



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Tuesday, November 4, 2025

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. October 7, 2025

III. VIOLATION CASES

A. FMB Case # 20251033

Property Owner: Jarrell Robert III & Jarrell Robin D

Property Address: 150 Hibiscus Dr

Status: Property Maintenance

B. FMB Case # 20251030

Property Owner: Ekonomiuk Radoslaw & Wesolowska Iwona

Property Address: 156 Hibiscus Dr

Status: Property Maintenance

C. FMB Case # 20251032

Property Owner: Hall Peggy Craft L/E

Property Address: 161 Hibiscus Dr

Status: Property Maintenance

D. FMB Case # 20251034

Property Owner: Traitel Ana & Lopez Mario A Pinot

Property Address: 167 Hibiscus Dr

Status: Property Maintenance

E. FMB Case # 20250858

Property Owner: Yzaguirre Cynthia O L/E

Property Address: 4963 Estero Blvd

Status: Property Maintenance

F. FMB Case # 20250814

Property Owner: Open Doors 4U Investments LLC

Property Address: 8000 Lagoon Rd

Status: Property Maintenance

- G. FMB Case # 20250899
Property Owner: Craven James R & Marilyn A
Property Address: 225 Fairweather Ln
Status: Property Maintenance
- H. FMB Case # 20250793
Property Owner: Westfield Development LTD
Property Address: 360 Seminole Way
Status: Property Maintenance
- I. FMB Case # 20250888
Property Owner: Wilcox Lance
Property Address: 1339 Santos Rd
Status: RV without permit
- J. FMB Case # 20250813
COMPLIANT
Property Owner: Deborah Therese Beck
Property Address: 5455 Avenida Pescadora
Status: Dry Flood Proofing Panels

IV. STATUS UPDATE (FINE ASSESSMENTS)

- A. FMB Case # 20240736
Property Owner: Robertson Christopher & Robertson Shannon
Property Address: 4855 Dolphin Ln
Violation: Work without a permit
- B. FMB Case # 20240691
Property Owner: Rukavina Andrew J
Property Address: 5560 Avenida Pescadora
Violation: Work without a permit
- C. FMB Case # 20240936
Property Owner: Giesey Bryce E & Barbara A
Property Address: 126 Anchorage St
Violation: Work without a permit
- D. FMB Case # 20250560
Property Owner: Lopez Mario A Pinto & Traitel Ana
Property Address: 8100 Lagoon Rd
Violation: Work without a permit
- E. FMB Case # 20250341
Property Owner: Drebes Lawrence T Jr TR for Drebes Family Trust
Property Address: 5850 Estero Blvd
Status: Property Maintenance
- F. FMB Case # 20250675
Property Owner: MSV Holding Trust Corp
Property Address: 140 Flamingo St
Status: Property Maintenance

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
Tuesday, October 7, 2025

Minutes

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Town Clerk Administrative Coordinator Lizzette Roman and Special Magistrate Monica Schmucker.

II. APPROVAL OF MINUTES

- A. September 3, 2025
Special Magistrate Schmucker approved the minutes.

III. COMPLIANCE CASES (STATUS UPDATE)

Special Magistrate Schmucker swore in those providing testimony.

- A. FMB Case No.: 20250344

Property Owner: Little Conga LLC

Property Address: 5531 Estero Blvd

Status: Property Maintenance (Pool)

Officer Chavez inspected the property on August 26, 2025, and reported that the property was in compliance. The respondent repaired the fence to secure the pool and photos were included with the affidavit of compliance.

Officer Chavez asked that it be submitted into evidence.

Special Magistrate Schmucker confirmed the respondent was not in attendance. She admitted the evidence into the record.

The town requested an administrative fee of \$250.00 and an order imposing a \$200.00 fine per day because the property was not in full compliance by August 25, 2025.

Special Magistrate Schmucker clarified that the order was entered on August 11, 2025, and since they did come into compliance, she will not impose a fine; however, they will have to pay the administrative fee.

