07/18/2024

Contractor:.. Owner-Builder/Christopher Plourde

RE: 232413/ 21631 WIDGEON TER/ Restoring Property Pre-Hurricane

The drawings submitted for the referenced project have been reviewed following the 8th Edition (2023) Florida Building Codes, Florida Statutes (F.S), and the Town of Fort Myers Beach Land Development Code. For the reasons listed below, we cannot approve your application at this time.

Please provide the Rejection Letter and a Cover Letter showing where each corrected item can be found.

6th Rejection Letter – FLOOD REVISED COMMENTS

CARL THOMAS , CTHOMAS@fmbgov.com (FLOOD Reviewer)

Rejection comments

REVISED FLOOD REVIEW COMMENTS FROM 7/11:

- ADD DETAILS FOR THE ENTIRE SCOPE OF WORK ON THE FLOOR PLAN LAYOUT.**
- UPDATE THE SITE PLAN AND ANY DOCUMENTS REFERENCING THE FLOOD ELEVATION TO THE CURRENT FIRM (11 FEET NAVD).**
- PROVIDE A COPY OF THE DAMAGE ASSESSMENT FORMS COMPLETED BY THE INSURANCE PROVIDER**
- PROVIDE A DETAILED COST SUMMARY OF ALL CURRENT AND PRIOR UNPERMITTED WORK IN UNIT PRICE FORMAT. PROVIDE ALL QUOTES SUMMARIZING ALL MATERIALS (UNITS, QUANTITIES, AND COSTS), LABOR (HOURS AND RATES), OVERHEAD, AND PROFIT.**

PLEASE NOTE:

- **Mailed in or paper plans will not be accepted.**
- Submit all corrections together at one time with an appropriate response/ cover letter showing where each corrected item can be found to resubmittal@fmbgov.com.
- Please note that no other reviews will be done until the **Zoning Review** is approved.
- Resubmittals will not be processed unless all review comments are addressed.

Please refer to the **Permit Portal** to access a copy of this rejection letter.

Sincerely,

Town of Fort Myers Beach Building Services and Community Development Departments.



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W2-00006.0020
Alternate Key:
2100593641
Millage Code:
032

Site Address/Legal Description:
21631 WIDGEON TER
PARL IN E 1/2 SEC 33 TWP 46 R 24 MCPHIE PARK
UNIT 2



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

2024 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Exemptions/Values
Market Value 1,385,539
Assessed Value 1,385,539
Taxable Value 1,385,539
Homestead Exemption 25,000
Additional Homestead Exemption 25,000

★ See message below.

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

Paid 11/27/2024 EEX-00-02933976 \$18,226.70

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,385,539	50,000	1,335,539	5,024.70
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,385,539	25,000	1,360,539	3,058.49
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	1,385,539	25,000	1,360,539	4,133.32
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	1,385,539	50,000	1,335,539	1,322.18
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,385,539	50,000	1,335,539	126.61
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,385,539	50,000	1,335,539	43.67
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,385,539	50,000	1,335,539	137.03
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	1,385,539	50,000	1,335,539	3,739.51
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,385,539	50,000	1,335,539	149.98
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,385,539	50,000	1,335,539	215.29
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	1,385,539	50,000	1,335,539	26.71
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,385,539	50,000	1,335,539	52.62

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	956.04



2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$18,986.15

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 33-46-24-W2-00006.0020

Site Address: 21631 WIDGEON TER

Alternate Key: 2100593641

★ If the address below is not correct, visit LeePA.org to update your address.

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



Paid 11/27/2024 EEX-00-02933976 \$18,226.70



Property Data

STRAP: 33-46-24-W2-00006.0020 Folio ID: 10230327

Tax Roll Value Letter 2025 ▾

Generated on 9/11/2025 1:53 PM

Owner Of Record - Sole Owner [Change Mailing Address]



PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH FL 33931

Site Address

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

21631 WIDGEON TER
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



PARL IN E 1/2 SEC 33 TWP 46 R 24 MCPHIE PARK UNIT 2

Attributes and Location Details

Total Bedrooms / Bathrooms	.8 / 8.0
Gross Living Area	3,724
1st Year Building on Tax Roll	1965
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42596	-81.90512		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date June of 2024 ▶ ☐ View other photos

Last Inspection Date: 01/24/2022

Property Values / Exemptions / TRIM Notices

Generated on 9/11/2025 1:53 PM

Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	25,722.00

[2025 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
--------------	----------	------	------	-----------------	-----------------	------------	----------------	---------

2025 / Additional Info	2025 (TRIM Value)	1,531,784	861,792	1,531,784	1,441,499	50,722	0	1,390,777
2024 / Additional Info	2024 (Final Value)	1,385,539	1,026,311	1,385,539	1,385,539	50,000	0	1,335,539
2023 / Additional Info	2023 (Final Value)	440,613	440,603	440,613	440,613	0	0	440,613
2022 / Additional Info	2022 (Final Value)	912,078	316,525	912,078	912,078	0	0	912,078
2021 / Additional Info	2021 (Final Value)	613,623	316,525	613,623	376,833	50,000	0	326,833
2020 / Additional Info	2020 (Final Value)	562,025	346,525	562,025	367,777	50,000	0	317,777
2019 / Additional Info	2019 (Final Value)	546,678	333,200	546,678	356,400	50,000	0	306,400
2018 / Additional Info	2018 (Final Value)	492,577	333,200	492,577	346,770	50,000	0	296,770
2017 / Additional Info	2017 (Final Value)	486,120	238,000	486,120	344,533	50,000	0	294,533
2016	2016 (Final Value)	416,156	238,000	416,156	334,516	50,000	0	284,516
2015	2015 (Final Value)	417,801	238,000	417,801	329,010	50,000	0	279,010
2014	2014 (Final Value)	401,398	238,000	401,398	323,541	50,000	0	273,541
2013	2013 (Final Value)	364,508	237,800	364,508	316,378	50,000	0	266,378
2012	2012 (Final Value)	336,806	215,000	336,806	309,900	50,000	0	259,900
2011	2011 (Final Value)	378,841	240,000	378,841	306,967	50,000	0	256,967
2010	2010 (Final Value)	390,727	240,000	390,727	302,905	50,000	0	252,905
	2009 (Final Value)	492,930	315,000	492,930	310,270	50,000	0	260,270
	2008 (Final Value)	486,920	300,000	486,920	312,460	50,000	0	262,460
	2007 (Final Value)	633,470	445,000	0	211,250	25,000	0	186,250
	2006 (Final Value)	650,920	475,000	0	249,020	25,000	0	224,020
	2005 (Final Value)	525,200	360,000	0	228,370	25,000	0	203,370
	2004 (Final Value)	457,260	330,000	0	221,710	25,000	0	196,710
	2003 (Final Value)	420,140	250,000	0	217,580	25,000	0	192,580
	2002 (Final Value)	343,730	170,000	0	212,480	25,000	0	187,480
	2001 (Final Value)	260,960	140,000	0	183,680	25,000	0	158,680
	2000 (Final Value)	234,310	110,000	0	178,330	25,000	0	153,330
	1999 (Final Value)	196,130	90,000	0	165,760	25,000	0	140,760
	1998 (Final Value)	170,310	90,000	0	163,150	25,000	0	138,150
	1997 (Final Value)	160,550	90,000	0	160,420	25,000	0	135,420
	1996 (Final Value)	155,150	94,270	0	155,150	25,000	0	130,150
	1995 (Final Value)	169,180	92,270	0	169,180	25,000	0	144,180
	1994 (Final Value)	169,180	92,270	0	169,180	25,000	0	144,180
	1993 (Final Value)	184,430	92,270	0	184,430	25,000	0	159,430
	1992 (Final Value)	170,200	92,270	0	170,200	25,000	0	145,200

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 9/10/2025)

Generated on 9/11/2025 1:53 PM

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
831	Multi-Family, Less than 10 Units, Canal	0.65	Lot
831	Multi-Family, Less than 10 Units, Canal	0.35	Lot

Land Features

Description	Year Added	Units
DAVITS - BOAT	1980	1
SLAB - CONCRETE	1965	1,300
BOAT LIFT	1999	1
SEAWALL - CONCRETE	1965	110
BOAT LIFT	2000	1
DOCK - BOAT - WOODEN	2000	520
TIKI HUTS - TRUSS/RAFTER SYSTEM	2023	392
FENCE - ALUM/VINYL - 4 FEET	2023	100

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
114 - Family Conversion	1 - SINGLE FAMILY RESIDENTIAL	1.0	3
Bedrooms	Bathrooms	Year Built	Effective Year Built
8	8.0	1965	2003

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AP2 - APARTMENT 2	Y	1,334
APT - APARTMENT	Y	528
BAS - BASE	Y	1,862
PLR - POOL RESIDENTIAL	N	312
PPT - POOL PATIO	N	713
STP - STOOP	N	154
XFT - EXTRA FEATURE	N	678

Building Features

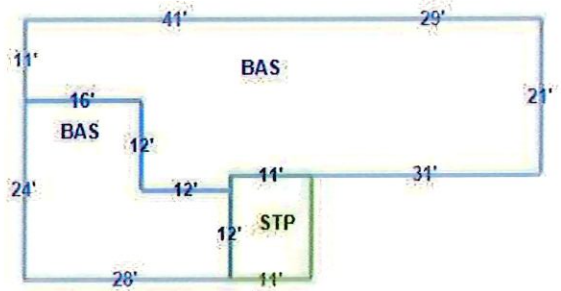
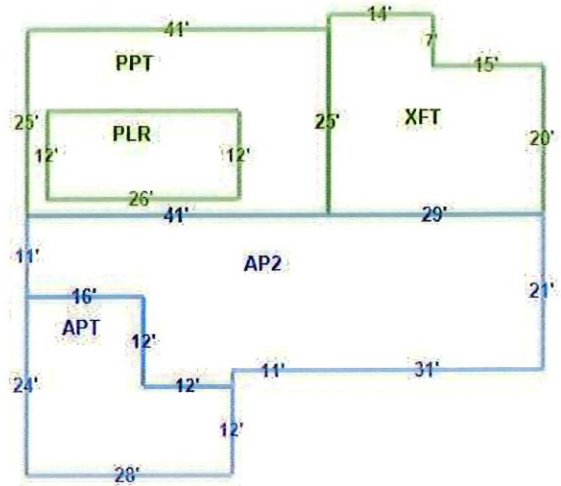
Description	Year Added	Units
POOL - RESIDENTIAL	2023	312
DECK - WOOD	2023	678
PATIO - BRICK AND TILE	2023	713
XTRA/ADDITIONAL A/C UNITS	2023	1
XTRA/ADDITIONAL A/C UNITS	2023	1

Building Front Photo

Building Footprint



Photo Date: June of 2024



Property Details (2025 TRIM)

Generated on 9/11/2025 1:53 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
831	Multi-Family, Less than 10 Units, Canal	0.65	Lot
831	Multi-Family, Less than 10 Units, Canal	0.35	Lot

Land Features

Description	Year Added	Units
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Buildings

Building 1 of 1

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PLR - POOL RESIDENTIAL	N	312
PPT - POOL PATIO	N	713
STP - STOOP	N	154
XFT - EXTRA FEATURE	N	678

Building Features

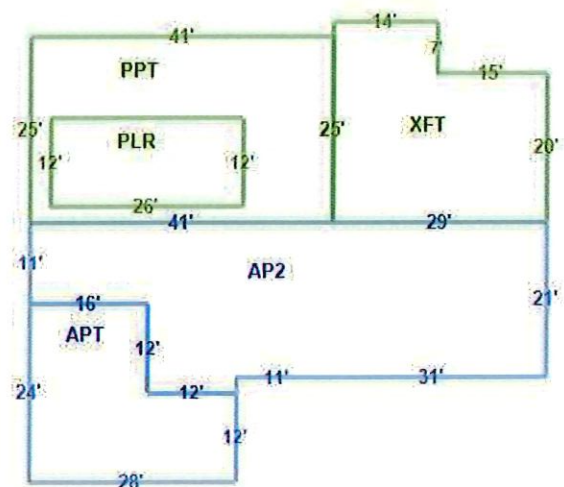
Description	Year Added	Units
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DECK - WOOD	2023	678
PATIO - BRICK AND TILE	2023	713
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XTRA/ADDITIONAL A/C UNITS	2023	1

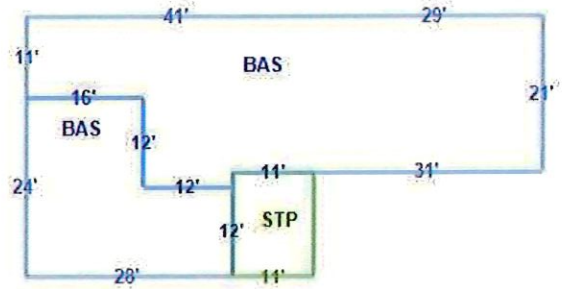
Building Front Photo



Photo Date: June of 2024

Building Footprint





Taxing Authorities

Generated on 9/11/2025 1:53 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 9/11/2025 1:53 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
994,000.00	12/27/2021	2021000427432	01		
0.00	08/23/2021	20211084414DC		Not a Sale Unrecorded death certificate or notification of death Click Here for staff assistance.	
171,000.00	11/01/1987	1956/515	06		
100.00	11/01/1982	1647/3141	01		

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 9/11/2025 1:53 PM

Permit Number	Permit Type	Date
241378	Site Development - Driveway / Sidewalks	08/27/2024
231107	Site Development - Driveway / Sidewalks	07/15/2024
235955	Building Addition	06/17/2024
232780	Site Development - Driveway / Sidewalks	05/12/2023
233138	Building Addition	04/18/2023
231310	Building Window / Door Replacement	03/15/2023
231482	Boathouse, Dock & Shoreline	03/10/2023
231483	Electric	02/13/2023
231305	Mobile Home	02/07/2023
223697	Roof	12/12/2022
220431	Pool & Spa	09/13/2022
ROF18-0043	Roof	02/08/2018
ELE16-0088	Electric	04/12/2016
SOL16-0003	Building Miscellaneous	04/12/2016
ROF2001-02452	Roof	10/05/2001
DSH2000-00898	Boathouse, Dock & Shoreline	11/22/2000
DSH199910667	Boathouse, Dock & Shoreline	10/12/1999
DSH199902970	Boathouse, Dock & Shoreline	03/18/1999
FNC199610547	Fence	10/23/1996

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that

in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 9/11/2025 1:53 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-24-00-00006.0020	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/11/2025 1:53 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		3	1,070.25
Collection Days Garbage Thursday Recycling Thursday Horticulture Thursday				

Flood and Storm Information

Generated on 9/11/2025 1:53 PM

Community	Panel	Version	Date	Evacuation Zone
071C	0567	G	11/17/2022	A

[Flood Insurance](#) [Find my flood zone](#)

Generated on 9/11/2025 1:53 PM

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

01/14/2025

Case Number:	20241161
Certified Mail:	9589 0710 5270 0636 6422 68
Regular Mail	

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 21631 WIDGEON TER
PARCEL STRAP NO: 334624W2000060020

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 **Terri Weich** indicates that the following items are in violation:

Repair and/or remodel the residence without the required permits.

These items are a violation of the following Town Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Apply for and receive all permits required including but not limited to lower level improvements. Contact permitting at 239-765-0202 for permitting questions..

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

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

Respectfully,

Terri Welch
Code Enforcement Officer
Town of Fort Myers Beach



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FMB Case Number:	20241161
Certified Mail:	
Regular Mail:	
Strap No:	334624W20000060020

CHRISTOPHER K PLOURDE
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

Site Address:21631 Widgeon Ter
Fort Myers Beach, FL 33931

Respondent.

_____ /

AFFIDAVIT OF NOTICE AND POSTING OF VIOLATION

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Terri Weich, 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 # 20241161:

1. I Terri Weich personally mailed by certified mail return receipt requested a copy of the Notice of Violation attached as Exhibit A to the following:

Christopher K Plourde
21631 Widgeon Ter
Fort Myers Beach, FL 33931
Certified Mail No. 9589071052700636642268

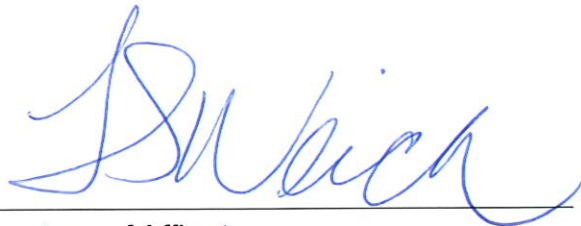


N/A
Certified Mail No.
(LLC Listed Registered Agent in Sunbiz)

Ownership was further confirmed with a copy of the records from the Tax Collector's website and Lee County Property Appraiser a copy are in Exhibit A.

2. The return receipt of the certified mailing was not received and therefore additional notice was provided as required by Section 2-429(b)(1) and (b)(2) and stated below.
3. A copy of the Notice of Violation was posted on 01/14/2025, at Fort Myers Beach Town Hall, 2731 Oak St, Fort Myers Beach, Florida 33931 and at 21631 Widgeon Ter Fort Myers Beach, FL 33931. I took photographs of the Violation that were posted in these two locations. The photographs are true and accurate and have not been altered. A copy of the photographs are attached as Exhibit.

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

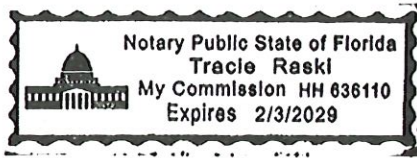
STATE OF FLORIDA
COUNTY OF LEE



FMBgov.com

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

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either [X] personal presence or [] online notarization this 14 day of January, 2025, by T. Weich. Who is [X] 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

and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

Attached Letters

Date	Letter	Description
01/14/2025	Notice of Violation	

Notes

Date	Note	Created By:
2025-09-10	Code case 20241161 and 20231996 and 20230521 Permit 232413 has not been issued - floodplain approved it 05/05/2025 this is not SD - zoning and enviromental reviews still need their requires resubmit answered.	Tracie Raski
2025-02-10	Christopher Plourde #612-232-8823 was in Town Hall requesting information regarding the case. I explained that permit #232413 was in waiting resubmittal and not actually issued. He spoke with permitting tech A. Shephard who told me it is issued, so again I said it is not and the property is in violation. I advised once the permit is issued and finaied we would be happy to close the case.	D. Batt

Uploaded Files

Date	File Name
08/07/2025	27697444-21631 Widgeon FMB 85 days since advised of resubmittal needed for permit 232413.msg
01/14/2025	23786178-20241161 NOV posted on property.pdf
01/14/2025	23782250-June 2024 photos from Lee PA.rtf
01/14/2025	23782241-2022 photos from LEE PA.rtf
01/14/2025	23782042-20241161 NOV posted Town Hall book.jpg
01/14/2025	23782038-20241161 NOV posted in window Town Hall.jpg
01/14/2025	23779840-20241161 NOV INCLUDING PHOTOS.pdf
01/14/2025	23778944-20241161 site photos 11-26-2024.pdf
01/10/2025	23746654-property appraisers.pdf

**FEMA**[\(//www.fema.gov/\)](https://www.fema.gov/)

Navigation

Search

[MSC Home \(/portal/\)](#)[MSC Search by Address \(/portal/search\)](#)[MSC Search All Products \(/portal/advanceSearch\)](#)[▼ MSC Products and Tools \(/portal/resources/productsandtools\)](#)[Hazus \(/portal/resources/hazus\)](#)[LOMC Batch Files \(/portal/resources/lomc\)](#)[Product Availability \(/portal/productAvailability\)](#)[MSC Frequently Asked Questions \(FAQs\) \(/portal/resources/faq\)](#)[MSC Email Subscriptions \(/portal/subscriptionHome\)](#)[Contact MSC Help \(/portal/resources/contact\)](#)

FEMA Flood Map Service Center: Search By Address

Enter an address, place, or coordinates: ?

21631 Widgeon Ter Fort Myers Beach FL

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) (<https://www.fema.gov/national-flood-insurance-program>) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) (<https://www.fema.gov/what-mitigation>) to reduce flood risk damage.

Search Results—Products for FORT MYERS BEACH, TOWN OF

[Show ALL Products » \(https://msc.fema.gov/portal/availabilitySearch?addcommunity=120673&corr](https://msc.fema.gov/portal/availabilitySearch?addcommunity=120673&corr)

The flood map for the selected area is number **12071C0567G**, effective on **11/17/2022**

DYNAMIC MAP

[. \(https://msc.fema.gov/portal/firmette?](https://msc.fema.gov/portal/firmette?)[latitude=26.425965&longitude=-81.905109\)](https://msc.fema.gov/portal/firmette?latitude=26.425965&longitude=-81.905109)

MAP IMAGE

[. \(https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?)[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=12071C0](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=12071C0)

Changes to this FIRM ?