B. FMB Case No.: 20240743**Property Owner: Sullivan Scott B****Property Address: 190 Bayview Ave****Violation: Construction of a wood deck and/or structure outside the scope of work on permit #236648**

Special Magistrate Schmucker confirmed the respondent was not in attendance.

Officer Weich reported that the respondent has not received their permit for the tiki hut or raised decking as of October 7, 2025. The permit was submitted and is waiting for resubmittal status. A letter of rejection was sent to the contractor and property owner on September 15, 2025. Officer Weich emailed the property owner a copy of the rejection letter and the code order from the previous hearing, and reminded him of the status hearing. She has not heard back from him. On October 4, 2025, the deck and structure were still in place and the violation still exists. She indicated that the administrative fees have not been paid to date. She submitted an affidavit of non-compliance and photos as evidence. The town requested daily fines starting from September 30, 2025. Special Magistrate Schmucker entered exhibits into the record.

Special Magistrate Schmucker found that Mr. Sullivan has not come into substantial compliance with the order on September 15, 2025, and issued an order imposing a daily fine of \$150.00 effective October 1, 2025, until he shows compliance. She added that it was up to Mr. Sullivan to notify the town when compliance is achieved. She ordered a \$250.00 administrative fee.

C. FMB Case No.: 20250119**Property Owner: Cummings Mary K & Driscoll Steven S****Property Address: 280 Fairweather Ln****Violation: Property Maintenance**

Special Magistrate Schmucker confirmed the respondent was not in attendance.

Officer Hoffman reported that he inspected the property on October 6, 2025, and it was not in compliance. The vehicle's registration, which was parked on the property, expired in January 2025. The property owner repaired the fallen fence on the right side of the structure, which secured the pool in the rear of the property. The backyard was not visible during the inspection after the fence was fixed, so he could not testify to its condition. The roof and other portions of the structure were still in disrepair. He submitted photos and documents as exhibits into the record. Special Magistrate Schmucker admitted the exhibits into the record. The respondents were ordered to bring the property into compliance by September 24, 2025.

The town requested an administrative fee of \$250.00 and a daily fine of \$250.00, effective September 24, 2025, until they come into compliance. Special Magistrate Schmucker imposed an administrative fee of \$250.00 and \$150.00 per day, effective September 25, 2025, until he comes into compliance. The burden is on the respondent to notify the town when compliance is achieved.

D. FMB Case No.: 20250067**Property Owner: Starlite Property Investments****Property Address: 132 Andre Mar Dr****Violation: Property Maintenance**

Special Magistrate Schmucker confirmed the respondent was not in attendance.

Officer Hoffman inspected the property on October 6, 2025, and found it was still not in compliance. The pool was not properly fenced and contained stagnant water. The respondents were ordered to come into compliance by September 24, 2025. He submitted photos and documents as exhibits to be entered into the record. Special Magistrate Schmucker entered the exhibits into the record.

The town requested an administrative fee of \$250.00 and a daily fine of \$200.00, effective September 24, 2025, until the property is in compliance. Special Magistrate Schmucker ordered a fine of \$200.00 per day, effective September 25, 2025, and an administrative fee of \$250.00. The burden will be on the respondent to contact the town when compliance is achieved.

E. FMB Case No.: 20250115**Property Owner: Bayview Life Inc****Property Address: 16 Bayview Blvd****Violation: Property Maintenance**

Special Magistrate Schmucker confirmed the respondent was not in attendance.

Officer Chavez inspected the property on October 7, 2025, and found it to be not in compliance. The pool was cleaned and is in working condition; however, the enclosure has not been repaired. He submitted photos and documents to be entered as exhibits into evidence. The respondent was ordered to bring the property into compliance by December 24, 2025, and March 16, 2025. Special Magistrate Schmucker entered the exhibits into the record.

The town requested an administrative fee of \$250.00 and a daily fine of \$250.00 be imposed as of September 24, 2025.