Revisions (0)

Amendments (0)

Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer » \(https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id](https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id)



PIN



Approximate location based on user input and does not represent an authoritative property location



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped

MAP PANELS

NO SCREEN

Area of Minimal Flood Hazard Zone X



Effective LOMRs



Area of Undetermined Flood Hazard Zone D

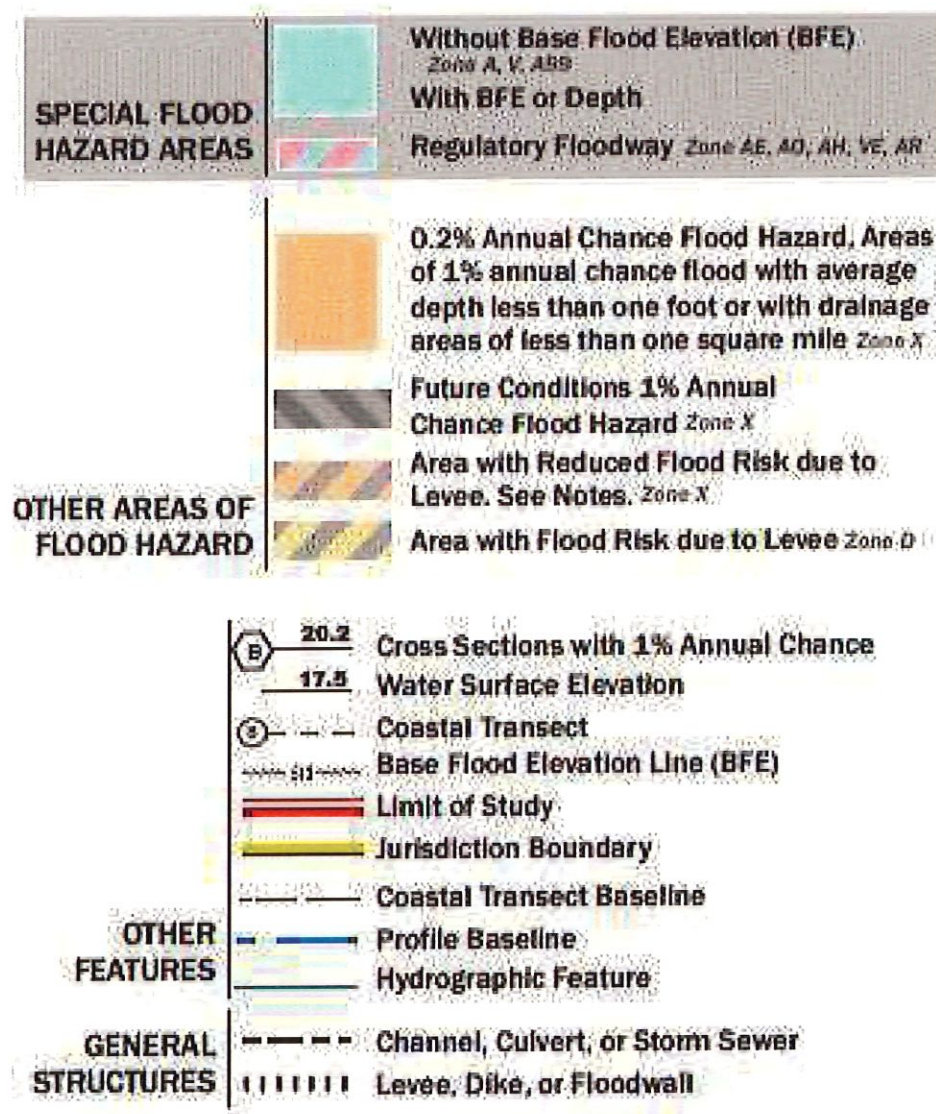


Otherwise Protected Area



Coastal Barrier Resource System Area

OTHER AREAS



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<https://www.fema.gov/foia> [Office of the Inspector General](#)

<https://www.oig.dhs.gov/> [Strategic Plan](#) <https://www.fema.gov/about/strategic-plan>

[Whitehouse.gov](#) <https://www.whitehouse.gov> [DHS.gov](#)

<https://www.dhs.gov> [Ready.gov](#) <https://www.ready.gov> [USA.gov](#)

<https://www.usa.gov> [DisasterAssistance.gov](#)

<https://www.disasterassistance.gov/>



<https://www.oig.dhs.gov/hotline>

 Official website of the Department of Homeland Security

9589 0710 5270 3142 1351 63

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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 161

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

☐ Return Receipt (hardcopy) \$ 20241161

☐ Return Receipt (electronic) \$ SEP 30 2025 Postmark Here

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required Sent by:

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees 21631 WIDGEON TER

PLOURDE CHRISTOPHER K
 21631 WIDGEON TER
 FORT MYERS BEACH, FL 33931

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

9589 0710 5270 3142 1351 63

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 161

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

☐ Return Receipt (hardcopy) \$ 20241161

☐ Return Receipt (electronic) \$ SEP 30 2025 Postmark Here

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required Sent by:

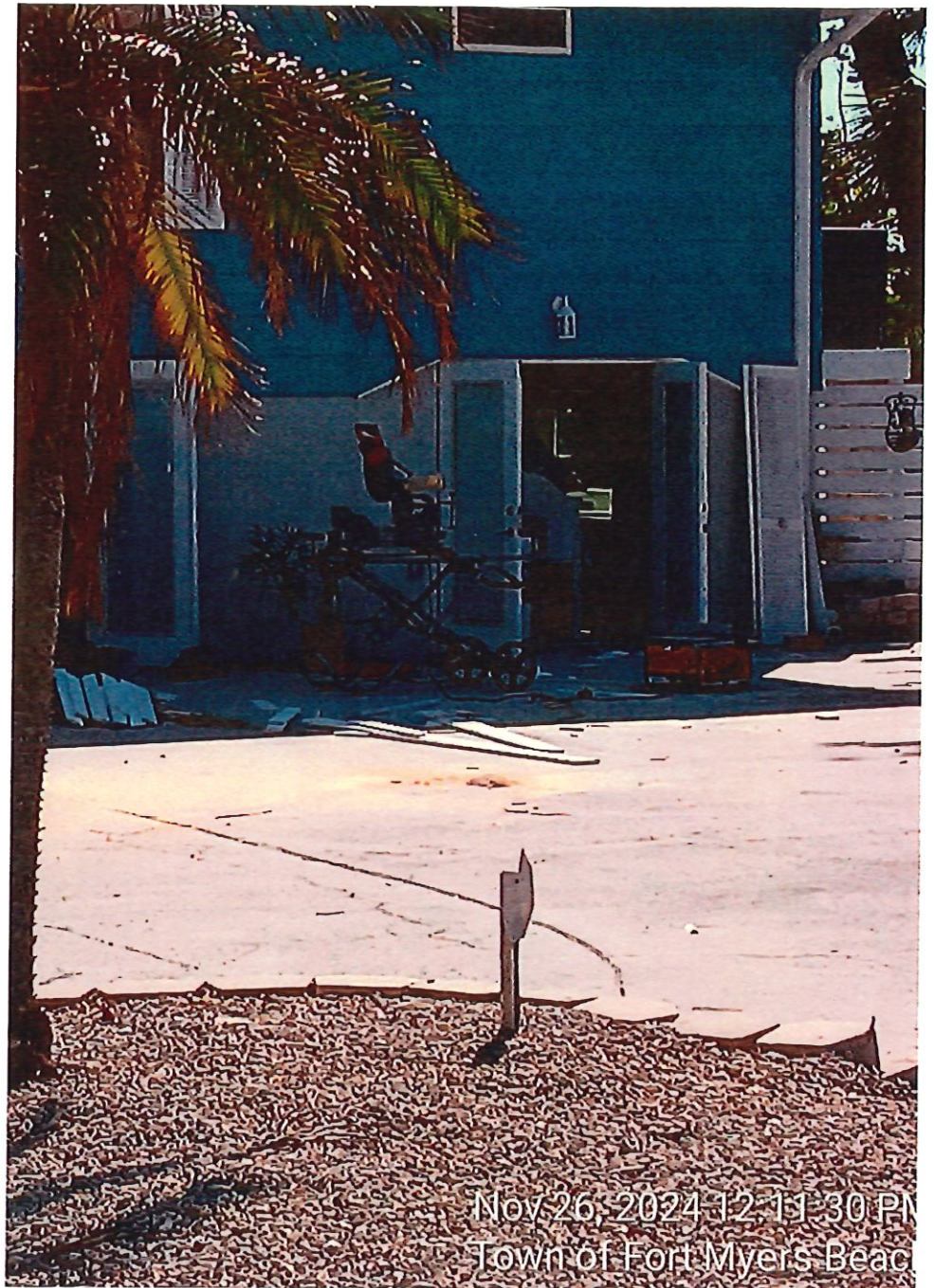
☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees 21631 WIDGEON TER

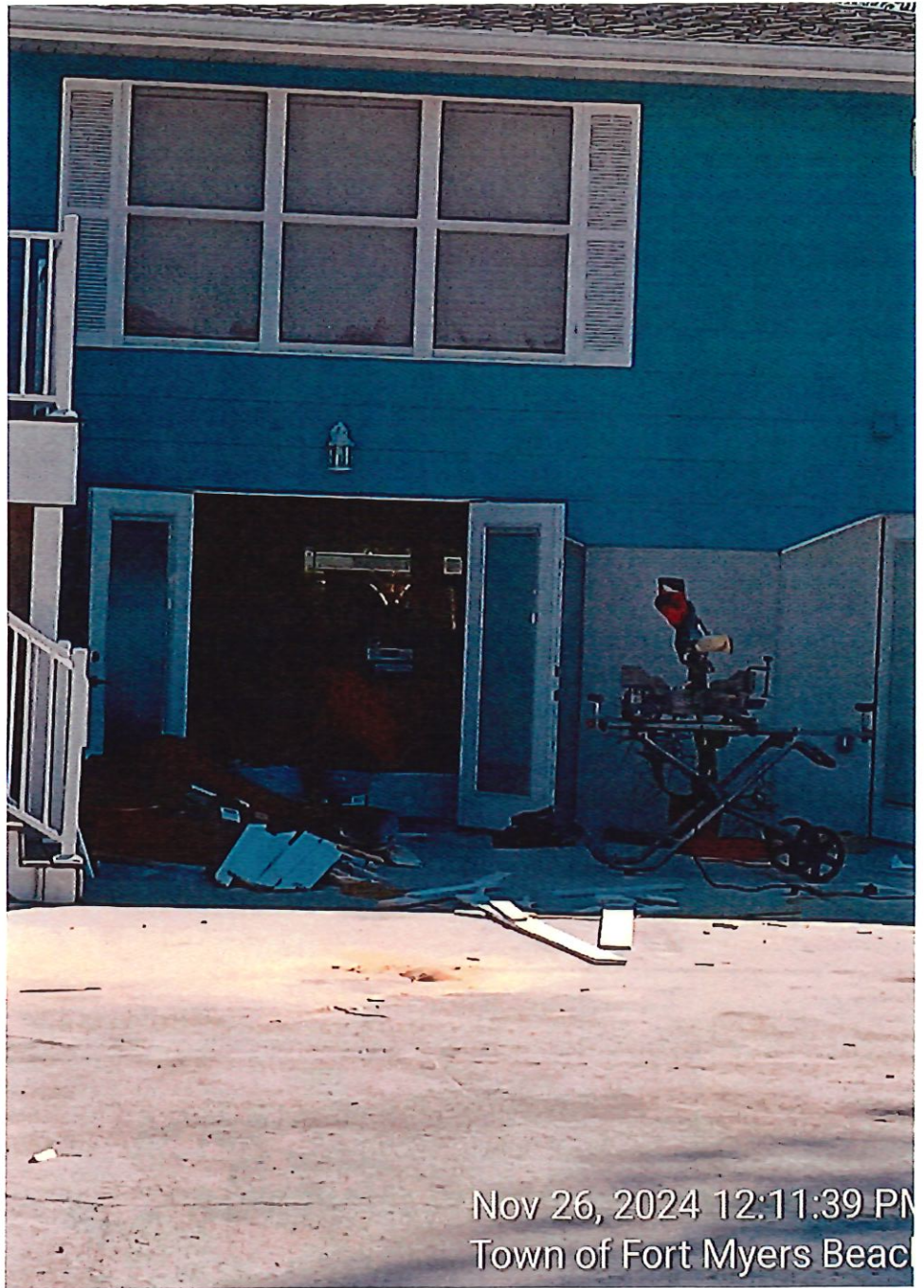
PLOURDE CHRISTOPHER K
 21631 WIDGEON TER
 FORT MYERS BEACH, FL 33931

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





Nov 26, 2024 12:11:40 PM
Town of Fort Myers Beach





Jan 14, 2025 11:50:57 AM
Town of Fort Myers Beach



Jan 14, 2025 11:51:02 AM
Town of Fort Myers Beach

Town of Fort Myers Beach
CODE ENFORCEMENT
2715 COLONY BLVD, SUITE 100
FORT MYERS BEACH, FL 33931
PHONE: 239-335-4000 FAX: 239-335-4009

FLORIDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 21631 WIDGEON TER
PARCEL STRIP NO: 33421W000000079

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that in inspection of the above referenced property on 1/14/25, Fort Myers Beach Code Enforcement Officer Terri Welch indicates that the following items are in violation:

Repair and/or remodel the residence without the required permits.

These items are a violation of the following Town Code:

Sec. 9 - 411 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities except from the Florida Building Code, which is wholly within or partly by with any those listed and shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that exceed two square existing structures in a manner that exceeds the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Apply for and receive all permits required including but not limited to lower level improvements. Contact permitting at 239-765-0202 for permitting questions.

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

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.

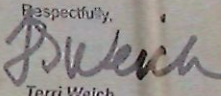
If you fail to correct the violation(s) by the date specified above, or if the violation(s) is (are) brought into compliance and reoccurs, the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the 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 182 and Town of Fort Myers Beach Land Development Code, Section 7-427(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

https://www.townofmyersbeach.org/0_Pages/PopupEditorPrint.php?id=CZNTLQSS8JPLNTXZP234ZXM0400&id=5526675A-7328-464E-BE8A-711125_812AM

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 or code@fmb.gov if you have any questions concerning this Notice of Violation.

Respectfully,

Terri Welch
Code Enforcement Officer
Town of Fort Myers Beach

Jan 14, 2025 9:38:35 AM
Town of Fort Myers Beach

1/14/25, 8:52 AM

hwpq.nh/hwpq0_Pages/popupEdtLetterPrint.php?ed=CZHTLQ95BJ5PLNTXZP234ZXBMQ40084d-



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

01/14/2025

Case Number:	20241161
Certified Mail:	9589 0710 5270
Regular Mail:	

PLOURDE CHRISTOPHER K
21631 WIDGEON TER
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 21631 WIDGEON TER
PARCEL STRAP NO: 334624W2000060020

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property by Fort Myers Beach Code Enforcement Officer Terri Welch indicates that the following violation:

Repair and/or remodel the residence without the required permits.

These items are a violation of the following Town Codes:

Sec. 6 - 441 Permits required. Any owner or owner's authorized agent (hereinafter "a person") who shall undertake any development activity within the scope of this ordinance, including but not limited to, the construction, reconstruction, alteration, or repair of any building, structure, or facility exempt from the Florida Building Code, which is wholly within or partially within the floodplain, shall first make application to the Floodplain Administrator, and the Building Official shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued unless the requirements of the ordinance and all other applicable codes and regulations have been met. No person shall undertake a series of any improvements, additions, and/or demolitions that constitute a development activity in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance: Obtain the required permits including but not limited to the following: Building, Electrical, Plumbing, and Mechanical permits. For more information, please call 0202 for permitting questions.

Jan 14, 2025 9:53:00 AM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Mark & Sheri Brooks
Property Address: 7846 Buccaneer Dr.
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250811_Hearing Exhibit A_Notice of HEaring and Affidavit of Posting
2. 20250811_Hearing Exhibit B_Notice of Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 13, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



10/01/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115
Respondent.

Case Number:	20250811
Certified Mail:	9589071052703142134708
Regular Mail:	Standard 1 st Class

Site Address: 7846 Buccaneer Dr.
Parcel Strap No.: 03-47-24-W4-00103.0200

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 **Wednesday 10/29/2025 at 9:00 A.M.** in the community room at the Town of Fort Myers Beach (Town Hall), located at 6231 Estero Blvd, Fort Myers Beach, Florida 33931.

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.

FMB Case Number:	20250811
Certified Mail:	9589071052703142134708
Regular Mail:	Standard 1 st Class
DOAH Case Number:	N/A

Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115

Site Address: 7846 Buccaneer Dr.,
Fort Myers Beach, FL 33931
Parcel Strap No. 03-47-24-W4-00103.0200

Respondent,

/

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 #20250811 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. **Brooks Mark + Brooks Sheri Liane**
430 Elsie Inn
Mahtomedi, MN 55115
Certified Mail No. **9589071052703142134708**
(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 7846 Buccaneer Dr., Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 1st day of October 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 1st day of October 2025 are attached in Hearing Exhibit A.



FMBgov.com

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.

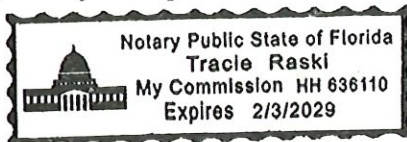
x

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 1 day of October, 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

Page 3 | 3

9589 0710 5270 3142 1347 08

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

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

\$

Sen

Sire

City

Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115

OCT 1 2025

Sent by:

Postmark
Here

11 C

case #2025084

7846 Buchanan Dr.

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions



Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115



CERTIFIED MAIL™



9589 0710 5270 3142 1347 08



Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115



FMBgov.com

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

10/01/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Brooks Mark + Brooks Sheri Liane
430 Elsie Inn
Mahtomedi, MN 55115
Respondent.

Case Number:	20250811
Certified Mail:	9589071052703142134708
Regular Mail:	Standard 1 st Class

Site Address: 7846 Buccaneer Dr.
Parcel Strap No.: 03-47-24-W4-00103.0200

NOTICE OF CODE ENFORCEMENT HEARING

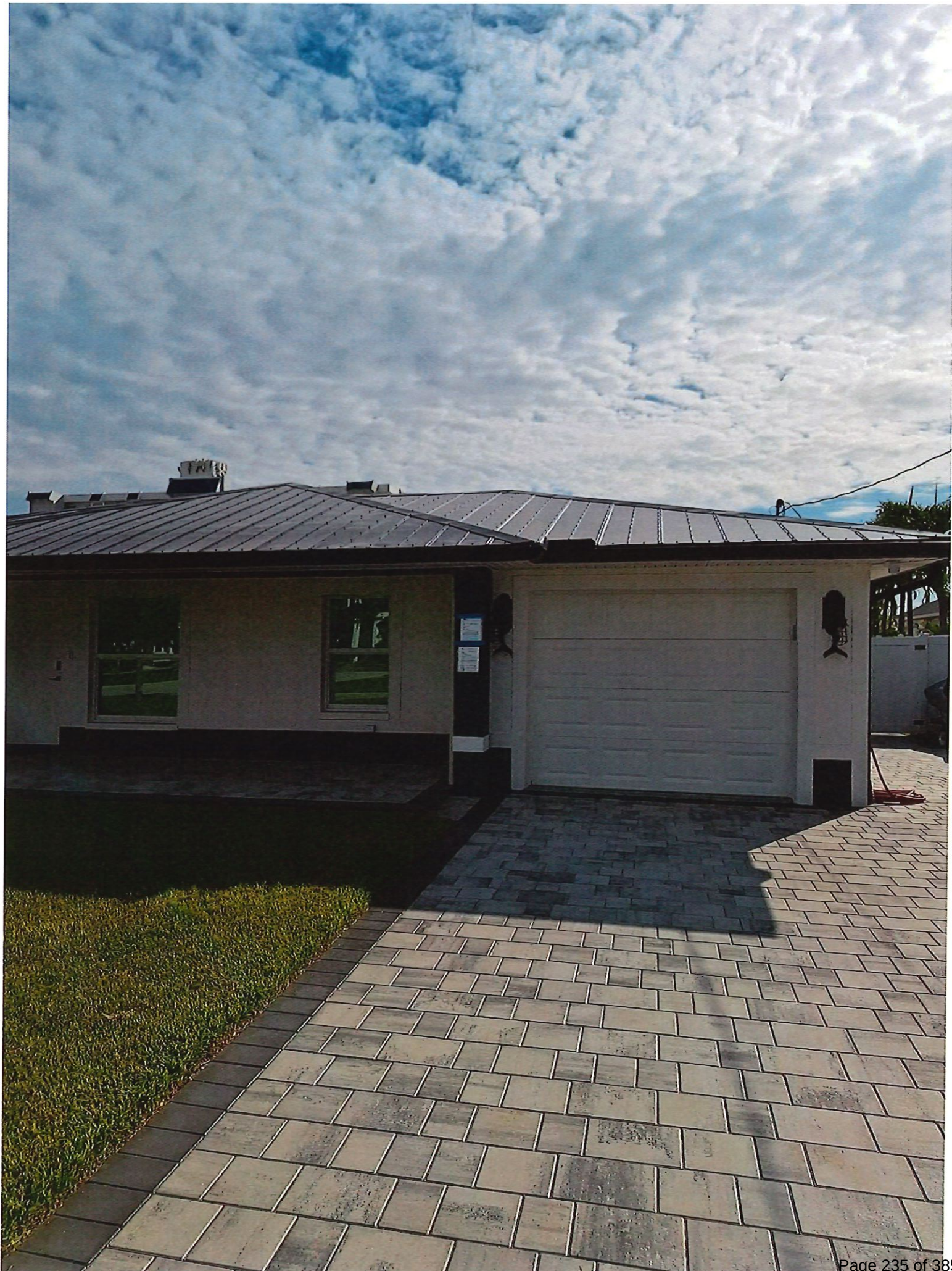
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FORT MYERS BEACH, ESTERO ISLAND



Parcel: 34-46-24-W1-00001.0030

Oct 1, 2025 at 3:57:03 PM
Fort Myers Beach, FL



FMBgov.com

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

10/01/25

TOWN OF FORT MYERS BEACH,

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

(Last 06/2024)

Lee County Property Appraisers Office Photo from 10/2006

msw

7846 Buccaneer Drive



Selected	Permit Number	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub Type	Type of Construction	Type of Occupancy / Use	Contractor Business Name/Applicant	Contact Name	Contractor/Applicant Email	Contractor/Applicant Phone #	Property Owner's Email	Current Use	Proposed Use	Original Work	Project Cost	Area Square Feet	Issue Date
☐	241602	06/04/2024		034724W4001030200	7846 BUCKANEER DR	BROOKS MARK + BROOKS SHERI LANE	RESID LEEPA LISTS 1 UNIT	Residential Driveway		Driveway	Residential	Accurate Pavers	If under 150 sq feet an As Built is not needed. If under 500 sq. feet a drainage letter is not required. That	PERMITS@ACCURATEANDMORE.COM	239-405-8255	sb4health@hotmail.com	R	R	RESURFACE DRIVEWAY WITH NEW BRICK PAVERS	17788	1900	07/16/2
☐	241117	04/19/2024		034724W4001030200	7846 BUCKANEER DR	BROOKS MARK + BROOKS SHERI LANE		Residential Roof/Reroof/Roofover	N/A		Residential	Paradise Roofing & Construction, LLC	Victor Stehl	paradiseroofingllc@gmail.com	239-450-5192	sb4health@hotmail.com	r	r	Replace roof shingles to metal	20607	24	04/23/2
☐	240337	02/05/2024		034724W4001030200	7846 BUCKANEER DR	BROOKS MARK + BROOKS SHERI LANE		Residential OTC Electrical		N/A	Residential	Starlite Electric LLC	Starlite Electric LLC	annabellastarliteelectric@gmail.com	2393137122	jdipracticalupgrades@gmail.com	2795 Davis BLVD Unit H	NAPLES	Rewire due to hurricane tan damage	3000	0	02/06/2
☐	236112	10/20/2023		034724W4001030200	7846 BUCKANEER DR	BROOKS MARK + BROOKS SHERI LANE		Residential OTC Plumbing		N/A	Residential	Plumboss, Inc.	James Kinkel	jim@plumbossinc.com, rae@plumbossinc.com	(239)641-1400	sb4health@hotmail.com	17011 Alco Commerce Ct. # 505	Fort Myers, Florida 33967	Install new plumbing like for like in home affected by tan	2175	1444	10/25/2
☐	230718	01/21/2023		034724W4001030200	7846 BUCKANEER DR	GROUT DENNIS L & BERNICE A		Residential OTC Electrical		N/A	Residential	Semmer Electric	Semmer Electric	Semmerelectric@comcast.net	239-463-2588		1130 Main St	Fort Myers Beach, FL 33931	r/r existing meter can and panel like for like	5000	0	01/21/2
☐	223354	11/11/2022		034724W4001030200	7846 BUCKANEER DR	GROUT DENNIS L & BERNICE A		Structural / Electrical Insp. Letter			Residential								Hurr. tan	0	0	
☐	191390	08/05/2019		034724W4001030200	7846 BUCKANEER DR	GROUT DENNIS L & BERNICE A		zOTC Solar Heating	Solar Heater		Residential	STILWELL PLUMBING & SOLAR	WILLIAM LONG	INFO@STILWELLSOLAR.COM	239-495-5988			SOLAR POOL HEATER	2000	0	08/05/2	
☐	191279	07/16/2019		034724W4001030200	7846 BUCKANEER DR	GROUT DENNIS L & BERNICE A		zOTC Roof	zRoof - Tear Off / Residential		Residential	D PECK ROOFING	PENNY SOUTO	PENNY@DPECKROOFING.COM					TEAR OFF/REROOF ROOF PITCH: 4/12 FIBERGLASS SHINGLE	13924	0	07/17/2



Lee County Tax Collector

Noelle Branning

2024 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Account Number:
03-47-24-W4-00103.0200
Alternate Key:
2100155475
Millage Code:
032

Site Address/Legal Description:
7846 BUCCANEER DR
LAGUNA SHORES UNIT 1 BLK 3 PB 9 PG 29 LOT
20



SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

Exemptions/Values
Market Value 501,674
Assessed Value 501,674
Taxable Value 501,674

★ See message below.

BROOKS MARK &
BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

Paid 12/02/2024 DP-00-02958772 \$6,761.73

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	501.674	0	501.674	1,887.45
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	501.674	0	501.674	1,127.76
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	501.674	0	501.674	1,524.09
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	501.674	0	501.674	496.66
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	501.674	0	501.674	47.56
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	501.674	0	501.674	16.40
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	501.674	0	501.674	51.47
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	501.674	0	501.674	1,404.69
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	501.674	0	501.674	56.34
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	501.674	0	501.674	80.87
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	501.674	0	501.674	10.03
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	501.674	0	501.674	19.77

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,043.47



2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Account: 03-47-24-W4-00103.0200

Site Address: 7846 BUCCANEER DR

Alternate Key: 2100155475

★ If the address below is not correct, visit LeePA.org to update your address.

BROOKS MARK &
BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS, FL 33902-1609



Paid 12/02/2024 DP-00-02958772 \$6,761.73



Property Data

STRAP: 03-47-24-W4-00103.0200 Folio ID: 10234658

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

Generated on 8/13/2025 10:15 AM

20250811

Owner Of Record - Joint Tenants

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



BROOKS MARK +
BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI MN 55115

Site Address

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

7846 BUCCANEER DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LAGUNA SHORES UNIT 1 BLK 3 PB 9 PG 29 LOT 20

[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 29 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	1,444
1st Year Building on Tax Roll	1974
Historic Designation	No

Township	Range	Section	Block	Lot
47	24E	03		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40638	-81.89434		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date October of 2006 ▶ ☐ View other photos

Last Inspection Date: 04/02/2018

Property Values / Exemptions / TRIM Notices

Generated on 8/13/2025 10:15 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025	2025 (Preliminary Value)	566,411	566,401	566,411	551,841	0	0	551,841
2024 / Additional Info	2024 (Final Value)	501,674	501,664	501,674	501,674	0	0	501,674
2023 / Additional Info	2023 (Final Value)	416,566	416,556	416,566	190,865	50,000	0	140,865

2022 / Additional Info	2022 (Final Value)	527,177	280,500	527,177	185,306	50,000	0	135,306
2021 / Additional Info	2021 (Final Value)	357,957	250,400	357,957	179,909	50,000	0	129,909
2020 / Additional Info	2020 (Final Value)	324,614	278,200	324,614	177,425	50,000	0	127,425
2019 / Additional Info	2019 (Final Value)	313,310	264,924	313,310	173,436	50,000	0	123,436
2018 / Additional Info	2018 (Final Value)	317,346	200,700	317,346	170,202	50,000	0	120,202
2017 / Additional Info	2017 (Final Value)	289,084	143,350	289,084	166,701	50,000	0	116,701
2016	2016 (Final Value)	288,658	143,350	288,658	163,272	50,000	0	113,272
2015	2015 (Final Value)	317,197	114,680	317,197	162,137	50,000	0	112,137
2014	2014 (Final Value)	288,398	114,680	288,398	160,850	50,000	0	110,850
2013	2013 (Final Value)	253,395	93,000	253,395	158,473	50,000	0	108,473
2012	2012 (Final Value)	252,961	155,000	252,961	155,824	50,000	0	105,824
2011	2011 (Final Value)	238,044	155,000	238,044	151,285	50,000	0	101,285
2010	2010 (Final Value)	241,630	160,000	241,630	149,049	50,000	0	99,049
	2009 (Final Value)	266,940	180,000	266,940	145,130	50,000	0	95,130
	2008 (Final Value)	361,650	250,000	361,650	144,990	50,000	0	94,990
	2007 (Final Value)	407,730	285,000	0	140,760	25,000	0	115,760
	2006 (Final Value)	414,050	240,000	0	137,330	25,000	0	112,330
	2005 (Final Value)	282,370	170,250	0	133,330	25,000	0	108,330
	2004 (Final Value)	259,260	170,250	0	129,450	25,000	0	104,450
	2003 (Final Value)	214,090	140,250	0	127,030	25,000	0	102,030
	2002 (Final Value)	227,930	99,880	0	124,060	25,000	0	99,060
	2001 (Final Value)	135,230	61,000	0	119,840	25,000	0	94,840
	2000 (Final Value)	116,350	45,000	0	116,350	25,000	0	91,350
	1999 (Final Value)	128,410	45,000	0	128,410	25,000	0	103,410
	1998 (Final Value)	122,110	43,500	0	122,110	0	0	122,110
	1997 (Final Value)	104,320	43,500	0	104,320	0	0	104,320
	1996 (Final Value)	98,710	40,000	0	98,710	0	0	98,710
	1995 (Final Value)	93,660	36,500	0	93,660	0	0	93,660
	1994 (Final Value)	96,200	44,000	0	96,200	0	0	96,200
	1993 (Final Value)	95,610	44,600	0	95,610	0	0	95,610
	1992 (Final Value)	103,050	44,600	0	103,050	0	0	103,050

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (**F.A.C. 12D-1.002**).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (**F.S. 193.011**). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (**F.S. 193.461 (6) (a)**). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 8/12/2025)

Generated on 8/13/2025 10:15 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.00	Lot

Land Features

Description	Year Added	Units
FENCE - ALUM/VINYL - 6 FEET	1999	126
IRRIGATION SYSTEM LAWN	1974	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1974	1985

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,444
FGR - FINISHED GARAGE	N	364
FOP - FINISHED OPEN PORCH	N	115
PLR - POOL RESIDENTIAL	N	412
PPT - POOL PATIO	N	788
PTO - PATIO	N	242

Building Features

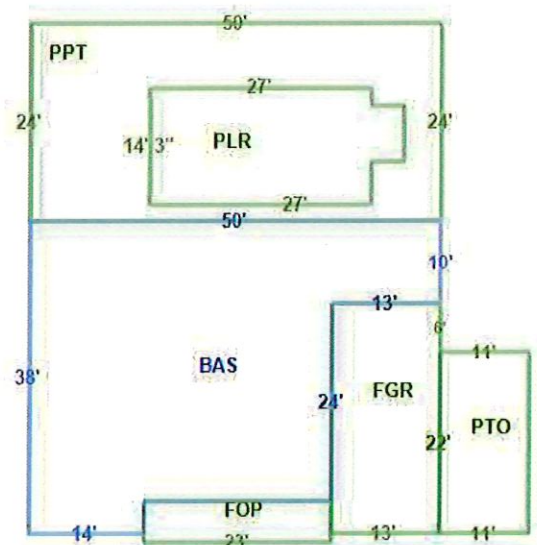
Description	Year Added	Units
POOL - RESIDENTIAL	1980	412
PATIO - CONCRETE	1980	788
SHED - FRAME W/FLOOR	1987	96

Building Front Photo



Photo Date: October of 2006

Building Footprint



Property Details (2025 Preliminary)



Generated on 8/13/2025 10:15 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
----------	----------------------	-----------------	-----------------

Land Features

Description	Year Added	Units
FENCE - ALUM/VINYL - 6 FEET	1999	126
IRRIGATION SYSTEM LAWN	1974	1

Buildings**Building 1 of 1****Building Characteristics**

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Building Subareas

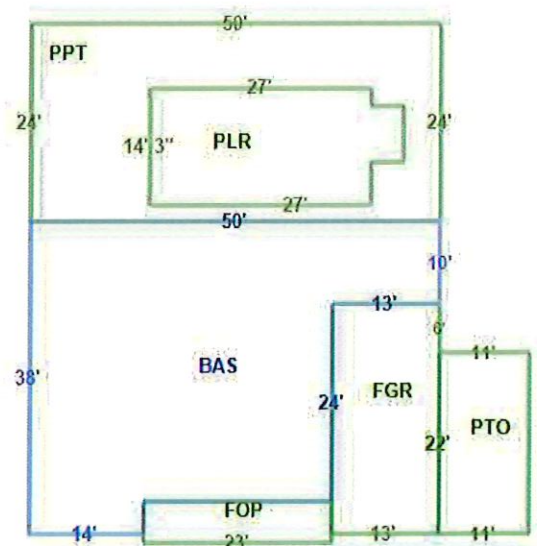
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Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	1980	412
PATIO - CONCRETE	1980	788
SHED - FRAME W/FLOOR	1987	96

Building Front Photo

Photo Date: October of 2006

Building Footprint**Taxing Authorities**

Generated on 8/13/2025 10:15 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 8/13/2025 10:15 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
615,000.00	05/22/2023	2023000182121	01		I
437,000.00	01/03/2023	2023000002951	03		I
114,500.00	12/01/1989	2119/2826	06		I
0.00	06/01/1987	1933/1419	01		

[View Recorded Plat at LeeClerk.org](https://www.leeclerk.org)

Use the above link to do a search on the Lee County Clerk of Courts website, using 9 and 29 for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 8/13/2025 10:15 AM

Permit Number	Permit Type	Date
241602	Site Development - Driveway / Sidewalks	07/16/2024
241117	Roof	04/23/2024
240337	Electric	02/06/2024
236112	Plumbing	10/25/2023
230718	Electric	01/21/2023
BLD17-00289	Building Miscellaneous	03/15/2017
199900032	Fence	11/19/1999
RES199704329	Pool & Spa	04/28/1997
RES199703762	Building Addition	04/11/1997
711706	Residential	09/25/1987

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

Generated on 8/13/2025 10:15 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
03-47-24-01-00003.0200	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 8/13/2025 10:15 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	320.38
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Generated on 8/13/2025 10:15 AM

Flood Insurance Find my flood zone					Evacuation Zone
Community	Panel	Version	Date		
071C	0567	G	11/17/2022		A

Generated on 8/13/2025 10:15 AM

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

08/13/2025

Case Number:	20250811
Certified Mail:	9589071052703142172991
Regular Mail	Standard 1st Class

BROOKS MARK + BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

SITE ADDRESS: 7846 BUCCANEER DR
PARCEL STRAP NO: 034724W4001030200

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 Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

Sec. 6-441- Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202 to Obtain Required Permits..

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 239-220-6458 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.

BROOKS MARK + BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

FMB Case Number:	20250811
Certified Mail:	9589071052703142172991
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 7846 Buccaneer Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 03-47-24-W4-00103.0200

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 #20250811 For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits. 7846 Buccaneer Dr. 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 8/13/2025 to the following:

BROOKS MARK + BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

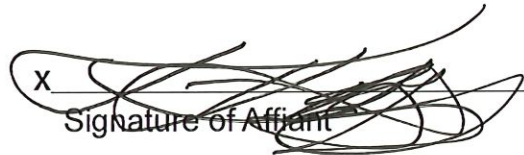
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 7846 Buccaneer Dr, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 13th day of August 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 to a case outside 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 13th day of August 2025 are attached.



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.

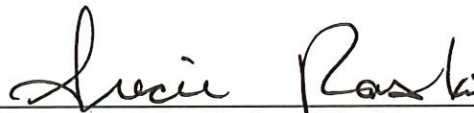
X 
Signature of Affiant

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



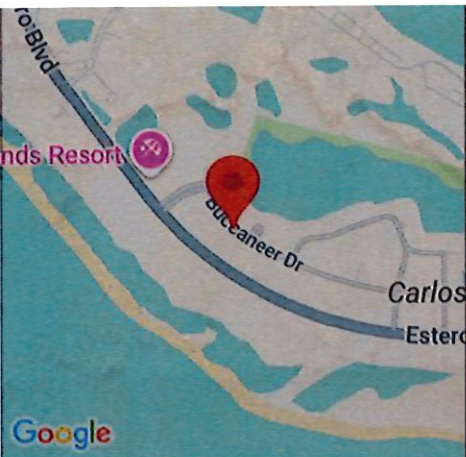
[Notary Seal]


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

9589 0710 5270 3142 1729 91

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 \$	20250811
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>	
7846 BUCCANEER DR	
BROOKS MARK + BROOKS SHERI LIANE	
430 ELSIE INN	
MAHTOMEDI, MN 55115	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Aug 13, 2025 1:29:09 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

08/13/2025

Case Number:	20250811
Certified Mail:	9589071052703142172991
Regular Mail	Standard 1st Class

BROOKS MARK + BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

SITE ADDRESS: 7846 BUCCANEER DR
PARCEL STRAP NO: 034724W4001030200

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 Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

Sec. 6-441- Permits required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202 to Obtain Required Permits..

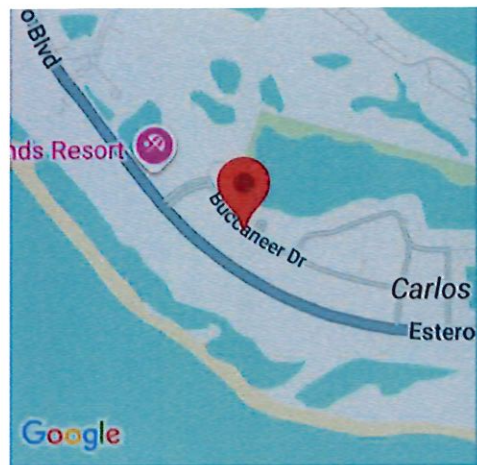
You are hereby directed to bring these violations into compliance within 15 Days..

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

Aug 13, 2025 1:29:23 PM
Fort Myers Beach





Aug 13, 2025 1:00:27 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

08/13/2025

Case Number:	20250811
Certified Mail:	9589071052703142172991
Regular Mail:	Standard 1st Class

BROOKS MARK + BROOKS SHERI LIANE
430 ELSIE INN
MAHTOMEDI, MN 55115

SITE ADDRESS: 7846 BUCCANEER DR
PARCEL STRAP NO: 034724W4001030200

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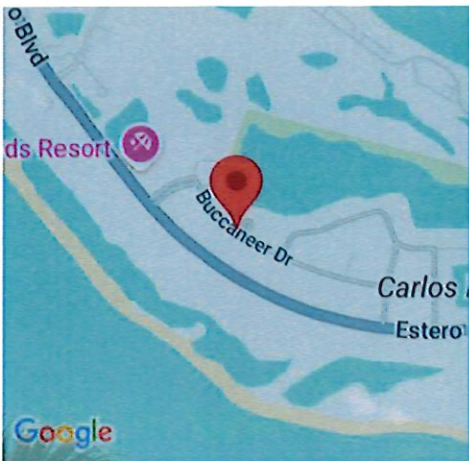
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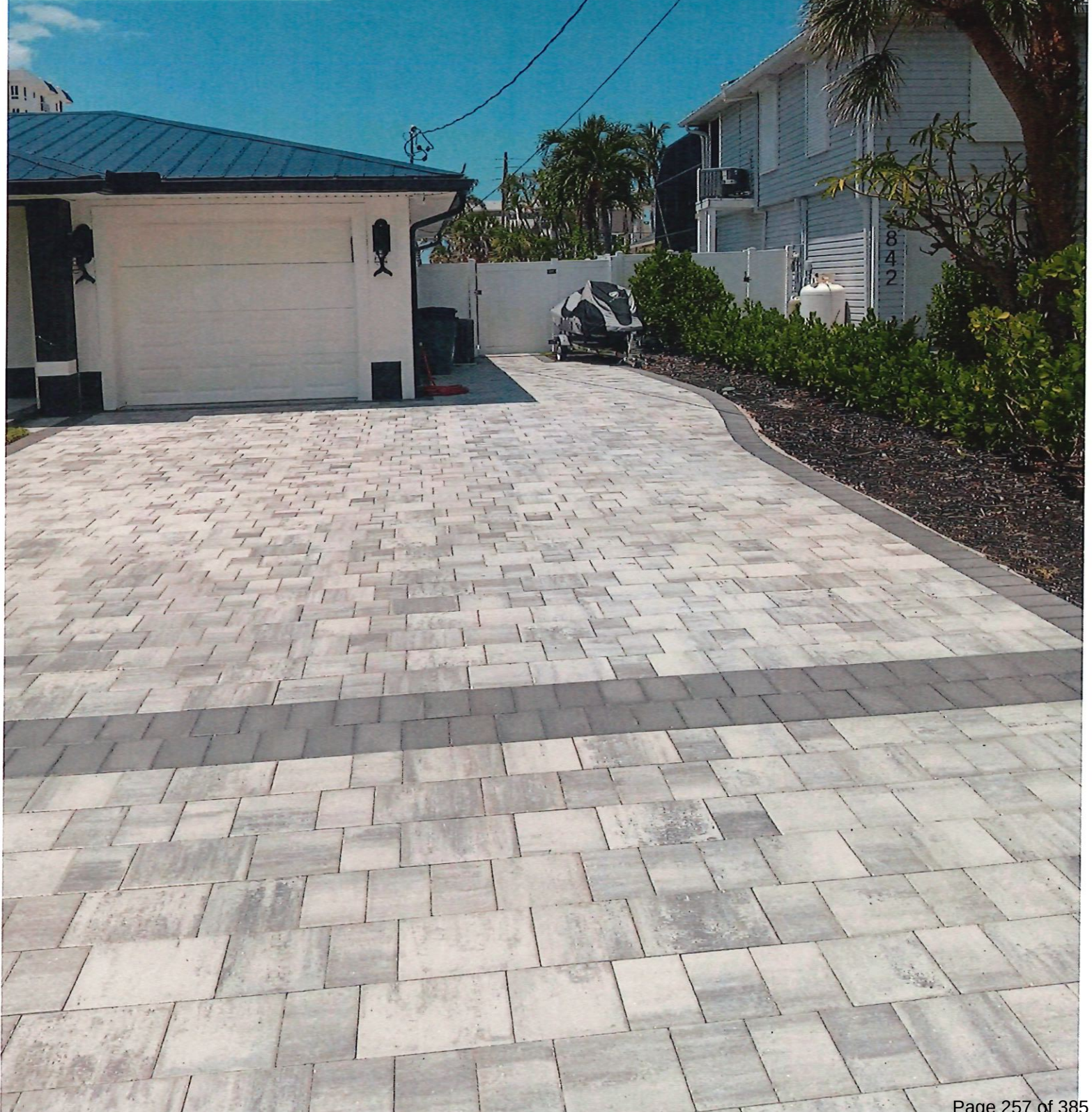
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You will be provided with a notice of hearing specifying the date, time and location of the hearing. If one is scheduled, please be aware that under Florida Statutes, Chapter 182 and Town of Fort Myers Beach Land Development Code, Section 8-437(b), a fine of up to \$100.00 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 repetitive or uncorrectable in nature, a fine of up to \$1,000.00 per violation may be imposed. The Special

Aug 7, 2025 12:47:10 PM
Fort Myers Beach



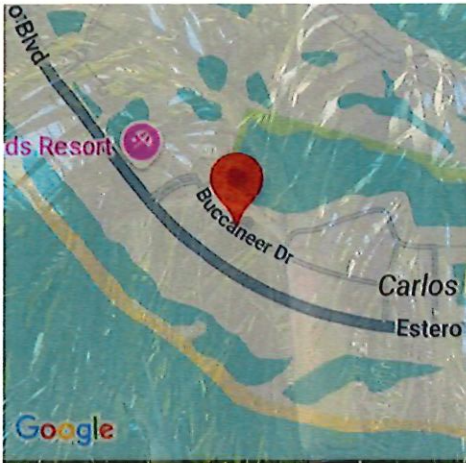
Aug 7, 2025 12:46:45 PM
Fort Myers Beach



Aug 7, 2025 12:47:04 PM
Fort Myers Beach



Aug 7, 2025 12:47:01 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: MDR Beach Properties LLC
Property Address: 5570 Palmetto St
Violation: Work without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250809_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250809_Hearing Exhibit B_Notice of Violation

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 08, 2025

nancy stuparich, Town Attorney

Date: October 13, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 21, 2025

Amy Baker, Town Clerk

Date: October 21, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



FMBgov.com

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

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
Certified Mail:	9589071052703142134685 9589071052703142134692
Regular Mail:	Standard 1 st Class

Respondent.

Site Address: 5570 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00204.0010

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 **Wednesday October 29th at 9:00 A.M.** at the Town of Fort Myers Beach (Town Hall) 6231 Estero Blvd, Fort Myers Beach, Florida 33931.

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

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

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 Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202.

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 239-220-6458 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



10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
Certified Mail:	9589071052703142134685 9589071052703142134692
Regular Mail:	Standard 1 st Class

Respondent.

Site Address: 5570 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00204.0010

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)



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Code Enforcement Officer
Town of Fort Myers Beach

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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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

FMB Case Number:	20250809
Certified Mail:	9589071052703142134685 9589071052703142134692
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 5570 Palmetto St.
Fort Myers Beach, FL 33931
Parcel Strap No.33-46-24-W2-00204.0010

Respondent,

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 #20250809 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. MDR Beach Properties LLC
5917 US Route 36 E
Greenville, OH 45331
Certified Mail No. 9589071052703142134685
(Lee County Property Appraiser)
- b. Michael E. Jones
5917 US 36 East
Greenville OH 45331
Certified Mail No. 9589071052703142134692
(Listed Registered Agent)

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

- 1. I posted a copy of the Notice at 5570 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 1st day of October 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 1st day of October 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.

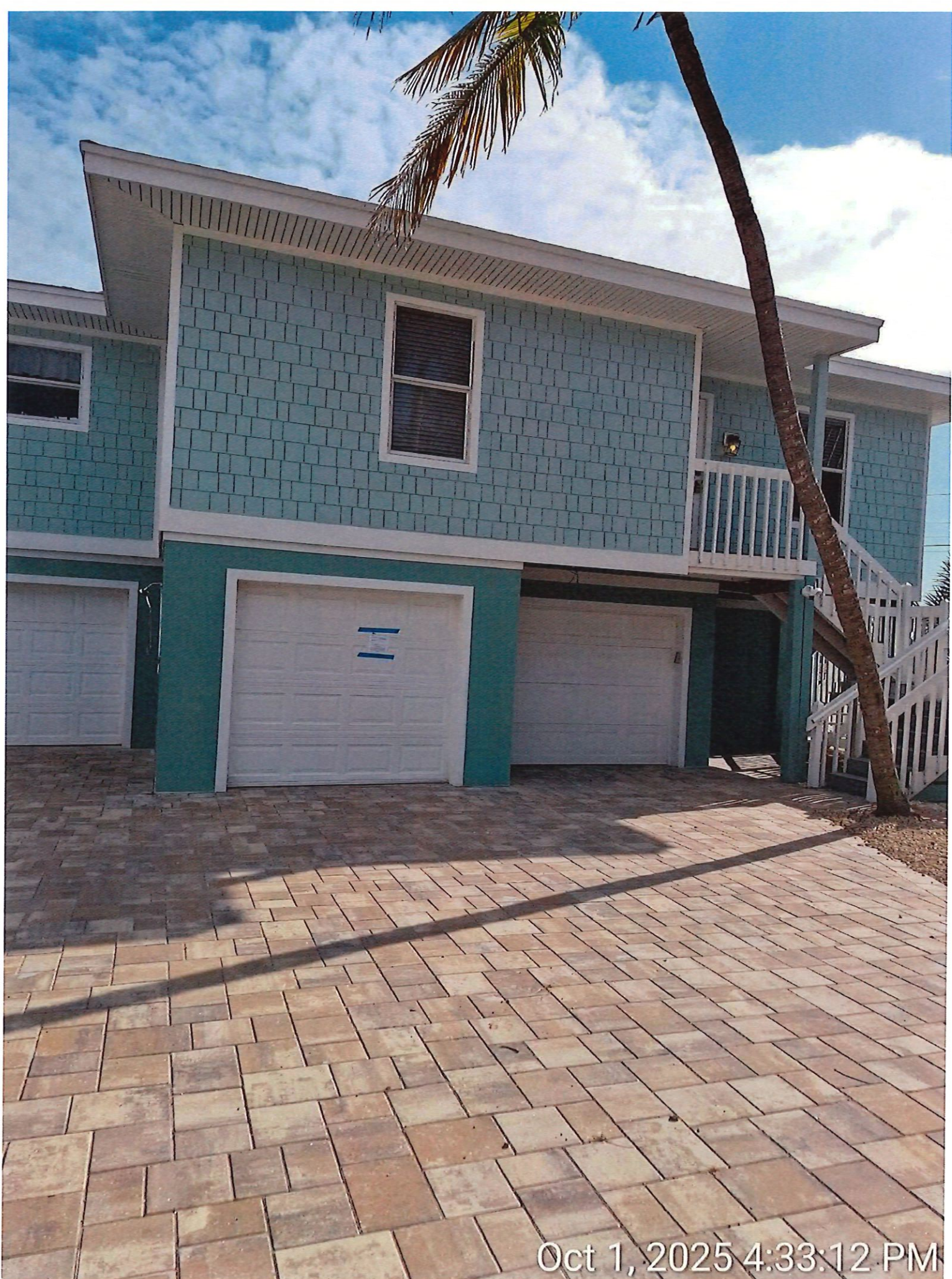
X
Signature of Affiant

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 1 day of October, 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



Oct 1, 2025 4:33:12 PM



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

FMBgov.com

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
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Respondent.

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FORT MYERS BEACH, ESTERO ISLAND

Oct 1, 2025 4:33:03 PM



7/16/25, 8:17 AM

h.org.net/worq/0_Pages/popupEditLetterPrint.php?sid=ZXNCFZR4C8&TLPZBTCRC84MK2146

ers Br
ANCE
Beach, FL 331
(239) 76 909

202506
7022 24

FMBgov.com

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

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
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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)

Staples

ABERLE TIMOTHY J & ABERLE CANDACE J
5753 HWY 85 N #4487
CRESTVIEW, FL 32536

202.
702.
Regular Mail



Oct 1, 2025 4:47:08 PM
Fort Myers Beach

MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331

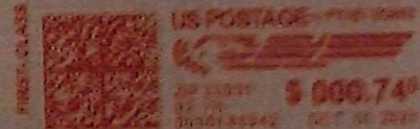
CERTIFIED MAIL



9589 0710 5270 3142 1346 92



MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

CERTIFIED MAIL



9589 0710 5270 3142 1346 85



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

9589 0710 5270 3142 1346 85

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 \$ 20250809

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

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

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Sent by: [Signature]

Total Postage and Fees \$ 5570 PALMETTO ST.

MDR BEACH PROPERTIES LLC
 5917 US ROUTE 36 E
 GREENVILLE, OH 45331

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

9589 0710 5270 3142 1346 92

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9589 0710 5270 3142 1346 85

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee \$ 202

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 \$ Town of Fort Myers Beach

Sent by: [Signature]

Total Postage and Fees \$ 5570 PALMETTO

MDR BEACH PROPERTIES LLC
 5917 US ROUTE 36 E
 GREENVILLE, OH 45331

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

Lee County Property Appraisers Office Photo from 8/2017

mjt

5570 Palmetto St



PERMIT GRAPHS
ADVANCED SEARCH RESULTS

Select View ▾

Project ID	Form #	Permit Date	Permit Type	Parcel	Property Address	Owner	Subdivision	Permit Type	Sub-Type	Type of Construction	Date of Assignment	Contractor Business Name (or Sub)	Contractor License #	Contractor Signature & Email	Contractor Phone #	Contractor Address	Property Owner's Name	Current Use	Structure	Scope of Work	Project Cost	Cost Estimate	Project Start	Project End	Expenditure	Project Date	Owner Date	Permit Expiration Date	Notes	Inspector	Assess To	Form #
242312	06/22/2024	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Residential Fence	Residential	Premier Fence Of swf	ROBERT BUCKZO	whitney@premierfenceswfl.com	2395468642	11983 TAMPAH TRAIL N	NAPLES	INSTALL 36P CHA HIGH 2-DAS BLACK COMMERCIAL GRADE POOL CODE ALUMINUM FENCE WITH 3 GATES	17200	363	03/11/2025	09/11/2025														Premier Fence Of SWFL LLC	
242369	02/07/2024	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Residential Pool-Below Ground	N/A	Residential	Gulf Shore Pools & Spas	Richard Durling	rdurling@gulfshorepools.com	2393620016							R	R	Installation of concrete pool/spa, paver deck and pool equipment	129200	3101	05/17/2024	11/09/2025								Gulf Sh Pools &
235181	06/16/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Residential Roof/Reroof/Roofover	N/A	Residential	Resolute Roofing LLC	Warren Romig	info@resoluteroofs.com	2394882113			ms.jones1979@hotmail.com						Shingle Roof Replacement	18420	2400										Resolut Roofing
235110	06/14/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Residential Roof/Reroof/Roofover	N/A	Residential	Resolute Roofing LLC	Warren Romig	info@resoluteroofs.com	2394882113			ms.jones1979@hotmail.com						Shingle Roof Replacement	18430	2400	10/06/2023			10/16/2023						Resolut Roofing
233556	05/01/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Residential Remodel	N/A	Residential	The Property Medic	The Property Medic	Service@theproperty-medic.com	2397701618							17991 Palm Circle	Fort Myers Florida 33931	Install new pavers and several new block walls per prints.	137500	0	06/16/2023	12/16/2023								The Pro Medic
224889	12/14/2022	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	Structural / Electrical Insp. Letter	Residential														Hurricane lan	0	0					12/21/2023					
210512	04/01/2021	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	2Driveway - Driveway	Residential	Master 2 Pavers Inc	JOSE De Macedo	master2pavers@hotmail.com	2398775447								R	R	Replace sea shells from driveway with brick pavers. Apron area will not be replaced.	11200	3000	05/10/2021			07/28/2021					Master 2 Pavers,	

1

Records 1 to 7 (of 7)

PROPERTY

View | Remove |

STATUS

History |

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

5570 PALMETTO ST
FORT MYERS BEACH, 33931
Parcel: 334624W2002040010
Block: 00204 Lot: 0010 Zoned: TFC2
Legal: GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1

EXPIRED
Tracie Raski
07/09/2025
97 days as EXPIRED
897 days since Permit created

Permit #: 233556	Contact Name: The Property Medic	Proposed Use: Fort Myers Beach Florida 33931	Final Date:
Permit Date: 05/01/23	Contractor/Applicant Email: Service@theproperty-med.com	Scope of Work: Install new pilings and several new block walls per	Closed Date:
Permit Type: Residential	Contractor/Applicant Phone #: 2397701818	Project Cost: 137500	Repair Damage Due To:
Sub Type: Remodel	Property Owner's Email:	Gross Square Feet: 0	Storm Damage:
Type of Construction: N/A	Current Use: 17911 Palm Circle	Issued Date: 06/16/2023	Floodplain:
Type of Occupancy / Use: Residential		Expiration Date: 12/16/2023	Assigned To:
Contractor Business Name/Applicant: The Property Medic			GIS Link ID: 334624W2002040010

Exported Request

Request #	Last Modified	User Modified	Current Status
616405695	06/16/2023 13:26	Garry, Andrew	Issued

Cases For Property (Code Enforcement)

Show Last 25 | Show All

Permits For Property (Permit Management)

Show Last 25 | Show All

Permits For Property (Permit Management - Import)

Show Last 25 | Show All

Contractors

Q |

	Contractor Name	Contractor Code	Contractor Status	Address	City	State	Zip	Mailing Address	Mailing City	Mailing State
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			

Fees

| | | |

Fee Name	Factor	Amount	Unpaid	Fee Type	Account	Fee Date	Description	Notes
STRUC - Commercial or Residential Sheds, Decks, Screen Enclosure/Pool Enclosure, Dumpster Enclosure, Etc. (2024)		525.00	0.00	Building	24.24.515.32200	05/01/2024		
* MISC- DBPR & DCA Admin Fees		13.13	0.00	BOAF	24..20205	05/01/2024		
*MISC - Resubmittal Fee after 1st resubmittal (2024)	1	60.00	0.00	Building	24.24.515.32200	05/01/2024		

Payments

Payment Date	Receipt Number	Paid By	Amount	Accepted By	Payment Method
05/30/2023	14776	Randy Starn	\$60.00		Syncopal
05/03/2023	14342	Randy Starn	\$538.13		Syncopal

Reviews

| |

	Review Date	Task	Original Date	Submitted Date	Completed Date	Description	Status	Assigned To	Property Address	Property Owner	
	06/16/2023	Reviews completed-Notification sent	06/16/2023	00:00	06/16/2023		DONE	Andrew Garry	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	06/07/2023	Resubmitted (Stormwater Review)	06/08/2023	00:00	06/07/2023	resub2 stormwater	REVIEWED W/CONDITIONS	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	06/05/2023	Rejection Letter Sent	06/05/2023	00:00	06/05/2023	2nd stormwater review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/30/2023	Resubmitted (Stormwater Review)	05/31/2023	00:00	05/30/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/30/2023	Resubmitted (Flood Review)	06/01/2023	00:00	06/02/2023		REVIEWED FOR COMPLIANCE	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/25/2023	Rejection Letter Sent	05/25/2023	00:00	05/25/2023	initial flood stormwater review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/04/2023	Resubmitted (Zoning Review)	05/05/2023	00:00	05/04/2023	resub1 zoning	REVIEWED W/CONDITIONS	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Rejection Letter Sent	05/03/2023	00:00	05/03/2023	1st zoning review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Res. Plan review	05/11/2023	00:00	05/08/2023		REVIEWED FOR COMPLIANCE	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Stormwater	05/11/2023	00:00	05/05/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Environmental	05/11/2023	00:00	05/16/2023		REVIEWED W/CONDITIONS	Chadd Chustz	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/04/2023	Review Zoning	05/08/2023	00:00	05/03/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Notice of Commencement	05/03/2023	00:00	05/03/2023		DONE	Misty Alexander	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Flood	05/11/2023	00:00	05/08/2023		RESUBMITTAL REQUIRED	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review FMB Application	05/03/2023	00:00	05/03/2023		DONE	Misty Alexander	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	

Inspections

	Permit #	Date	Inspection Type	Description	Requested By	Contract Info	Scheduled Date	Start Time	Completed Date	Assigned To (Inspector)	
	233556	05/03/2023	NOC				05/03/2023	00:00	05/03/2023	Misty Alexander	
	233556	05/09/2024	Floodplain Acknowledgment					00:00			
	233556	12/26/2023	Building - Elevation Cert Final	enclosing bottom	Schumacher			00:00			
	233556	05/04/2023	140- Zoning Inspection					00:00			

Letters

	Date	Letter	Description	Sent	
	06/16/2023	Building Permit			

File Uploads

Date	File Name	Uploaded By	Description	Work Order (Group)	Set	
06/16/2023	JOBSITE COPY 233556.pdf	Shanette Thomas		Work Order		
06/07/2023	15640518-2nd+stormwater+review+rejection+letter+233556.pdf	Ed Larkin	resub2 stormwater	Work Order		
06/07/2023	DOC011.PDF	Ed Larkin	resub2 stormwater	Work Order		
06/05/2023	2nd stormwater review rejection letter 233556.pdf	Ed Larkin		Work Order		
05/30/2023	ELEVATION CERTIFICATE FOR REVIEW (5570 Palmetto St)---.pdf	Steve Poposki	Resub 2	Work Order		
05/30/2023	15534059-initial flood stormwater review rejection letter 233556.pdf	Steve Poposki	Resub 2	Work Order		
05/25/2023	initial flood stormwater review rejection letter 233556.pdf	Ed Larkin		Work Order		
05/04/2023	Pxl_20230504_171053099.MP.jpg.pdf	Ed Larkin	resub1 zoning	Work Order		
05/03/2023	1st zoning review rejection letter 233556.pdf	Ed Larkin		Work Order		
04/28/2023	jones_block_28_apr_23.pdf			Work Order		
04/28/2023	elevation_certificate_for_review_5570_palmetto_st---.pdf			Work Order		
04/28/2023	pxl_20230428_164036940.jpg_noc.pdf			Work Order		
04/28/2023	mikejones_wo7721_quoteeq2382_2023042814433969.pdf			Work Order		
04/28/2023	pxl_20230428_164016366.jpgowner_all.pdf			Work Order		
04/28/2023	pxl_20230428_164011293.jpg_apopdf.pdf			Work Order		
04/28/2023	pxl_20230428_164024107.mp.jpg_contractor_all.pdf			Work Order		

Email History	▼
Email History - Inspections	▼
Email History - Reviews	▼

<



Date: 06/05/2023

Contractor: The Property Medic

RE: 233556 / 5570 PALMETTO ST/ **Install new pilings and several new block walls per prints.**

Cc: Property Owner

The drawings submitted for the referenced project have been reviewed following the 7th Edition (2020) Florida Building Codes, Florida Statutes (F.S), and the Town of Fort Myers Beach Land Development Code. For the reasons listed below, we cannot approve your application at this time.

Please provide the Rejection Letter and a Cover Letter showing where each corrected item can be found.

2nd Stormwater Review –Eli Lee -eli.lee@fmbgov.com

Contractor did not address previous rejection comment made on 5/5/2023.

"Please refer to TFMB Ordinance(s):

Sec. 6-14.- Neighborhood flooding.

Contractor must submit an Impervious Surface Calculation Sheet to show the existing to the proposed impervious (deck and stairs) on the property. The sheet can be found on the Town's website.

**Additional comments may be made after resubmittal."

PLEASE NOTE:

- **Mailed in or paper plans will not be accepted.**
- Submit all corrections together at one time with an appropriate response/ cover letter showing where each corrected item can be found to resubmittal@fmbgov.com.
- Please note that no other reviews will be done until the **Zoning Review** is approved.
- Resubmittals will not be processed unless all review comments are addressed.

Please refer to the **Permit Portal** to access a copy of this rejection letter.

Sincerely,

Town of Fort Myers Beach Building Services and Community Development Departments.



Property Data

STRAP: 33-46-24-W2-00204.0010 Folio ID: 10230338

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

Generated on 8/12/2025 9:16 AM

Owner Of Record - Sole Owner
[Change Mailing Address]



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE OH 45331

Site Address

Site Address maintained by **E911 Program Addressing**

5570 PALMETTO ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1

[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	3 / 3.0
Gross Living Area	1,169
1st Year Building on Tax Roll	1955
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43067	-81.91282		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date August of 2017 ▶ ☐ View other photos

Last Inspection Date: 10/20/2022

Property Values / Exemptions / TRIM Notices

Generated on 8/12/2025 9:16 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	2025 (Preliminary Value)	613,611	613,601	613,611	538,720	0	0	538,720
2024 / Additional Info	2024 (Final Value)	800,744	800,734	800,744	489,745	0	0	489,745
2023 / Additional Info	2023 (Final Value)	445,223	445,213	445,223	445,223	0	0	445,223
2022 / Additional Info	2022 (Final Value)	698,436	229,700	698,436	501,241	0	0	501,241

2021 / Additional Info	2021 (Final Value)	479,839	223,000	479,839	455,674	0	0	455,674
2020 / Additional Info	2020 (Final Value)	414,249	223,000	414,249	414,249	0	0	414,249
2019 / Additional Info	2019 (Final Value)	403,746	216,500	403,746	403,746	0	0	403,746
2018 / Additional Info	2018 (Final Value)	398,903	196,800	398,903	398,903	0	0	398,903
2017 / Additional Info	2017 (Final Value)	373,066	158,700	373,066	373,066	0	0	373,066
2016	2016 (Final Value)	352,560	158,700	352,560	252,634	0	0	252,634
2015	2015 (Final Value)	293,105	158,700	293,105	229,667	0	0	229,667
2014	2014 (Final Value)	269,702	138,000	269,702	208,788	0	0	208,788
2013	2013 (Final Value)	231,705	111,300	231,705	189,807	0	0	189,807
2012	2012 (Final Value)	172,552	115,000	172,552	172,552	0	0	172,552
2011	2011 (Final Value)	194,502	115,000	194,502	194,502	0	0	194,502
2010	2010 (Final Value)	203,591	115,000	203,591	203,591	0	0	203,591
	2009 (Final Value)	218,120	120,000	218,120	218,120	0	0	218,120
	2008 (Final Value)	312,940	225,810	312,940	312,940	0	0	312,940
	2007 (Final Value)	345,370	250,860	0	345,370	0	0	345,370
	2006 (Final Value)	344,880	205,860	0	344,880	0	0	344,880
	2005 (Final Value)	253,160	156,060	0	253,160	0	0	253,160
	2004 (Final Value)	208,890	147,120	0	208,890	0	0	208,890
	2003 (Final Value)	193,290	103,320	0	193,290	0	0	193,290
	2002 (Final Value)	161,170	52,930	0	161,170	0	0	161,170
	2001 (Final Value)	126,200	52,930	0	126,200	0	0	126,200
	2000 (Final Value)	105,960	45,630	0	105,960	0	0	105,960
	1999 (Final Value)	100,430	45,630	0	100,430	0	0	100,430
	1998 (Final Value)	114,190	45,630	0	114,190	0	0	114,190
	1997 (Final Value)	100,300	45,630	0	100,300	0	0	100,300
	1996 (Final Value)	98,070	45,630	0	98,070	0	0	98,070
	1995 (Final Value)	100,110	45,630	0	100,110	0	0	100,110
	1994 (Final Value)	90,860	45,630	0	90,860	0	0	90,860
	1993 (Final Value)	96,390	45,630	0	96,390	0	0	96,390
	1992 (Final Value)	105,830	45,630	0	105,830	0	0	105,830

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (**F.A.C. 12D-1.002**).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (**F.S. 193.011**). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (**F.S. 193.461 (6) (a)**). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 8/11/2025)

Generated on 8/12/2025 9:16 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.00	Units

Buildings Building 1 of 1

Building Characteristics

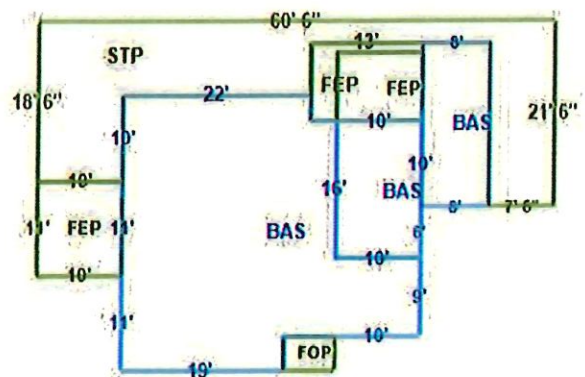
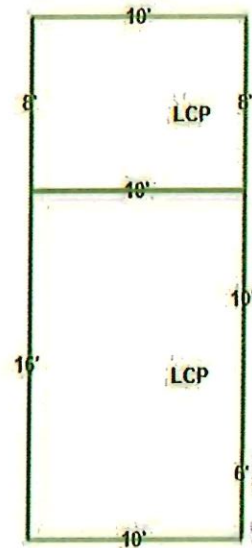
Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1955	1998
Building Subareas		Heated / Under Air	Area (Sq Ft)
Description			
BAS - BASE		Y	1,169
FEP - FINISHED ENCLOSED PORCH		N	227
FOP - FINISHED OPEN PORCH		N	24
LCP - LOWER CARPORT / OPEN PORCH		N	240
STP - STOOP		N	586

Building Front Photo



Photo Date: August of 2017

Building Footprint



Property Details (2025 Preliminary)

Generated on 8/12/2025 9:16 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	1.00	Units

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1955	1998

Building Subareas

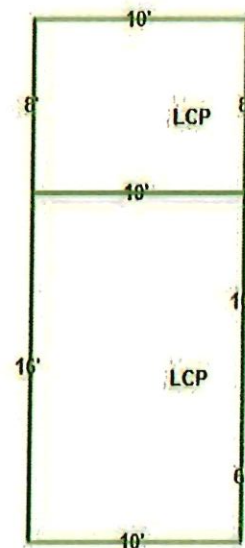
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,169
FEP - FINISHED ENCLOSED PORCH	N	227
FOP - FINISHED OPEN PORCH	N	24
LCP - LOWER CARPORT / OPEN PORCH	N	240
STP - STOOP	N	586

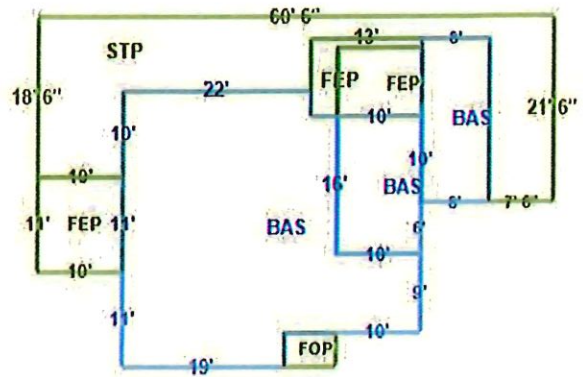
Building Front Photo



Photo Date: August of 2017

Building Footprint





Taxing Authorities

Generated on 8/12/2025 9:16 AM
TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 8/12/2025 9:16 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
474,000.00	08/12/2016	2016000177631 Sales Questionnaire Complete	01		I
262,000.00	04/07/2011	2011000086007	38		I
282,000.00	10/03/2002	3749/641	06		I
119,500.00	01/01/1991	2197/2431	09		I
80,000.00	05/01/1990	2156/3314	02		V

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using 6 and 39 for the book and page numbers and **Plats Book** for the book type.Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 8/12/2025 9:16 AM

Permit Number	Permit Type	Date
240369	Pool & Spa	05/17/2024
235110	Roof	10/06/2023
233556	Building Remodel / Repair	06/16/2023
MEC17-0340	AC New / Change out	08/29/2017
BLD16-0189	Building Miscellaneous	11/07/2016
ROF11-0050	Roof	06/27/2011
FNC2003-00861	Fence	10/31/2005
POL1994-02008	Pool & Spa	03/01/1994
199009049	Residential	08/31/1990

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Generated on 8/12/2025 9:16 AM

Prior STRAP	Prior Follo ID	Renumber Reason	Renumber Date
33-46-24-02-00004.0010	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 8/12/2025 9:16 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	320.38
	Collection Days			
Garbage	Recycling			Horticulture
Thursday	Thursday			Thursday

Flood and Storm Information

Generated on 8/12/2025 9:16 AM

Community	Flood Insurance	Panel	Version	Date	Evacuation Zone
071C	Find my flood zone	0566	G	11/17/2022	A

Generated on 8/12/2025 9:16 AM

Entity#: 3926009
Filing Type: DOMESTIC LIMITED LIABILITY COMPANY
Original Filing Date: 07/22/2016
Location: ---
Business Name: MDR BEACH PROPERTIES, LLC

Status: Active
Exp. Date: -

Agent/Registrant Information

MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331
07/22/2016
Active

Filings

Filing Type	Date of Filing	Document ID
OHIO LLC - ARTICLES OF ORGANIZATION	07/22/2016	201621102776

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.



Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 1st of October, A.D. 2025

Ohio Secretary of State

A handwritten signature in blue ink, reading "Frank LaRose".

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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

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 Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202.

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 239-220-6458 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

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	20250809
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:	<i>[Signature]</i>
5570 PALMETTO ST	
MDR BEACH PROPERTIES LLC	
5917 US ROUTE 36 E	
GREENVILLE, OH 45331	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1730 04

Aug 13, 2025 1:01:32 PM
Fort Myers Beach

San Damiano
y of St Clare

Soly Mar I by
LetsGoPDC.com

Flamingo Inn

GulfWing Beach Resort
Google

08/13/2025

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
ARCEL STRAP NO: 334624W2002040010

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:	20250809
Certified Mail:	9589071052703142173004
Regular Mail	Standard 1st Class

NOTICE OF VIOLATION

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For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:
6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and utilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area, shall make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued if the applicant has not undertaken a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-202-2020.

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

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) not corrected to the satisfaction of the Town of Fort Myers Beach Code Enforcement Officer, the Town of Fort Myers Beach may take the following actions: 1. The Town of Fort Myers Beach may issue a Stop Work Order to the property owner or owner's authorized agent. 2. The Town of Fort Myers Beach may issue a Notice of Violation to the property owner or owner's authorized agent. 3. The Town of Fort Myers Beach may take any other action that is necessary to bring the property into compliance with the Town of Fort Myers Beach Code of Ordinances.

NOTIFY CODE
FY THAT THE
OVE-SPECIFIED

is hereby brought
Town of Fort Myers
achieve the same for
a have corrected the

of the building of
Town of Fort Myers
achieve the same for
a have corrected the



FMBgov.com

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

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

FMB Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Site Address: 5570 Palmetto St.
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-00204.0010

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 #20250809 For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits. 5570 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

Page 1 | 3



1. I personally mailed by certified mail a copy of the Notice of Violation 8/13/2025 to the following:

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 5570 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 13th day of August 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 to a case outside 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 13th day of August 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

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



FMBgov.com

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

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



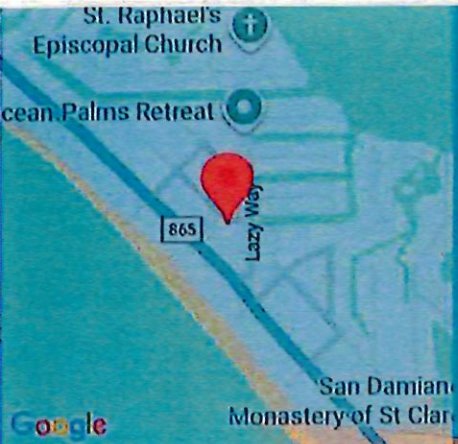
[Notary Seal]


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

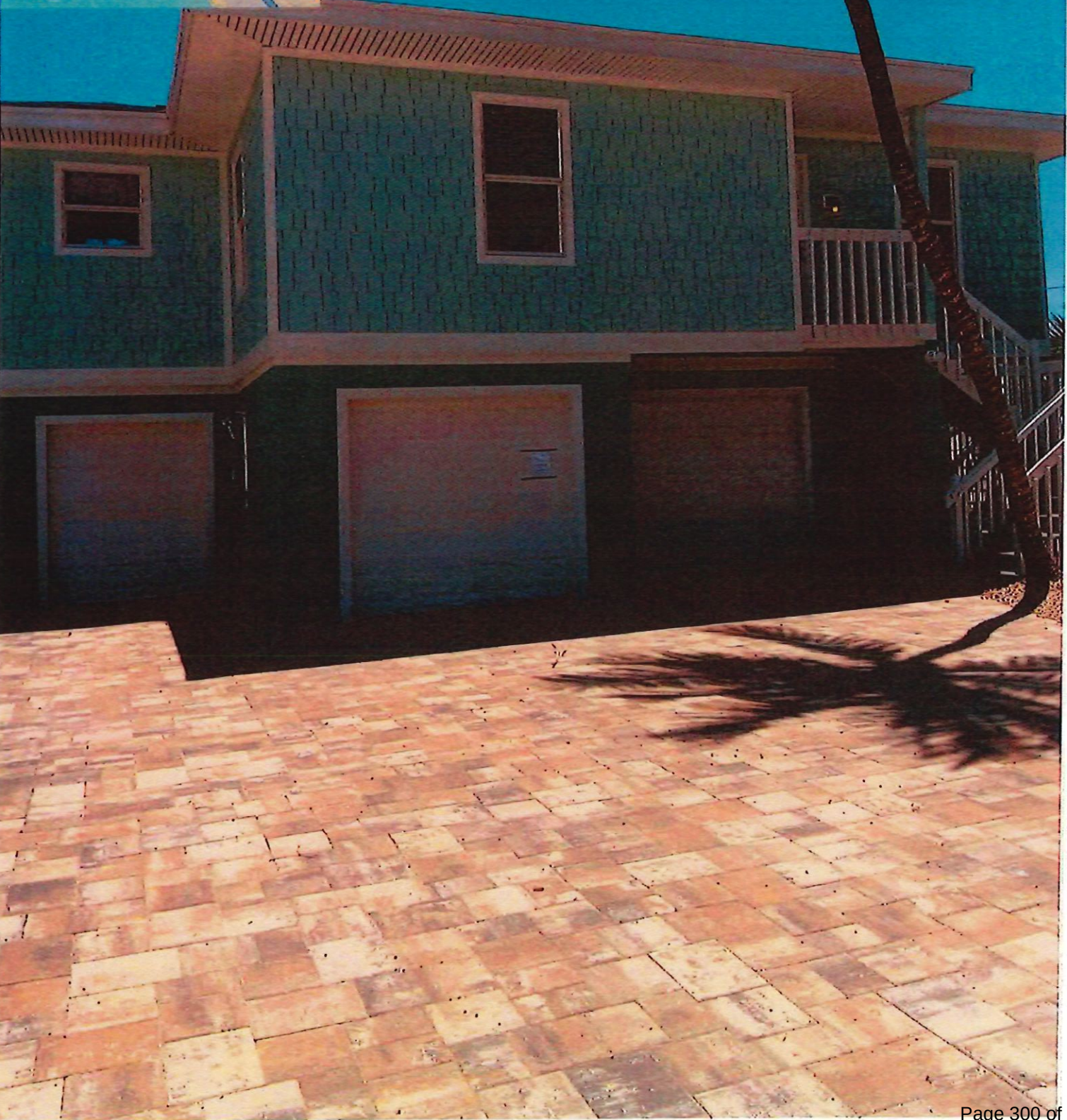
FORT MYERS BEACH ESTERO ISLAND

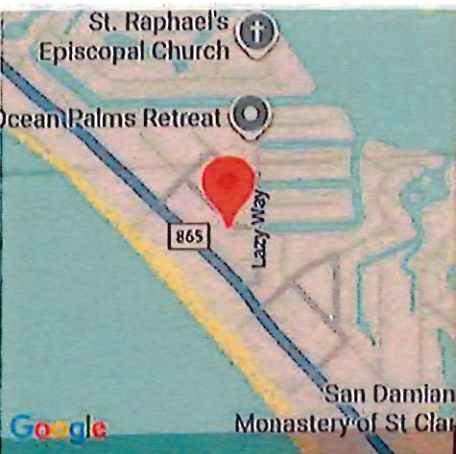
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931

Page 3 | 3



Aug 13, 2025 1:37:49 PM
Fort Myers Beach





Aug 13, 2025 1:37:34 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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

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 Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

Sec. 6 - 441 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of the ordinance and all other applicable codes and regulations has been satisfied. No person may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

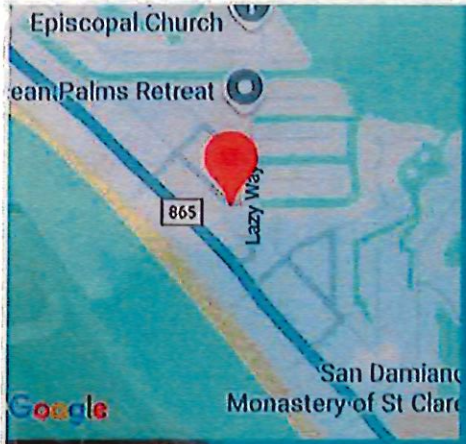
The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202.

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

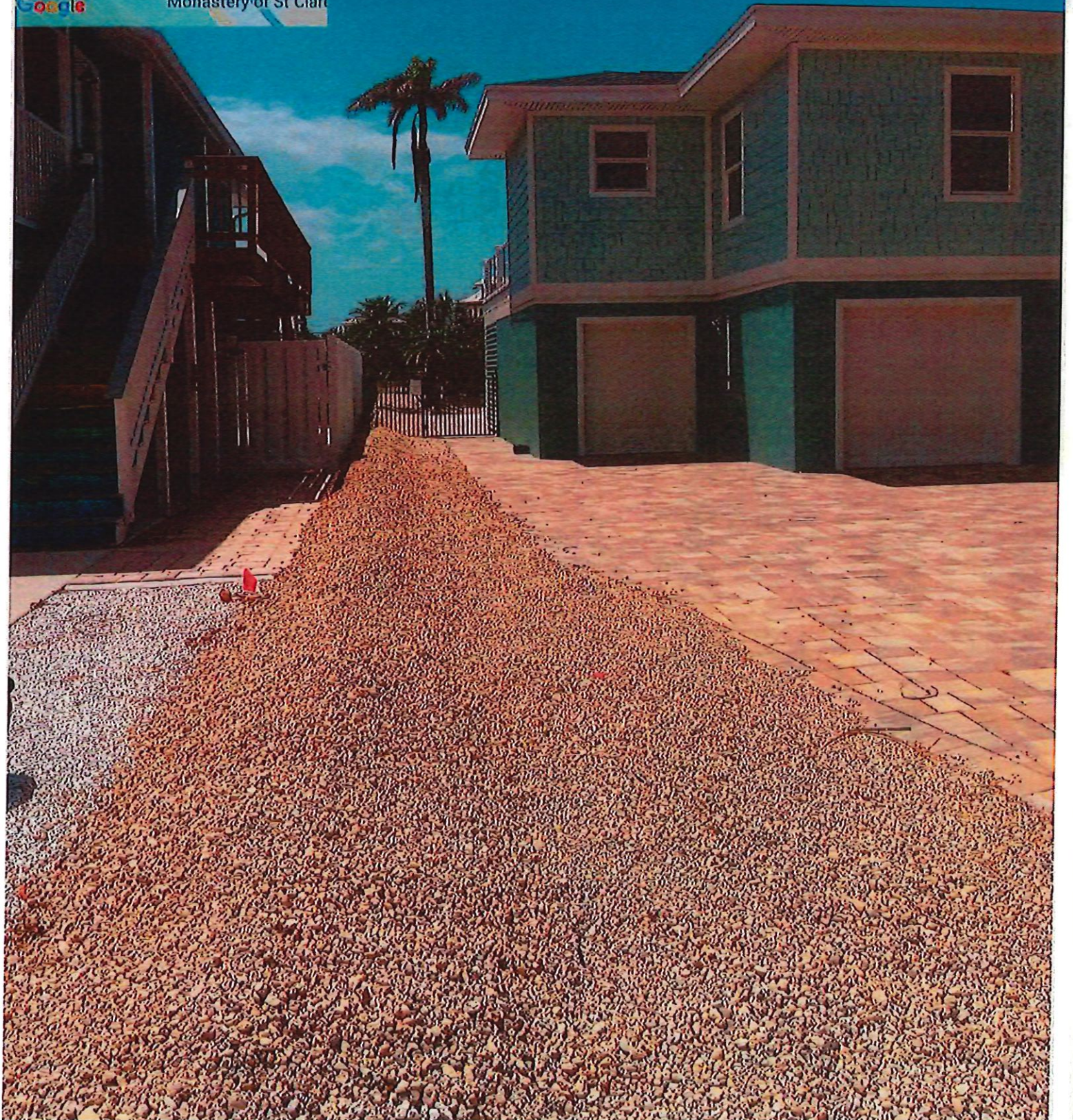
ONCE THIS VIOLATION(S) IS (ARE) IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION(S) HAS (HAVE) BEEN CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED COMPLIANCE DATE.

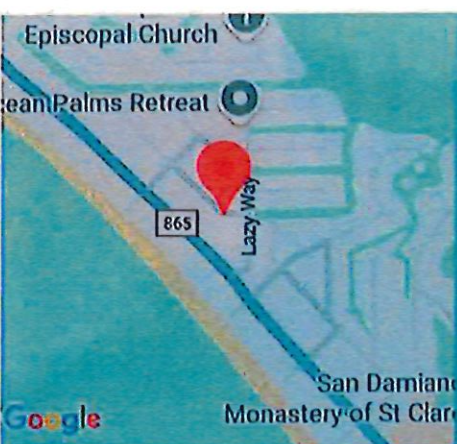
If you fail to correct the violation(s) by the date specified above, or if the violation(s) is (are) brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach Special Magistrate. The Code Enforcement Division may, in their discretion, schedule the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



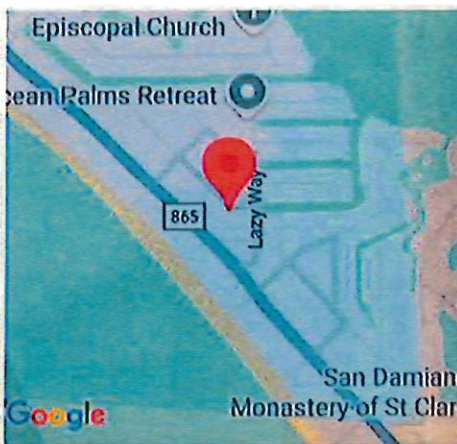
Aug 7, 2025 12:38:51 PM
Fort Myers Beach



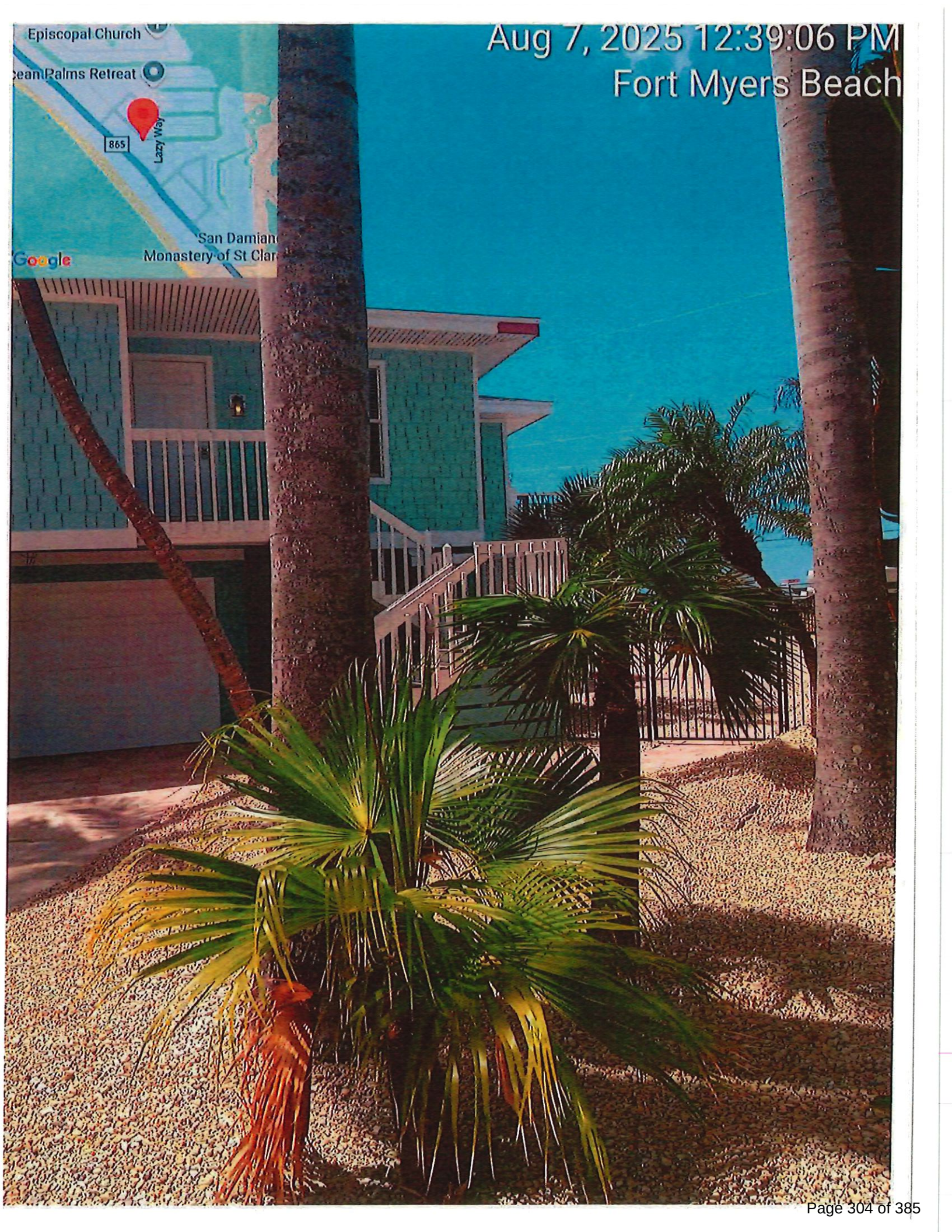


Aug 7, 2025 12:38:43 PM
Fort Myers Beach





Aug 7, 2025 12:39:06 PM
Fort Myers Beach





Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: First Baptist Church of Fort Myers, Inc.
Property Address: 134/138 Connecticut St
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Yozzo

Narrative:

At the hearing held on June 6, 2025, Judge Van Lanningham directed that a status review be scheduled for September 2, 2025. Affidavits of Non Compliance were filed on 10/01/25 and 10/21/25.

Attachments:

1. 20241086_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: September 19, 2025



Traci Kohler, Deputy Town Manager

Date: October 22, 2025

Frankie Kropacek, Community Development Director

Date: October 22, 2025

nancy stuparich, Town Attorney

Date: October 23, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 23, 2025

Amy Baker, Town Clerk

Date: October 23, 2025

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Non-Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,

vs.

CE CASE NO. 20241086

FIRST BAPTIST CHURCH OF FORT MYERS
BEACH, FLORIDA, INC.

Respondent.

AMENDED* CODE ENFORCEMENT VIOLATION FINDINGS
OF FACT, CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came before the undersigned Administrative Law Judge, John G. Van Laningham, serving as the Special Magistrate for the Town of Fort Myers Beach ("Special Magistrate"), on June 3, 2025, which was continued to September 2, 2025, for a second public hearing. The First Baptist Church of Fort Myers Beach, Florida, Inc. ("Respondent")¹ was present and represented by Pastor Shawn Critser at both hearings. The Town of Fort Myers Beach (the "Town") was represented by its Code Enforcement Officers and the Town Attorney. The purpose of the hearing was to adjudicate the Town's Notice of Violation, dated November 13, 2024 ("NOV"). After reviewing sworn testimony from the parties and supporting evidence in the record, including photographs, FEMA correspondence, and Town Resolutions, the Special Magistrate makes the following Findings of Fact, Conclusions of Law and Order:

A. FINDINGS OF FACT

1. According to the Lee County Property Appraiser records, the Respondent is the owner of the real property located at 134/138 Connecticut Street, Fort Myers Beach, Florida (the "Subject Property").
2. On October 28, 2024, Code Enforcement Officer Thomas Yozzo observed Respondent in violation of ASCE 24-14, 6-501, and 6-525 of the Town of Fort Myers Beach Code of Ordinances for keeping and/or maintaining non-compliant structure(s) and/or shipping containers on the Subject Property, which were not built to current flood

¹ Documents in the record from the Lee County Property Appraiser's Office identified the Respondent as the "First Baptist Church of Fort M." The correct name of the Respondent is First Baptist Church of Fort Myers Beach, Inc., which is currently an inactive Florida non-profit corporation. Its officers include Shawn Critser, who again was present and participated at both the June 3, 2025, and the September 3, 2025, hearings.

* Amended as to status review hearing date only.

design codes in Special Hazard Areas as defined in Section 6-494 of the Fort Myers Beach Code of Ordinances. Several structures located on the Subject Property were non-compliant with FEMA floodplain regulations for the coastal AE zone, which requires elevation to the Base Flood Elevation ("BFE") and engineer plans for pilings or infrastructure.

3. Subsequently, on November 13, 2024, the Town issued a Notice of Violation ("NOV") to Respondent via certified mail, by posting the NOV at the Subject Property, and by posting the NOV at Town Hall. The NOV cited violations of Section 6-501 and 6-525 of the Town of Fort Myers Beach Code of Ordinances and required Respondent to either remove the non-compliant structures or bring them into compliance by December 14, 2024, within thirty (30) days of issuance.
4. According to an Affidavit of Non-Compliance signed by Code Enforcement Officer D. Batt on April 15, 2025, a follow-up inspection of the Subject Property confirmed that although a non-compliant shipping container had been removed from the Subject Property, multiple non-compliant structures and violations still existed on the Property.
5. Thereafter, a code enforcement hearing before the undersigned was properly noticed for June 3, 2025.
6. Substantial and competent evidence presented at the June 3, 2025, hearing established that on May 15, 2023, the Town Council had adopted Ordinance 23-05 in response to the ongoing recovery efforts following Hurricane Ian. This ordinance authorized the temporary placement of emergency structures to aid in rebuilding efforts while ensuring compliance with FEMA floodplain management requirements. Subsequently, on May 6, 2024, the Town Council adopted Ordinance 24-04, which amended Ordinance 23-05 to explicitly authorize commercial Emergency Temporary Placement Permits ("ETPPs") and establish conditions for their revocation. These legislative actions were intended to balance disaster recovery with regulatory compliance in flood-prone areas, preserving public safety and the Town's standing in the National Flood Insurance Program ("NFIP").
7. On July 19, 2024, FEMA issued a formal notice to the Town outlining ongoing compliance deficiencies related to floodplain management and the Town's participation in the NFIP. The letter warned that unless all violations were corrected by November 18, 2024, the Town would be placed on NFIP probation, effective April 1, 2025. This would result in significant increases in flood insurance premiums for property owners within the Town.
8. Respondent had applied for and was issued a Temporary Use Permit No. 231578 for the Subject Property to aid in its recovery efforts on the 31st day of August 2024, as authorized by Ordinance 23-05.

9. On November 21, 2024, FEMA issued a letter formally placing the Town on probation within the NFIP due to ongoing violations of federal floodplain management regulations. The continued presence of non-compliant structures at the Subject Property directly contributed to the Town's NFIP probation status.
10. On December 16, 2024, the Town Council adopted Resolution No. 24-296, formally revoking and rescinding all non-compliant temporary use permits issued for non-complaint structures within the Special Flood Hazard Area. This legislative action was taken in direct response to FEMA's November 21, 2024, letter. The resolution mandated that all permit holders be formally notified of revocation and that code enforcement actions be pursued for any non-compliant structures still present. Resolution No. 24-296 applied to the shipping container and noncompliant structures at the Subject Property.
11. On December 19, 2024, the Town notified Respondent that Temporary Use Permit No. 231578 for 134/138 Connecticut Street, Fort Myers Beach, Florida had been revoked effective December 16, 2024. The notice explained that the revocation was necessary to comply with federal floodplain management requirements and avoid prolonged NFIP probation and financial penalties for all Town property owners.
12. At the June 3, 2025, hearing, Respondent did not contest the Town's findings of violation and requested an extension of time through September 2025 to bring the Subject Property into compliance, to which the Town was agreeable.
13. Thereafter, a second hearing was held on September 2, 2025, to discuss the status of compliance of the remaining structures. Code Enforcement Officer Yozzo testified that the structures located on the property remained non-compliant.
14. In addition, testimony from the Town's flood manager established that Respondent had not produced an elevation certificate or other evidence that the existing structures had been elevated as required by FEMA flood regulations and as specifically requested at the hearing on June 3, 2025.
15. Based on the testimony of the Town's flood manager at the September 3, 2025 hearing, Respondent must remove the non-compliant structure(s) from the Subject Property or provide a certificate from a surveyor to determine the correct height needed to elevate the non-compliant structure(s) to in order to attain compliance, then elevate the structures to the designated elevation and then provide a certificate that from a surveyor of the actual elevation to come into full compliance.
16. Respondent did not contest the existence of the violation but instead claimed that the Town had erroneously allowed it to proceed through the permitting process without notification of potential FEMA or other regulatory errors, incurring costs of approximately \$121,000.00 in relation to the non-compliant structure, for which Respondent requested compensation.

B. CONCLUSIONS OF LAW

17. Respondent violated Section 6-525 of the Town of Fort Myers Beach Code of Ordinances by failing to elevate, anchor, or modify the non-compliant structures remaining on the Subject Property.
18. These violations jeopardize the Town's compliance with FEMA floodplain regulations, risking higher insurance premiums and reduced disaster assistance.
19. Respondent received proper notice of both public hearings and adequate opportunities to be heard and to correct the violations but failed to take corrective action as of September 3, 2025.
20. The Town's enforcement efforts reflect its responsibility to protect public safety and maintain NFIP eligibility.

C. ORDER

Based on the foregoing, it is hereby ORDERED as follows:

Compliance Deadline and Review Hearing: Respondent is in violation of Section 6-525 of the Town of Fort Myers Beach Code of Ordinances. Respondent must remove or bring the non-compliant structures into compliance with Town and FEMA regulations by October 1, 2025. A status review hearing is scheduled for October 29, 2025, to evaluate compliance progress. The Special Magistrate will consider compliance steps taken in deciding whether to impose or defer fines at the hearing on October 29, 2025.

Daily Fine: A fine of \$250.00 per day will be imposed for each day the violation continues beyond the Compliance Date, unless deferred at the status review hearing based upon the circumstances then existing.

Abatement Authorization: If compliance is not achieved by the deadline and no satisfactory progress is reported at the hearing, the Town may abate the violation by removing the non-compliant structures. Any costs incurred by the Town may be recoverable as a lien on the Subject Property.

Special Magistrate Administrative Fee: Pursuant to section 162.07(2), Florida Statutes, Respondent shall pay \$250.00 to cover the costs associated with this enforcement action.

This Order may be appealed by any aggrieved party to the Circuit Court of Lee County no later than 30 days from the date of this Order. Failure to timely file a written Notice of Appeal will waive the right of appeal.

DONE AND ORDERED this 18th day of September 2025.


John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 18 day of September 2025, to:

First Baptist Church of Fort M
130 Connecticut St.
Fort Myers Beach, FL 33931

Thomas Yozzo, Code Enforcement Manager
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

By: 
Town Clerk and Clerk to Special Magistrate

Dated: Sept. 18, 2025



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

10-21-2025

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

vs.

**First Baptist Church of Fort M
Respondent.**

Case Number:	20241086
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 134/138 Connecticut St
Parcel Strap No.: 294624W100151001A

AFFIDAVIT OF NON-COMPLIANCE

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

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 10-21-2025, First Baptist Church of Fort M (property owner) was observed in violation of ASCE 24-14, 6-501, and 6-525 the Town of Fort Myers Beach Code of Ordinances, for the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances at the property located at 134/138 Connecticut St, Fort Myers Beach, FL 33931 ("Subject Property").
3. 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 10/21/2025. These photographs have not been altered in any way.
4. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

5. 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.

6.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant: _____

B. Smith

**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 21 day of Oct, 2025, by _____, X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

Notary Public Signature: _____

M. Silva





Oct 21, 2025 2:17:46 PM
Town of Fort Myers Beach



Oct 21, 2025 2:18:05 PM
Town of Fort Myers Beach



Oct 21, 2025 2:18:18 PM
Town of Fort Myers Beach



Oct 21, 2025 2:18:28 PM
Town of Fort Myers Beach



10/01/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

FIRST BAPTIST CHURCH OF FORT M
Respondent.

Case Number:	20241086
Certified Mail:	N/A
DOAH Case:	N/A

Site Address: 134/138 Connecticut St
Parcel Strap No.: 294624W100151001A

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority, personally appeared Officer Thomas Yozzo, Emergency Services Director for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. I, Thomas Yozzo, 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 10/28/2024 FIRST BAPTIST CHURCH OF FORT M was observed in violation of

ASCE 24-14 A copy is available at https://www.fema.gov/sites/default/files/2020-07/asce24-14_highlights_Jan2015.pdf

For the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances. (Coastal A Zone for this property requires 13 feet)

Sec. 6-501. – Design and construction of buildings, structures and facilities exempt from the Florida Building Code. Pursuant to section 6-443, buildings, structures and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, must be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings must comply with the requirements of division 10, subdivision VII.

Sec. 6-525. – General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this article or the Florida Building Code,

FORT MYERS BEACH ESTERO ISLAND

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



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

(1)Be located and constructed to minimize flood damage;(2)Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;(3)Be constructed of flood damage-resistant materials; and(4)Have mechanical, plumbing and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

At the property located at 134/138 Connecticut St, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 11/13/2024, and sent certified mail to the addresses of record to the property owner FIRST BAPTIST CHURCH OF FORT M at 130 Connecticut St, Fort Myers Beach FL,33931 posted to the violation property located at 134/138 Connecticut St and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931 both inside (Case Enforcement Case Log Book & Town of Fort Myers Beach website) and outside on the N/W wall at the entrance to Town Hall.

4. First Baptist Church of Fort M was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 12/13/2024.

5. I performed an inspection of the Subject Property on 10/01/2025, 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 5790 Estero Blvd, Fort Myers Beach, FL 33931.

6. Photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 10/01/2025. These photographs are a true and accurate representation of my observations on this date.

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 on Tuesday, June 2nd, 2025 and that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) through a Stipulation 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.



FMBgov.com

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

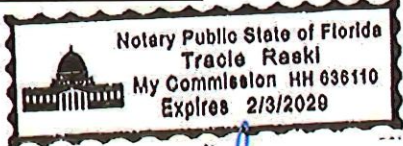
FURTHER AFFIANT SAYETH NAUGHT.

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 1 day of October, 2025, by T. Yozzo, ☒ who is personally known to me OR ☐ who has produced _____ as identification.

(SEAL)



Notary Public Signature: Tracie Raski

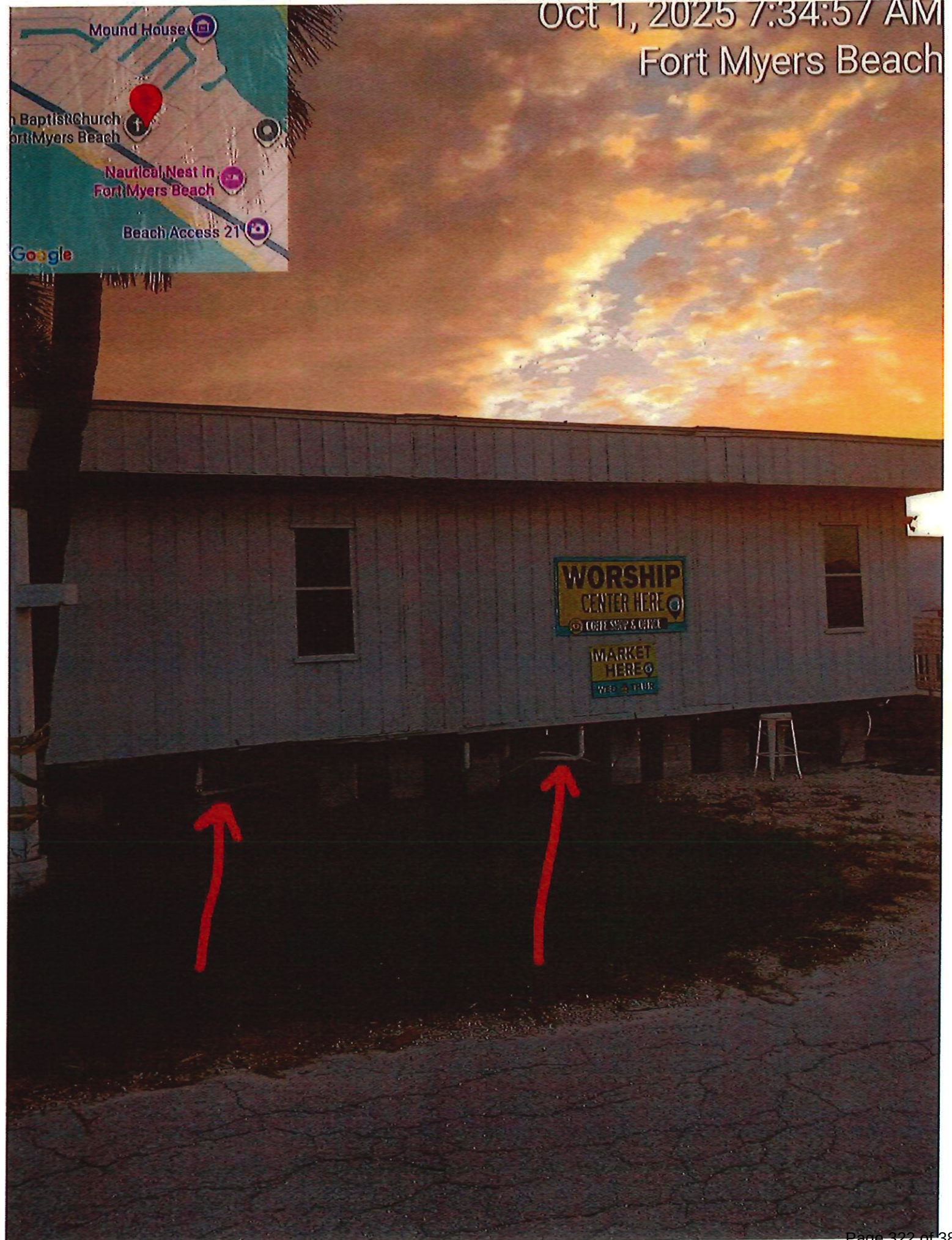
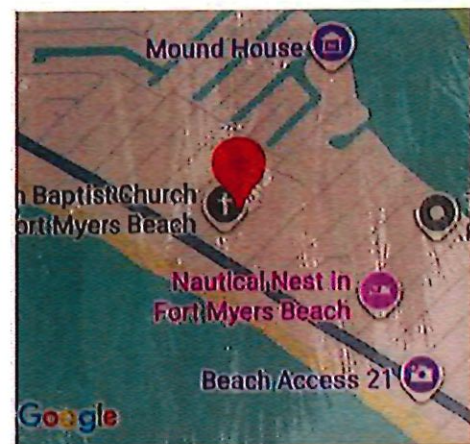
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

Page 3 | 3

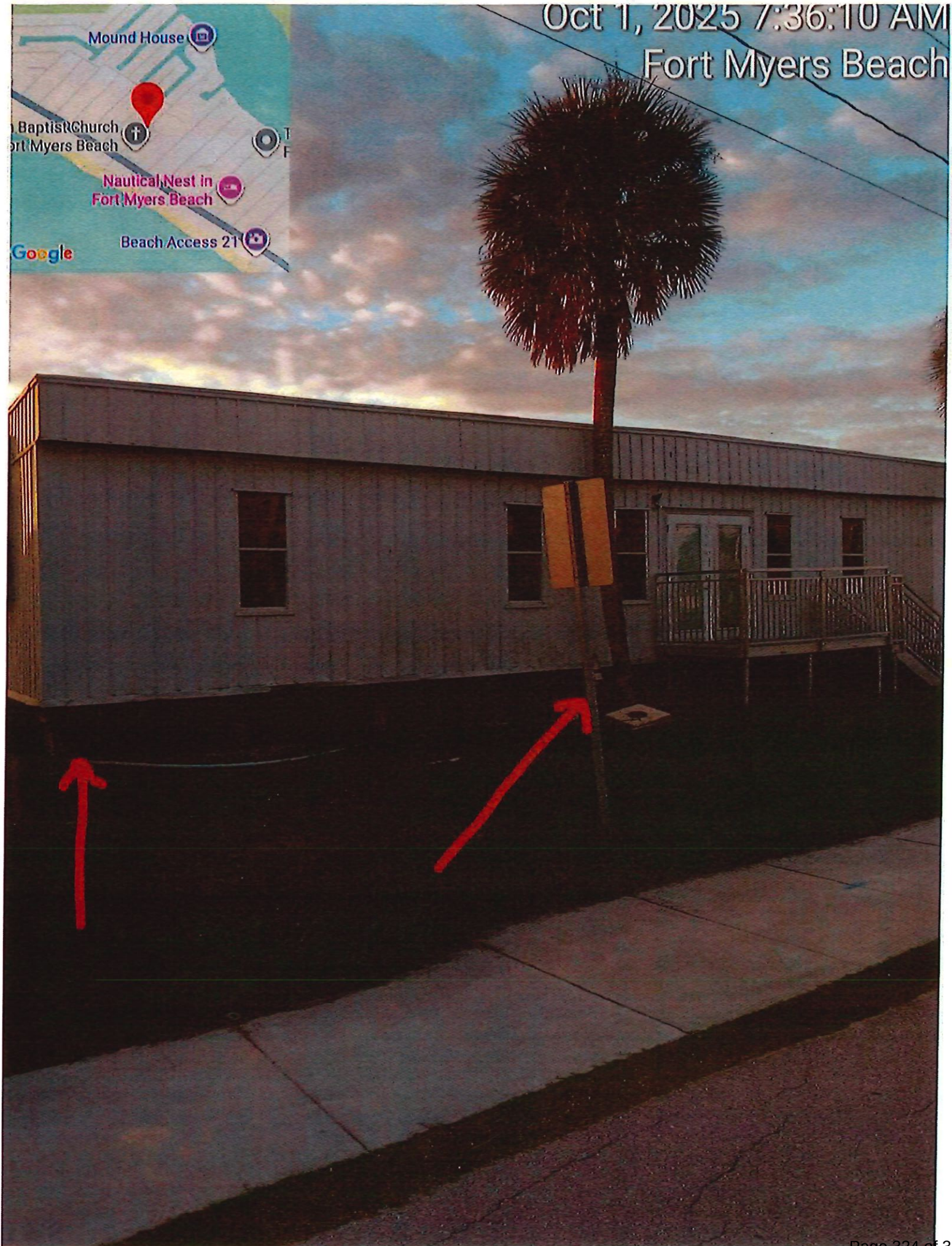
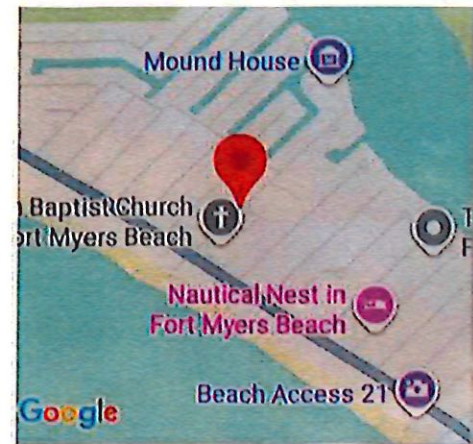
Oct 1, 2025 7:34:57 AM
Fort Myers Beach



Oct 1, 2025 7:35:23 AM
Fort Myers Beach



Oct 1, 2025 7:36:10 AM
Fort Myers Beach



Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Freeland FL Holdings LLC
Property Address: 450 Harbor Ct
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

The case was heard on October 1, 2025, with a compliance date of: October 19, 2025. Order dated October 2nd requested matter be brought back for a Status Hearing on 10/29/25.
Affidavit of Compliance date: 10/21/25.

Attachments:

1. 20250967_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

_____ Thomas Yozzo, Emergency Services Director	Date: October 07, 2025
	
_____ Traci Kohler, Deputy Town Manager	Date: October 22, 2025
_____ nancy stuparich, Town Attorney	Date: October 23, 2025
_____ Lizzette Roman, Town Clerk Administrative Coordinator	Date: October 23, 2025
_____ Amy Baker, Town Clerk	Date: October 23, 2025

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

CE CASE NO. 20250967

MOSS MARINA FREELAND FL
HOLDINGS LLC,

Respondent.

CODE ENFORCEMENT VIOLATION FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came before the undersigned Administrative Law Judge, John G. Van Laningham, serving as the Special Magistrate for the Town of Fort Myers Beach ("Special Magistrate"), for public hearing on October 1, 2025, to adjudicate alleged violations of the Town's floodplain management provisions and related standards incorporated by reference. After reviewing sworn testimony from the parties and supporting evidence in the record, including photographs, FEMA correspondence, and Town Resolutions, the Special Magistrate makes the following Findings of Fact, Conclusions of Law, and Order:

I. JURISDICTION AND PROCEDURAL BACKGROUND

1. The Special Magistrate exercises jurisdiction pursuant to chapter 162, Florida Statutes, and Chapter 2, Article V, Division 2 of the Town of Fort Myers Beach Land Development Code ("LDC"), which authorize investigation, notice, hearing, and adjudication of municipal code violations and the issuance and enforcement of orders to obtain compliance, including the imposition of administrative fines and costs.
2. A duly authorized Code Enforcement Officer issued the Notice of Violation and Notice of Code Enforcement Hearing (the "NOV/NOH"). Legal notice is established by the Affidavit of Non-Compliance sworn September 30, 2025, by Emergency Services Director Thomas Yozzo, which reflects that the NOV/NOH was issued on September 4, 2025; that a 15-day compliance period ending September 19, 2025, was provided; that the NOV/NOH was mailed by certified mail to the property owner at 450 Harbor Court, Fort Myers Beach, Florida 33931, and to the registered agent, Business Filings Incorporated, 120 South Pine Island Road, Plantation, Florida 33324; and that it was posted at the Subject Property and at Town Hall. The Affidavit further attests that a follow-up inspection on September 30,

2025, found the Subject Property remained in violation, with progress noted, and that a hearing was requested for October 1, 2025. The Special Magistrate finds that Respondent received legally sufficient notice of the alleged violations and of the hearing.

3. A duly noticed evidentiary hearing was convened on October 1, 2025. Respondent's manager, Gary Foco, appeared and did not dispute the existence of the violations as charged. The Town appeared through its Code Enforcement officials and the Town Attorney. Exhibits, including photographs, the NOV/NOH packet, and the Affidavit of Non-Compliance, were admitted without objection.

II. FINDINGS OF FACT

4. According to the Town's records and testimony, Respondent, Moss Marina Freeland FL Holdings LLC, is the owner or person in control of the real property located at 450 Harbor Court, Fort Myers Beach, Florida (the "Subject Property"). The Subject Property lies within a Special Flood Hazard Area as defined by the Town's floodplain management ordinances. The parcel is identified in Town records by its strap number.
5. On or about September 4, 2025, a Code Enforcement Officer observed on the Subject Property noncompliant development items consisting of (a) shipping containers ("Conex" boxes) and (b) a mobile office trailer, which had not been designed, constructed, or elevated in accordance with the flood-load and flood-resistant construction requirements applicable within the designated flood hazard area, including requirements incorporated by reference from ASCE 24 and the general requirements for "other development." Within the Coastal "V" Zone, the design flood elevation requires elevation to base flood elevation plus freeboard; for this location, the base flood elevation is 13 feet, with an additional one foot of freeboard.
6. Prior to the hearing, Respondent removed the shipping containers from the Subject Property. As of the hearing date, a mobile office trailer remained in use. Respondent represented that the trailer would be removed promptly as operations transition into existing buildings on site, subject to any necessary permitting and minor interior work. Consistent with the September 30, 2025, reinspection, the Subject Property remained in violation as of that date while showing progress toward abatement.
7. The Town's Code Enforcement official testified credibly that full compliance would be achieved upon removal of the remaining mobile office trailer.
8. Considering ongoing FEMA/NFIP-related compliance obligations affecting the Town, the Town requested, and the Special Magistrate finds reasonable, an aggressive but achievable compliance schedule, with the objective of prompt abatement of the remaining noncompliance while acknowledging Respondent's recent progress.

III. CONCLUSIONS OF LAW

9. The Town has met its burden of proving, by a preponderance of the evidence, that Respondent violated LDC § 6-501 (design and construction of buildings, structures, and facilities exempt from the Florida Building Code—ASCE 24 compliance required) and LDC § 6-525 (general requirements for other development), as those provisions are applied within a Special Flood Hazard Area and as informed by ASCE 24-14, which is incorporated by reference into the Town's ordinances.
10. Respondent's removal of the shipping containers prior to the hearing partially mitigated the violation but did not render the Subject Property fully compliant because the mobile office trailer remained and had not been shown, by competent substantial evidence, to meet all applicable floodplain construction and elevation standards.
11. The Special Magistrate has authority under chapter 162, Florida Statutes, and the Town's Land Development Code to enter an order requiring compliance by a date certain, to authorize abatement if necessary, and to impose administrative fines that accrue for each day a violation continues past the compliance deadline, as well as to assess costs of prosecution.

IV. ORDER

IT IS THEREFORE ORDERED AND ADJUDGED:

- A. Violation Found. Respondent is ADJUDGED to be in violation of LDC §§ 6-501 and 6-525, as charged.
- B. Compliance Requirements. On or before October 19, 2025 (the "Compliance Deadline"), Respondent shall either (i) remove from the Subject Property the remaining mobile office trailer and any other development items that do not meet the applicable floodplain standards, or (ii) bring any such items into full compliance with LDC, article IV (including §§ 6-501 and 6-525), and ASCE 24, as demonstrated by appropriate permits, inspections, and submission of competent elevation and engineering documentation acceptable to the Town.
- C. Status Review. This matter is set for a status review on October 29, 2025, at the time and place scheduled by the Clerk for the next Special Magistrate docket. Respondent shall appear and be prepared to document compliance or to report with specificity on the status of any remaining corrective actions.
- D. Daily Fine (Reserved/Conditional). The determination and immediate imposition of a per diem administrative fine is RESERVED to the status review date. If, as of the Compliance Deadline, the violation has not been abated and compliance has not been documented to the Town, then, upon confirmation at the status review, a fine

of Two Hundred Fifty Dollars (\$250.00) per day may be IMPOSED for each day the violation continues after the Compliance Deadline until compliance is achieved.

- E. Costs. Pursuant to section 162.07(2), Florida Statutes, costs of prosecution in the flat amount of Two Hundred Fifty Dollars (\$250.00) are ASSESSED against Respondent and shall be paid to the Town. Payment shall be due upon case closure or within thirty (30) days after written notice from the Town, whichever occurs first.
- F. Abatement and Lien. If Respondent fails to achieve compliance by the Compliance Deadline and fails to demonstrate meaningful progress thereafter, the Town is AUTHORIZED, in its discretion and subject to applicable law, to abate the violation. Any unpaid fines and costs, together with any abatement expenses incurred by the Town, may be recorded and enforced as a lien against the Subject Property as permitted by chapter 162, Florida Statutes, and the Town's ordinances.
- G. Continuing Jurisdiction and Appeal. The Special Magistrate retains jurisdiction to enforce and to modify the terms of this Order as equity and justice require. Any party aggrieved by this Order may seek review in the Circuit Court of Lee County by filing a notice of appeal within thirty (30) days of the rendition of this Order. Failure to timely seek appellate review shall result in waiver of the right to appeal.

DONE AND ORDERED this 2nd day of October 2025.

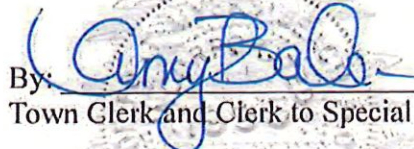

John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 2 day of October 2025, to:

Moss Marina Freeland FL Holdings LLC
450 Harbor Court
Fort Myers Beach, FL 33931

Thomas Yozzo, Emergency Services Director
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

By: 
Town Clerk and Clerk to Special Magistrate

Dated: October 2, 2025



FMBgov.com

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

10-21-2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

FREELAND FL HOLDINGS LLC
Respondent.

Case Number:	20250967
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 450 HARBOR CT, FORT MYERS BEACH FL
Parcel Strap No.: 244623W3000260020

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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 10-21-2025, FREELAND HOLDINGS LLC (property owner) was found to be in compliance of ASCE 24-14, 6-501, and 6-525 the Town of Fort Myers Beach Code of Ordinances, for the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances at the property located at 450 HARBOR CT., Fort Myers Beach, FL 33931 ("Subject Property").
3. 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 10/21/2025. These photographs have not been altered in any way.
4. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

5. 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.

6.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant: _____

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF LEE

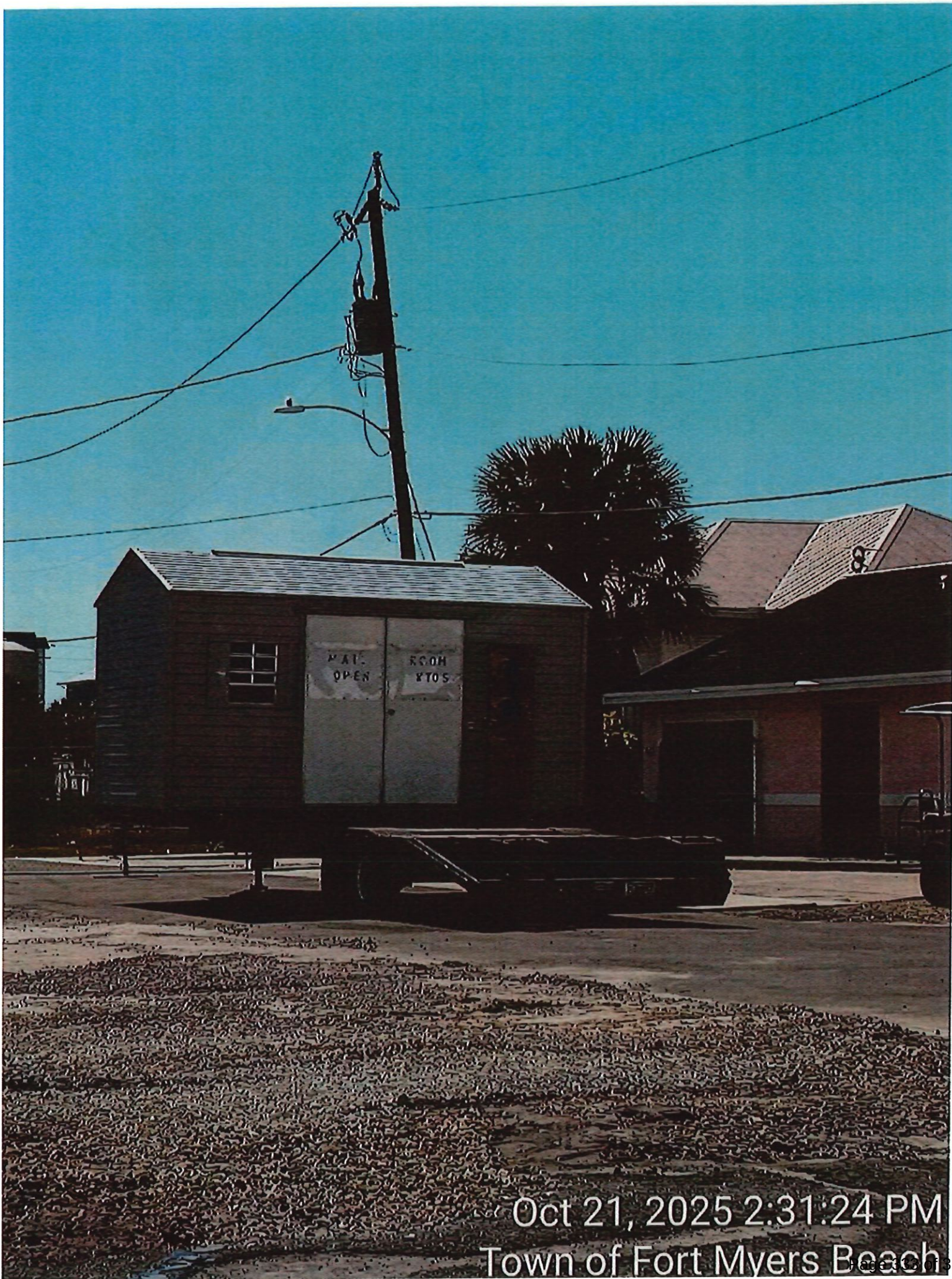
The foregoing instrument was certified and subscribed before me by means of X physical presence OR _____ online notarization, this 21 day of Oct, 2025, by _____, X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

Notary Public Signature: _____

[Handwritten Signature]





Oct 21, 2025 2:31:24 PM
Town of Fort Myers Beach



Oct 21, 2025 2:29:25 PM
Town of Fort Myers Beach



Oct 21, 2025 2:30:07 PM
Town of Fort Myers Beach



Oct 21, 2025 2:30:20 PM
Town of Fort Myers Beach



Oct 21, 2025 2:30:44 PM
Town of Fort Myers Beach



Oct 21, 2025 2:31:15 PM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Freeland FL Holdings LLC
Property Address: 450 Harbor Ct
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

The case was heard on October 1, 2025, with a compliance date of: October 19, 2025. Order dated October 2nd requested matter be brought back for a Status Hearing on 10/29/25.
Affidavit of Compliance date: 10/21/25.

Attachments:

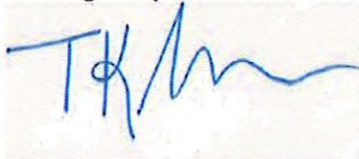
1. 20250960_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 22, 2025

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

CE CASE NO. 20250967

MOSS MARINA FREELAND FL
HOLDINGS LLC,

Respondent.

CODE ENFORCEMENT VIOLATION FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came before the undersigned Administrative Law Judge, John G. Van Laningham, serving as the Special Magistrate for the Town of Fort Myers Beach ("Special Magistrate"), for public hearing on October 1, 2025, to adjudicate alleged violations of the Town's floodplain management provisions and related standards incorporated by reference. After reviewing sworn testimony from the parties and supporting evidence in the record, including photographs, FEMA correspondence, and Town Resolutions, the Special Magistrate makes the following Findings of Fact, Conclusions of Law, and Order:

I. JURISDICTION AND PROCEDURAL BACKGROUND

1. The Special Magistrate exercises jurisdiction pursuant to chapter 162, Florida Statutes, and Chapter 2, Article V, Division 2 of the Town of Fort Myers Beach Land Development Code ("LDC"), which authorize investigation, notice, hearing, and adjudication of municipal code violations and the issuance and enforcement of orders to obtain compliance, including the imposition of administrative fines and costs.
2. A duly authorized Code Enforcement Officer issued the Notice of Violation and Notice of Code Enforcement Hearing (the "NOV/NOH"). Legal notice is established by the Affidavit of Non-Compliance sworn September 30, 2025, by Emergency Services Director Thomas Yozzo, which reflects that the NOV/NOH was issued on September 4, 2025; that a 15-day compliance period ending September 19, 2025, was provided; that the NOV/NOH was mailed by certified mail to the property owner at 450 Harbor Court, Fort Myers Beach, Florida 33931, and to the registered agent, Business Filings Incorporated, 120 South Pine Island Road, Plantation, Florida 33324; and that it was posted at the Subject Property and at Town Hall. The Affidavit further attests that a follow-up inspection on September 30,

2025, found the Subject Property remained in violation, with progress noted, and that a hearing was requested for October 1, 2025. The Special Magistrate finds that Respondent received legally sufficient notice of the alleged violations and of the hearing.

3. A duly noticed evidentiary hearing was convened on October 1, 2025. Respondent's manager, Gary Foco, appeared and did not dispute the existence of the violations as charged. The Town appeared through its Code Enforcement officials and the Town Attorney. Exhibits, including photographs, the NOV/NOH packet, and the Affidavit of Non-Compliance, were admitted without objection.

II. FINDINGS OF FACT

4. According to the Town's records and testimony, Respondent, Moss Marina Freeland FL Holdings LLC, is the owner or person in control of the real property located at 450 Harbor Court, Fort Myers Beach, Florida (the "Subject Property"). The Subject Property lies within a Special Flood Hazard Area as defined by the Town's floodplain management ordinances. The parcel is identified in Town records by its strap number.
5. On or about September 4, 2025, a Code Enforcement Officer observed on the Subject Property noncompliant development items consisting of (a) shipping containers ("Conex" boxes) and (b) a mobile office trailer, which had not been designed, constructed, or elevated in accordance with the flood-load and flood-resistant construction requirements applicable within the designated flood hazard area, including requirements incorporated by reference from ASCE 24 and the general requirements for "other development." Within the Coastal "V" Zone, the design flood elevation requires elevation to base flood elevation plus freeboard; for this location, the base flood elevation is 13 feet, with an additional one foot of freeboard.
6. Prior to the hearing, Respondent removed the shipping containers from the Subject Property. As of the hearing date, a mobile office trailer remained in use. Respondent represented that the trailer would be removed promptly as operations transition into existing buildings on site, subject to any necessary permitting and minor interior work. Consistent with the September 30, 2025, reinspection, the Subject Property remained in violation as of that date while showing progress toward abatement.
7. The Town's Code Enforcement official testified credibly that full compliance would be achieved upon removal of the remaining mobile office trailer.
8. Considering ongoing FEMA/NFIP-related compliance obligations affecting the Town, the Town requested, and the Special Magistrate finds reasonable, an aggressive but achievable compliance schedule, with the objective of prompt abatement of the remaining noncompliance while acknowledging Respondent's recent progress.

III. CONCLUSIONS OF LAW

9. The Town has met its burden of proving, by a preponderance of the evidence, that Respondent violated LDC § 6-501 (design and construction of buildings, structures, and facilities exempt from the Florida Building Code—ASCE 24 compliance required) and LDC § 6-525 (general requirements for other development), as those provisions are applied within a Special Flood Hazard Area and as informed by ASCE 24-14, which is incorporated by reference into the Town's ordinances.
10. Respondent's removal of the shipping containers prior to the hearing partially mitigated the violation but did not render the Subject Property fully compliant because the mobile office trailer remained and had not been shown, by competent substantial evidence, to meet all applicable floodplain construction and elevation standards.
11. The Special Magistrate has authority under chapter 162, Florida Statutes, and the Town's Land Development Code to enter an order requiring compliance by a date certain, to authorize abatement if necessary, and to impose administrative fines that accrue for each day a violation continues past the compliance deadline, as well as to assess costs of prosecution.

IV. ORDER

IT IS THEREFORE ORDERED AND ADJUDGED:

- A. Violation Found. Respondent is ADJUDGED to be in violation of LDC §§ 6-501 and 6-525, as charged.
- B. Compliance Requirements. On or before October 19, 2025 (the "Compliance Deadline"), Respondent shall either (i) remove from the Subject Property the remaining mobile office trailer and any other development items that do not meet the applicable floodplain standards, or (ii) bring any such items into full compliance with LDC, article IV (including §§ 6-501 and 6-525), and ASCE 24, as demonstrated by appropriate permits, inspections, and submission of competent elevation and engineering documentation acceptable to the Town.
- C. Status Review. This matter is set for a status review on October 29, 2025, at the time and place scheduled by the Clerk for the next Special Magistrate docket. Respondent shall appear and be prepared to document compliance or to report with specificity on the status of any remaining corrective actions.
- D. Daily Fine (Reserved/Conditional). The determination and immediate imposition of a per diem administrative fine is RESERVED to the status review date. If, as of the Compliance Deadline, the violation has not been abated and compliance has not been documented to the Town, then, upon confirmation at the status review, a fine

of Two Hundred Fifty Dollars (\$250.00) per day may be IMPOSED for each day the violation continues after the Compliance Deadline until compliance is achieved.

- E. Costs. Pursuant to section 162.07(2), Florida Statutes, costs of prosecution in the flat amount of Two Hundred Fifty Dollars (\$250.00) are ASSESSED against Respondent and shall be paid to the Town. Payment shall be due upon case closure or within thirty (30) days after written notice from the Town, whichever occurs first.
- F. Abatement and Lien. If Respondent fails to achieve compliance by the Compliance Deadline and fails to demonstrate meaningful progress thereafter, the Town is AUTHORIZED, in its discretion and subject to applicable law, to abate the violation. Any unpaid fines and costs, together with any abatement expenses incurred by the Town, may be recorded and enforced as a lien against the Subject Property as permitted by chapter 162, Florida Statutes, and the Town's ordinances.
- G. Continuing Jurisdiction and Appeal. The Special Magistrate retains jurisdiction to enforce and to modify the terms of this Order as equity and justice require. Any party aggrieved by this Order may seek review in the Circuit Court of Lee County by filing a notice of appeal within thirty (30) days of the rendition of this Order. Failure to timely seek appellate review shall result in waiver of the right to appeal.

DONE AND ORDERED this 2nd day of October 2025.

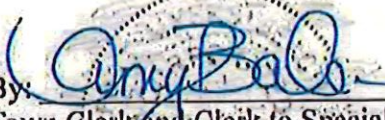

John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 2 day of October 2025, to:

Moss Marina Freeland FL Holdings LLC
450 Harbor Court
Fort Myers Beach, FL 33931

Thomas Yozzo, Emergency Services Director
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

By: 
Town Clerk and Clerk to Special Magistrate

Dated: October 2, 2025

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Estero Bay Improvement Assn
Property Address: 4400 - 4530 Bay Beach Ln
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Yozzo

Narrative:

The case was heard on October 1, 2025, with a compliance date of: October 19, 2025. Order dated October 2nd requested that the matter be brought back for a Status Hearing on 10/29/25. Affidavit of Compliance date: 10/21/25.

Attachments:

1. 20250876_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 21, 2025

Thomas Yozzo, Emergency Services Director

Date: October 21, 2025



Traci Kohler, Deputy Town Manager

Date: October 22, 2025

nancy stuparich, Town Attorney

Date: October 23, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 23, 2025

Amy Baker, Town Clerk

Date: October 23, 2025

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

CE CASE NO. 20250876

ESTERO BAY IMPROVEMENTS ASSN
c/o RESORT MANAGEMENT,

Respondent.

_____ /

CODE ENFORCEMENT VIOLATION FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

This matter came before the undersigned Special Magistrate for the Town of Fort Myers Beach for an evidentiary hearing on October 1, 2025, on the Town's allegation that a non-compliant temporary office/sales trailer was being kept and/or maintained on the subject property located at 4400–4530 Bay Beach Lane, Fort Myers Beach, Florida 33931, within a Special Flood Hazard Area, in violation of the Town's Land Development Code ("LDC") including, inter alia, Sections 6-501 and 6-525, and the flood-resistant construction standards adopted by reference to ASCE 24-14. The undersigned has jurisdiction pursuant to Chapter 162, Florida Statutes, and the Town's LDC, Chapter 2, Article V, Division 2. Proper notice of the alleged violation(s) and of the hearing was provided as set forth below.

I. PROCEDURAL HISTORY AND NOTICE

1. On or about August 26, 2025, the Town's Code Enforcement Officer observed on the subject property a mobile office/sales trailer being kept and/or maintained within a Special Flood Hazard Area. The officer determined that the trailer and associated use were not compliant with the flood resistant construction requirements applicable to development located within such flood zones pursuant to the Town's floodplain management regulations and ASCE 24 14.
2. On September 8, 2025, the Town issued and served a written Notice of Violation and Notice of Code Enforcement Hearing identifying the property owner as Estero Bay Improvements Association, c/o Resort Management, setting a compliance date of September 19, 2025, and noticing a hearing before the Special Magistrate on October 1, 2025, at 9:00 a.m., at Town Hall, 6231 Estero Boulevard, Fort Myers Beach, Florida. The Notice was mailed by certified and first-class mail to the owner's addresses of record, and the Notice was posted

at the subject property and at Town Hall; the Town also posted the Notice on its public website.

3. On September 30, 2025, the Code Enforcement Officer executed an Affidavit of Non-Compliance attesting that the subject property remained in violation as of inspection that date. The affidavit reflects that the subject property is in a Coastal VE Zone with a required flood design elevation of 13 feet. The affidavit also reflects the Town's request that the matter be heard on October 1, 2025, and that appropriate relief be granted, including prospective daily fines for continued noncompliance.
4. The undersigned finds that Respondent was provided with notice of the alleged violation(s) and of the hearing by the methods authorized by Section 162.12, Florida Statutes, and Section 2 429 of the Town's LDC.

II. FINDINGS OF FACT

5. Estero Bay Improvements Association owns the subject property. The property is licensed to and occupied in part by London Bay Development Group, which has been operating a sales trailer on the site in connection with offsite condominium sales.
6. The subject property lies within a Special Flood Hazard Area (Coastal VE Zone). As of the relevant dates, a mobile office/sales trailer was kept and maintained on the property for business use.
7. The office/sales trailer, as kept and maintained, was not designed, constructed, elevated, anchored, or otherwise demonstrated to comply with the flood resistant construction standards required by the Town's floodplain management provisions and ASCE 24-14 for development located in the Coastal VE Zone at this site.
8. On September 8, 2025, the Town issued the Notice of Violation/Notice of Hearing requiring compliance on or before September 19, 2025, and noticed the October 1, 2025, hearing. As of the Town's inspection on September 30, 2025, the property remained out of compliance.
9. At the October 1, 2025, hearing, London Bay Development Group, through counsel, represented that the sales trailer would be removed from the site and committed to achieve compliance by October 19, 2025; the Town assented to this compliance date on the record.
10. The concrete façade/steps associated with the trailer were identified by Respondent's representative as potentially requiring demolition under a separate permit and review; the Town confirmed that any demolition must be performed pursuant to appropriate permitting and floodplain review. No separate violation concerning the façade/steps is at issue in this proceeding, and no ruling is made herein as to any work other than abatement of the noncompliant trailer.

11. The costs incurred by the Town in prosecuting this case are \$250.00, which amount is reasonable and recoverable as administrative costs.

III. CONCLUSIONS OF LAW

12. Pursuant to Section 162.06 and 162.07, Florida Statutes, and Chapter 2, Article V, Division 2 of the Town's LDC, the Special Magistrate is authorized to hear alleged code violations, to make findings of fact and conclusions of law, and to issue orders requiring corrective action by a date certain and imposing administrative fines and costs as provided by law.
13. The Town's floodplain management provisions, including LDC § 6-501 (Design and construction of buildings, structures and facilities exempt from the Florida Building Code) and § 6-525 (General requirements for other development), require that development in Special Flood Hazard Areas be designed, constructed, anchored, and otherwise made compliant with ASCE 24-14's flood-resistant construction standards. These standards apply to structures and other development, including temporary or accessory facilities such as mobile office/sales trailers, whether or not such installations are subject to the Florida Building Code for structural permitting, insofar as they are "development" within flood hazard areas and must, therefore, meet the applicable flood-resistant requirements.
14. The preponderance of the competent, substantial evidence establishes that, on and after August 26, 2025, a mobile office/sales trailer was kept and/or maintained on the subject property within the Coastal VE Zone without compliance with the Town's floodplain management requirements and ASCE 24-14; accordingly, a violation of LDC §§ 6-501 and 6-525 existed and continued through at least September 30, 2025, and was not disputed on the merits at hearing.
15. In light of Respondent's representation, accepted by the Town at hearing, that the sales trailer will be removed and compliance achieved by October 19, 2025, the undersigned will set that date as the deadline for compliance and will prospectively impose a daily fine that will accrue only if compliance is not achieved by the deadline, consistent with Section 162.09(2)(a), Florida Statutes.

IV. ORDER

IT IS THEREFORE ORDERED AND ADJUDGED:

1. Violation Found. The Respondent, Estero Bay Improvements Association, is found in violation of the Town of Fort Myers Beach Land Development Code, including §§ 6-501 and 6-525, by keeping and/or maintaining a non-compliant office/sales trailer within a Special Flood Hazard Area without compliance with ASCE 24-14 and related flood-resistant construction requirements.

2. Corrective Action Required. On or before October 19, 2025 (the "Compliance Deadline"), Respondent shall abate the violation by removing the non-compliant office/sales trailer from the subject property or, alternatively, by demonstrating full compliance with the Town's floodplain management requirements and ASCE 24-14 as applicable to development in the Coastal VE Zone. Nothing in this Order authorizes any demolition or construction activity; any such work must be performed pursuant to all applicable permits and approvals.
3. Status/Compliance Review. If compliance is not achieved by October 19, 2025, this matter shall be set for a status review on October 29, 2025, at a time and place to be noticed by the Clerk. Respondent and any occupants/licenseses shall appear and show cause why fines should not be imposed for continued noncompliance.
4. Prospective Daily Fine. If compliance is not achieved by October 19, 2025, an administrative fine in the amount of Two Hundred Fifty Dollars (\$250.00) per day may begin to accrue beginning October 20, 2025, for each day the violation continues, until an Affidavit of Compliance is issued by the Code Enforcement Officer or further order of the Special Magistrate. The accrual, assessment, or mitigation of any fine shall be considered at the status review.
5. Costs. Administrative costs in the amount of Two Hundred Fifty Dollars (\$250.00) are awarded to the Town and shall be paid by Respondent upon the issuance of an Affidavit of Compliance closing this case; if fines are imposed, costs shall be included in any lien recorded pursuant to Section 162.09(3), Florida Statutes.
6. Abatement and Lien. If Respondent fails to achieve compliance by the Compliance Deadline and fails to demonstrate meaningful progress thereafter, the Town is AUTHORIZED, in its discretion and subject to applicable law, to abate the violation. Any unpaid fines and costs, together with any abatement expenses incurred by the Town, may be recorded and enforced as a lien against the Subject Property as permitted by chapter 162, Florida Statutes, and the Town's ordinances.
7. Continuing Jurisdiction and Appeal. The Special Magistrate retains jurisdiction to enforce and to modify the terms of this Order as equity and justice require. Any party aggrieved by this Order may seek review in the Circuit Court of Lee County by filing a notice of appeal within thirty (30) days of the rendition of this Order. Failure to timely seek appellate review shall result in waiver of the right to appeal.

DONE AND ORDERED this 13th day of October 2025.


John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

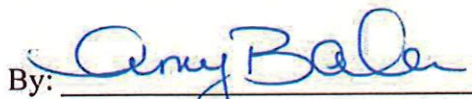
I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 15th day of October 2025, to:

Estero Bay Improvements Assn
4400-4530 Bay Beach Ln
Fort Myers Beach, FL 33931

Thomas Yozzo, Emergency Services Director
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

Estero Bay Improvements Assn
9250 Corkscrew Rd #9
6875 Estero Blvd
Estero, FL 33928

Lisa B. Van Dien, Esquire
London Bay Homes
2210 Vanderbilt Beach Rd Ste 1300
Naples, FL 34109-8722

By: 
Town Clerk and Clerk to Special Magistrate

Dated: Oct. 14, 2025



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

10-21-2025

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

vs.

**ESTERO BAY IMPROVEMENTS ASSN
Respondent.**

Case Number:	20250876
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 4400-4530 BAY BEACH LANE, FORT MYERS BEACH FL
Parcel Strap No.: 30472W40001410CE

AFFIDAVIT OF COMPLIANCE

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

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 10-21-2025, ESTERO BAY IMPROVEMENTS ASSN (property owner) was found to be in compliance of ASCE 24-14, 6-501, and 6-525 the Town of Fort Myers Beach Code of Ordinances, for the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances at the property located at 4400-4530 BAY BEACH LANE., Fort Myers Beach, FL 33931 ("Subject Property").
3. 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 10/21/2025. These photographs have not been altered in any way.
4. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

5. 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.

6.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant: _____

[Handwritten Signature]

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 21 day of Oct, 2023, by _____, X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

Notary Public Signature: _____

[Handwritten Signature]





Oct 21, 2025 2:07:27 PM
Town of Fort Myers Beach



Oct 21, 2025 2:07:47 PM
Town of Fort Myers Beach



Oct 21, 2025 2:07:52 PM
Town of Fort Myers Beach



Oct 21, 2025 2:08:02 PM
Town of Fort Myers Beach

ACH Payment

ACH-01134750 - TOWN OF FORT MYERS BEACH (townoffortmyers)



ACH Batch Details

Transaction Number ACH-01134750
Import File Name
Import Batch ID
Recurring Frequency One-Time Payment
Total Credits \$200.00 (1)
ACH Company TOWN OF FORT MYE (1650632342)
Batch Type Business (CCD) - Credit Only
Offset Account *1666 - Demand Deposit (Operating) - First Foundation Bank (122287581)
Memo
Company Entry Description REDWIN
Notify Initiator Options Pending Actions: Notify via EMAIL
System Events: Notify via EMAIL
Complete - Unsuccessful: Notify via EMAIL
Complete - Successful: Notify via EMAIL
Early Action Taken: Notify via EMAIL
Early Action Removed: Notify via EMAIL
Expired: Notify via EMAIL
Payment Creation Date Oct 23, 2025 8:28 AM EDT
Processing Date 10/23/2025
Payment Date 10/24/2025

Excluded	Payee	ABA	Account	Amount	Addenda	Prenote
	Red Wing Store-Fort Myers (REDWIN)	081000032	*4777 (DDA)	\$200.00	307ST1-1581686	

Status History

Timestamp	Status	Initiator	Description
Oct 23, 2025 8:28:53 AM EDT	Created	townoffortmyers / CLuomala (Carolyn Luomala)	Batch Created.

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Lemos Unlimited LLC
Property Address: 6875 Estero Blvd
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Yozzo

Narrative:

The case was heard on October 1, 2025, with a compliance date of: October 19, 2025. Order dated October 3rd requested that the matter be brought back for a Status Hearing on 10/29/25. Affidavit of NON Compliance date: 10/21/25.

Attachments:

1. 20250655_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

Thomas Yozzo, Emergency Services Director

Date: October 07, 2025



Traci Kohler, Deputy Town Manager

Date: October 22, 2025

nancy stuparich, Town Attorney

Date: October 23, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 23, 2025

Amy Baker, Town Clerk

Date: October 23, 2025

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Non-Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,

vs.

CE CASE NO. 20250655

LEMOS UNLIMITED LLC,

Respondent.

CODE ENFORCEMENT VIOLATION FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

THIS CAUSE came before the undersigned Administrative Law Judge, John G. Van Laningham, serving as the Special Magistrate for the Town of Fort Myers Beach (“Special Magistrate”), for public hearing on October 1, 2025, to adjudicate alleged violations of the Town’s floodplain management provisions and related standards incorporated by reference. After reviewing sworn testimony from the parties and supporting evidence in the record, including photographs, FEMA correspondence, and Town Resolutions, the Special Magistrate makes the following Findings of Fact, Conclusions of Law, and Order:

I. JURISDICTION AND PROCEDURAL BACKGROUND

1. The Special Magistrate exercises jurisdiction pursuant to chapter 162, Florida Statutes, and Chapter 2, Article V, Division 2 of the Town of Fort Myers Beach Land Development Code (“LDC”), which authorize investigation, notice, hearing, and adjudication of municipal code violations and the issuance and enforcement of orders to obtain compliance, including the imposition of administrative fines and costs.
2. A duly authorized Code Enforcement Officer issued a Notice of Violation dated July 30, 2025, and, on a separate date, a Notice of Code Enforcement Hearing dated September 5, 2025 (collectively, the “NOV/NOH”), to Respondent concerning the real property located at 6875 Estero Boulevard, Fort Myers Beach, Florida 33931 (the “Subject Property”). The NOV provided a 15-day period to achieve compliance and advised of potential fines and costs under chapter 162, Florida Statutes, and LDC § 2-427(b). Proof of mailing and posting is reflected in the Town’s affidavits of record. The Special Magistrate finds that Respondent received legally sufficient notice of the alleged violations and of the hearing.

3. A duly noticed evidentiary hearing was convened on October 1, 2025. Respondent appeared through Ruby Pessotti. The Town appeared through its Code Enforcement officials and counsel. Exhibits, including photographs, the NOV/NOH packet, and an Affidavit of Non-Compliance dated September 30, 2025, were admitted. Respondent's "Hurricane Evacuation Plan for Modular Office," dated September 19, 2025, was also received in evidence.

II. FINDINGS OF FACT

4. According to the Town's records and testimony, Respondent, Lemos Unlimited LLC, owns or is in control of the Subject Property, which lies within a Special Flood Hazard Area as defined by the Town's floodplain management ordinances. The parcel is identified in Town records by STRAP No. 03-47-24-W1-00002.0020.
5. On or about July 29, 2025, a Code Enforcement Officer observed on the Subject Property a non-elevated mobile office/temporary office structure (an "office trailer") that had not been designed, constructed, or elevated in accordance with the flood-load and flood-resistant construction requirements applicable within the designated flood hazard area, including requirements incorporated by reference from ASCE 24-14 and the general requirements for "other development." The applicable design flood elevation for the property requires elevation to base flood elevation plus freeboard.
6. The Town's floodplain coordinator testified credibly that, based on FEMA mapping and the Town's adopted standards, the office trailer as installed did not meet the required elevation and related criteria. The coordinator further testified that "evacuation plan" compliance options apply, if at all, only to truly mobile-ready units that can be disconnected quickly and towed by a light-duty truck; the unit on the Subject Property did not qualify on that basis.
7. The NOV required compliance by August 15, 2025. A follow-up inspection on September 30, 2025, documented that the Subject Property remained in violation. As of the hearing date, the office trailer remained in use. Respondent represented that a permanent building is under construction on the Subject Property and requested additional time to transition operations and remove the office trailer.
8. Respondent's "Hurricane Evacuation Plan for Modular Office" (dated September 19, 2025) identifies Caio Pessotti as the Evacuation Coordinator and Mobile Modular—the company from which Respondent leases the trailer—as the removal contact; instructs monitoring NOAA and local media; calls for notifying Mobile Modular 48–72 hours before expected landfall; lists triggers (mandatory evacuation order, hurricane watch or warning, forecast storm surge/flooding, unsafe wind speeds); and describes a removal process coordinated with Mobile Modular, including clearing access for removal vehicles and avoiding self-movement of a compromised unit. The plan does not represent that the unit is towable by a light-duty truck, and it contemplates third-party removal on 48–72 hours' notice rather than prompt disconnection and removal within a shorter operational window.

9. Considering the Town's ongoing FEMA/NFIP-related compliance obligations, the Town requested, and the Special Magistrate finds reasonable, an aggressive but achievable compliance schedule, with the objective of prompt abatement of the remaining noncompliance while acknowledging Respondent's representations concerning near-term transition into the permanent structure.

III. CONCLUSIONS OF LAW

10. The Town has met its burden of proving, by a preponderance of the evidence, that Respondent violated LDC § 6-501 (design and construction of buildings, structures, and facilities exempt from the Florida Building Code—ASCE 24 compliance required) and LDC § 6-525 (general requirements for other development), as those provisions are applied within a Special Flood Hazard Area and as informed by ASCE 24-14, which is incorporated by reference into the Town's ordinances.
11. Respondent's proposed "evacuation plan" calls for notifying Mobile Modular—the company from which Respondent leases the trailer—48–72 hours before expected landfall, coordinating removal by Mobile Modular, and maintaining related communications and drills. On this record, the plan does not establish compliance. The Town's floodplain coordinator credibly explained that any evacuation-plan pathway under the Town's floodplain framework is limited to mobile-ready units capable of prompt disconnection (approximately four hours) and timely removal by a light-duty truck; the unit at issue appears to require heavy equipment and third-party coordination inconsistent with those criteria. Accordingly, compliance remains to be demonstrated by removal, elevation to the design flood elevation with required freeboard, or another method that the Town determines satisfies ASCE 24-14 and the LDC.
12. The Special Magistrate has authority under chapter 162, Florida Statutes, and the Town's Land Development Code to enter an order requiring compliance by a date certain, to authorize abatement if necessary, and to impose administrative fines that accrue for each day a violation continues past the compliance deadline, as well as to assess costs of prosecution.

IV. ORDER

IT IS THEREFORE ORDERED AND ADJUDGED:

- A. Violation Found. Respondent is ADJUDGED to be in violation of LDC §§ 6-501 and 6-525, as charged.
- B. Compliance Requirements. On or before October 19, 2025 (the "Compliance Deadline"), Respondent shall either (i) remove from the Subject Property the office trailer and any other development items that do not meet the applicable floodplain

standards, (ii) bring any such items into full compliance with LDC, article IV (including §§ 6-501 and 6-525) and ASCE 24-14, as demonstrated by appropriate permits, inspections, and submission of competent elevation and engineering documentation acceptable to the Town. To the extent Respondent seeks Town approval of an evacuation-plan method in lieu of removal or elevation, Respondent shall, on or before the Compliance Deadline, submit to the Town competent documentation demonstrating that the unit meets the Town/FEMA criteria for a mobile-ready unit (including towability by a light-duty truck and prompt disconnection and timely removal) and obtain an express written determination of compliance from the Town.

- C. Status Review. This matter is set for a status review on October 29, 2025, at the time and place scheduled by the Clerk for the next Special Magistrate docket. Respondent shall appear and be prepared to document compliance or to report with specificity on the status of any remaining corrective actions.
- D. Daily Fine (Reserved/Conditional). The determination and immediate imposition of a per diem administrative fine is RESERVED to the status review date. If, as of the Compliance Deadline, the violation has not been abated and compliance has not been documented to the Town, then, upon confirmation at the status review, a fine of Two Hundred Fifty Dollars (\$250.00) per day may be IMPOSED for each day the violation continues after the Compliance Deadline until compliance is achieved.
- E. Costs. Pursuant to section 162.07(2), Florida Statutes, costs of prosecution in the flat amount of Two Hundred Fifty Dollars (\$250.00) are ASSESSED against Respondent and shall be paid to the Town. Payment shall be due upon case closure or within thirty (30) days after written notice from the Town, whichever occurs first.
- F. Abatement and Lien. If Respondent fails to achieve compliance by the Compliance Deadline and fails to demonstrate meaningful progress thereafter, the Town is AUTHORIZED, in its discretion and subject to applicable law, to abate the violation. Any unpaid fines and costs, together with any abatement expenses incurred by the Town, may be recorded and enforced as a lien against the Subject Property as permitted by chapter 162, Florida Statutes, and the Town's ordinances.
- G. Continuing Jurisdiction and Appeal. The Special Magistrate retains jurisdiction to enforce and to modify the terms of this Order as equity and justice require. Any party aggrieved by this Order may seek review in the Circuit Court of Lee County by filing a notice of appeal within thirty (30) days of the rendition of this Order. Failure to timely seek appellate review shall result in waiver of the right to appeal.

DONE AND ORDERED this 3rd day of October 2025.


John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 6 day of October 2025, to:

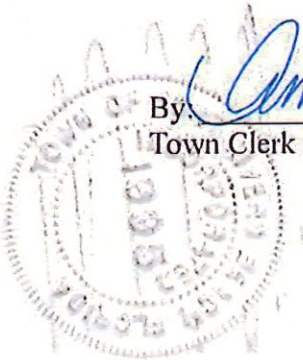
Lemos Unlimited LLC
7205 Estero Boulevard, Suite 702
Fort Myers Beach, FL 33931

Thomas Yozzo, Emergency Services Director
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

Lemos Unlimited LLC
Attn: Ruby Pessotti
6875 Estero Blvd
Fort Myers, FL 33931

By: 
Town Clerk and Clerk to Special Magistrate

Dated: Oct. 6. 2025





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

10-21-2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

LEMOS UNLIMITED LLC
Respondent.

Case Number:	20250655
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 6875 ESTERO BLVD, FORT MYERS BEACH FL
Parcel Strap No.: 034724W10000020020

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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 10-21-2025, LEMOS UNLIMITED LLC (property owner) was observed in violation of ASCE 24-14, 6-501, and 6-525 the Town of Fort Myers Beach Code of Ordinances, for the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances at the property located at 6875 ESTERO BLVD., Fort Myers Beach, FL 33931 ("Subject Property").
3. 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 10/21/2025. These photographs have not been altered in any way.
4. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

5. 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.

6.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant: _____

B. Weich

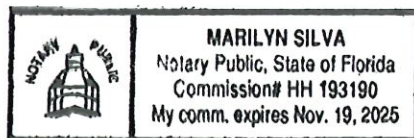
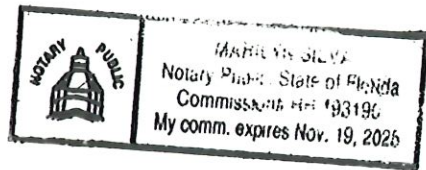
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of X physical presence OR _____ online notarization, this 21 day of Oct, 2025, by _____, X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

Notary Public Signature: _____

MSM





Oct 21, 2025 2:05:34 PM
Town of Fort Myers Beach



Oct 21, 2025 2:05:40 PM
Town of Fort Myers Beach



Oct 21, 2025 2:05:45 PM
Town of Fort Myers Beach



Oct 21, 2025 2:05:32 PM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: October 29, 2025

Property Owner: Bradford Joseph Benson Trust (Buffalo Grill)
Property Address: 1021 Estero Blvd
Violation: Non-Compliant Structure

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Thomas Yozzo

Narrative:

The case was heard on October 1, 2025, with a compliance date of: October 19, 2025. Order dated October 14th requested that the matter be brought back for a Status Review Hearing on 10/29/25. An affidavit of non-compliance was filed on 10/22/25.

Attachments:

1. 20250224_StatusHearing Exhibit A_SMOrderAffidavit_Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 22, 2025

Thomas Yozzo, Emergency Services Director

Date: October 22, 2025



Traci Kohler, Deputy Town Manager

Date: October 22, 2025

nancy stuparich, Town Attorney

Date: October 23, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 23, 2025

Amy Baker, Town Clerk

Date: October 23, 2025

STATUS HEARING

EXHIBIT A

- Special Magistrate Order
- Affidavit of Non-Compliance
- Evidence / Photographs

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

CE CASE NO. 20250224

BRADFORD JOSEPH BENSON TRUST,

Respondent.

CODE ENFORCEMENT VIOLATION FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND ORDER

This matter came before the undersigned Special Magistrate for the Town of Fort Myers Beach on October 1, 2025, for hearing on the Town's allegations that Respondent maintained one or more noncompliant structures at the property located at 1021 Estero Boulevard, Fort Myers Beach, Florida 33931 (the "Property"). The Town's Notice of Violation and Notice of Code Enforcement Hearing issued on September 4, 2025, afforded Respondent a compliance date of September 19, 2025, and set the case for the October 1, 2025, hearing. At hearing, the Town presented testimony and exhibits; Respondent appeared through the tenant's representative and did not materially dispute the violation, while indicating active steps toward compliance. Having considered the evidence and applicable law, the undersigned enters the following findings and order.

I. JURISDICTION AND NOTICE

1. The Special Magistrate has jurisdiction pursuant to Chapter 162, Florida Statutes, and the Town of Fort Myers Beach Land Development Code (LDC), to hear and determine alleged violations of the Town's codes and to issue orders necessary to enforce compliance, including orders setting deadlines, imposing administrative fines and costs, and authorizing ancillary relief consistent with law.
2. The Town provided Respondent with proper notice of the alleged violations and of the October 1, 2025, hearing in the manner prescribed by Section 162.12, Florida Statutes, and the Town's LDC. The Notice of Violation was mailed by certified and first-class mail to the owner address of record and to the operating business at the Property, and it was posted at appropriate Town locations and at the Property. The hearing date, time, and location were specified in the Notice. The undersigned finds that Respondent received, or was calculated to receive, notice of the allegations and hearing.

II. FINDINGS OF FACT

3. Respondent Bradford Joseph Benson Trust is the owner of the Property, located at 1021 Estero Boulevard, Fort Myers Beach, Florida 33931, Parcel Strap No. 24-46-23-W3-00208.0040.
4. On September 4, 2025, the Town issued a Notice of Violation alleging that Respondent was keeping and/or maintaining noncompliant structure(s) on the Property that were not built to current flood design codes applicable in Special Flood Hazard Areas, including the coastal VE zone affecting the Property; the Notice cited ASCE 24-14 and LDC §§ 6-501 and 6-525, and required either removal of the offending structure(s) or proof of compliance with the cited provisions by September 19, 2025.
5. On September 30, 2025, a Town inspection determined that the Property remained out of compliance with the cited provisions. The Affidavit of Non-Compliance reflects that no apparent progress toward compliance was then observed on site as of that inspection date and further notes the coastal VE zone design-flood elevation requirement of 13 feet for the Property.
6. At the October 1, 2025 hearing, the Town's Emergency Services Director testified and presented photographic and documentary evidence demonstrating the presence on the Property of a structure constructed on site and not a drop-in or factory-modular unit, with affixed plumbing and other connections inconsistent with FEMA quick-disconnect criteria (which require hand-disconnect without tools), and therefore not compliant with ASCE 24 and LDC flood-resistance requirements applicable to structures and other development in Special Flood Hazard Areas.
7. A representative of the tenant business (Buffalo Grill) appeared and acknowledged the violation was not disputed. The representative described steps then underway to achieve compliance, including (a) removal of the noncompliant constructed bar and (b) replacement with a compliant trailer-type unit under permitting, with anticipated delivery and installation on or about October 19, 2025. The Town reported ongoing cooperation by the owner and tenant toward compliance and requested that a near-term compliance deadline be set.
8. The undersigned finds the Town's evidence credible and persuasive. The violation was established by competent, substantial evidence and was not meaningfully contested on the merits. The record further reflects ongoing and good-faith efforts toward prompt compliance.

III. CONCLUSIONS OF LAW

9. Under Chapter 162, Florida Statutes, and the Town's LDC, the Special Magistrate may make findings of fact, enter conclusions of law, and order corrective action, including the imposition of daily fines for continued non-compliance and assessment of administrative/prosecutorial costs.
10. The Town proved that Respondent maintained non-compliant structure(s) at the Property in a Special Flood Hazard Area in violation of ASCE 24-14 and LDC §§ 6-501 (design and construction of buildings, structures, and facilities exempt from the Florida Building Code) and 6-525 (general requirements for other development). The evidence further showed that the constructed on-site bar, as configured and connected, did not meet flood-resistant construction and quick-disconnect requirements applicable under ASCE 24 and related FEMA guidance as incorporated by the LDC.
11. Respondent, through its tenant representative, did not dispute the violation and represented that measures are being taken to abate the violation by removing the noncompliant structure(s) and replacing them, if applicable, only with compliant units under permit. In view of these representations and the Town's confirmation of cooperation, it is appropriate to set a near-term compliance deadline with a subsequent status review, and to withhold immediate per diem fines pending that review, while providing for daily fines prospectively if non-compliance persists beyond the compliance deadline.

IV. ORDER

IT IS THEREFORE ORDERED AND ADJUDGED:

- A. Violation Found. Respondent is adjudicated to be in violation of ASCE 24-14 and Town of Fort Myers Beach LDC §§ 6-501 and 6-525, as more fully described above.
- B. Compliance Required by October 19, 2025. On or before October 19, 2025 (the "Compliance Deadline"), Respondent shall abate the violation by removing the noncompliant structure(s) from the Property and/or demonstrating full compliance with the cited provisions of the Town's LDC and ASCE 24-14, including satisfying flood-resistant construction and quick-disconnect requirements as applicable. Respondent shall coordinate with the Town's Code Enforcement and permitting staff to verify compliance.
- C. Status Review on October 29, 2025. This matter is set for a status review on October 29, 2025, at a time and place to be noticed by the Clerk. Respondent (or an authorized representative) shall appear unless the Town has filed an Affidavit of Compliance prior to that date.

- D. Per-Diem Fine if Non-Compliant After Deadline (Withheld Pending Review). In the event the Property is not in full compliance as of the start of October 20, 2025, a daily fine of \$250.00 per day may be imposed commencing on that date; however, imposition of any per-diem fine is withheld at this time and will be determined at the October 29, 2025, status review based on then-current conditions and the degree of compliance achieved. Nothing herein precludes the Special Magistrate from adjusting the daily fine amount consistent with Chapter 162, Florida Statutes, and the Town's LDC.
- E. Administrative/Prosecutorial Costs. Upon the Town's filing of an Affidavit of Compliance closing the case, Respondent shall pay administrative/prosecutorial costs in the amount of \$250.00 to the Town.
- F. Abatement and Lien. If Respondent fails to achieve compliance by the Compliance Deadline and fails to demonstrate meaningful progress thereafter, the Town is AUTHORIZED, in its discretion and subject to applicable law, to abate the violation. Any unpaid fines and costs, together with any abatement expenses incurred by the Town, may be recorded and enforced as a lien against the Subject Property as permitted by chapter 162, Florida Statutes, and the Town's ordinances.
- G. Continuing Jurisdiction and Appeal. The Special Magistrate retains jurisdiction to enforce this Order, to determine whether and when to impose per-diem fines, to modify deadlines for good cause, and to adjudicate any further relief authorized by law. Any party aggrieved by this Order may seek review in the Circuit Court of Lee County by filing a notice of appeal within thirty (30) days of the rendition of this Order. Failure to timely seek appellate review shall result in waiver of the right to appeal.

DONE AND ORDERED this 14th day of October 2025.



John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order has been furnished by U.S. mail on this 15th day of October 2025, to:

Bradford Joseph Benson Trust
927 Prescott St
Fort Myers Beach, FL 33931

Thomas Yozzo, Emergency Services Director
Town of Fort Myers Beach
6231 Estero Blvd.
Fort Myers Beach, FL 33931

Buffalo Grill
1021 Estero Blvd
Fort Myers Beach, FL 33931

By: 
Town Clerk and Clerk to Special Magistrate

Dated: Oct. 14, 2025



10-22-2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

BRADFORD JOSEPH BENSON TRUST
Respondent.

Case Number:	20250224
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 1021 ESTERO BLVD. FORT MYERS BEACH FL
Parcel Strap No.: 244623W3002080040

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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 10-22-2025, **BRADFORD JOSEPH BENSON TRUST**(property owner) was observed in violation of ASCE 24-14, 6-501, and 6-525 the Town of Fort Myers Beach Code of Ordinances, for the keeping and/or maintaining of non-compliant structure(s) and/or shipping containers on property, which are not built to current flood design codes in the Special Hazard Areas as defined in Section 6-494 of the FMB Code of Ordinances at the property located at 1021 ESTERO BLVD., Fort Myers Beach, FL 33931 ("Subject Property").
3. 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 10/22/2025. These photographs have not been altered in any way.

4. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.
5. 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.

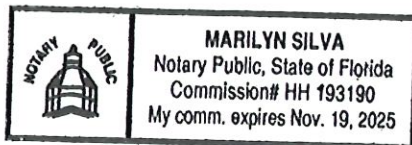
Signature of Affiant: _____

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of _____ physical presence OR _____ online notarization, this 22 day of Oct, 2025, by _____, X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

Notary Public Signature: _____





Oct 22, 2025 10:46:32 AM
Town of Fort Myers Beach



Oct 22, 2025 10:46:34 AM
Town of Fort Myers Beach



Oct 22, 2025 10:46:38 AM
Town of Fort Myers Beach



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Town of Fort Myers Beach



Oct 22, 2025 10:46:09 AM

Town of Fort Myers Beach