Special Magistrate Schmucker found a violation existed and ordered that a daily fine of \$200.00 be imposed beginning on September 25, 2025 and will accrue each day until the property is in compliance. The respondent must notify the town when compliance is achieved. She imposed an administration fee of \$250.00.

F. FMB Case No.: 20250372**Property Owner: Dinon Marie S L/E****Property Address: 3111 Shell Mound Blvd****Violation: Property Maintenance**

Special Magistrate Schmucker confirmed that the respondent was not in attendance.

Officer Weich inspected the property on September 23, 2025, and observed demolition of the house. The respondent was in compliance and the administrative fee has been paid. She submitted photos and documents as an exhibit for the record. Special Magistrate Schmucker entered the exhibit

into the record.

Special Magistrate Schmucker found that the respondent brought the property into compliance and no fine will be imposed. She will issue an order of compliance.

G. FMB Case No. 20250540

Property Owner: Yeaa LLC

Property Address: 1901 Estero Blvd

Status: Unsafe Structure

Special Magistrate confirmed that the respondent was in attendance.

Officer Hoffman inspected the property on October 6, 2025, and found that it was not in compliance. He listed some items in disrepair, which made it an unsafe structure and a safety concern. The property was ordered to be in compliance by September 10, 2025. He submitted photos and documents as exhibits for the record. Special Magistrate Schmucker admitted the exhibits into the record. The respondent acknowledged receipt of the exhibits.

The town requested an administrative fee of \$250.00 and a daily fine of \$250.00 from September 10, 2025, until compliance is achieved.

James Ink represented the property owner and noted that they were in final review with the town for a development order to rebuild the structure. He indicated that some windows and a door were boarded up. A demo permit was applied for around August 22, 2025, and they received the fire permit in late September. The town informed the contractor that his information was not on file, even though it was submitted with the demo permit in August. It was resubmitted yesterday, and the property owner applied for a fence permit, but it was rejected because he applied as an owner-builder with a commercial building.

Officer Hoffman stated that the left side of the structure was exposed and was a safety hazard.

Mr. Ink stated that the fence will surround the property. Officer Hoffman indicated they have been in contact with the respondent since May and that the respondent had plenty of time to secure the property.

Special Magistrate Schmucker found that they were in violation and ordered an administrative fee of \$250.00. She will impose a fine after she reviews the documents.

Officer Hoffman revealed that the contractor had not submitted his documentation.

H. FM Case No.: 20241183

Property Owner: Katta Dan IV LLC

Property Address: 5530 Palmetto St

Status: Property in disrepair

Special Magistrate Schmucker confirmed that the respondent was not in attendance.

Officer Hoffman inspected the property on October 6, 2025, and reported the property was in compliance. The property was ordered to be in compliance by August 25, 2025. He submitted evidence as exhibits that the property was

not in compliance by August 25, 2025, and the date they came into compliance. Special Magistrate Schmucker entered the exhibits into the record.

The town requested an administrative fee of \$250.00 and a daily fine of \$125.00, to be imposed from the compliance date of August 25, 2025, through September 25, 2025.

Special Magistrate Schmucker found that the respondent did not comply with the order to bring the property into compliance by August 25, 2025, but has since come into full compliance. She imposed the daily fine of \$125.00 beginning August 26, 2025, through September 24, 2025, and an administrative fee of \$250.00.

IV. VIOLATION CASES

A. FMB Case # 20250560

Property Owner: Lopez Mario A Pinto & Traitel Ana

Property Address: 8100 Lagoon Rd

Violation: Work without a Permit

Special Magistrate Schmucker confirmed that the respondent was not in attendance.

Officer Weich stated that all the documents were attached to the agenda as exhibits and asked that they be accepted into evidence. Special Magistrate Schmucker entered the exhibits into evidence. Officer Weich described the documents in the exhibits as stated on the red sheet.

On June 18, 2025, Officer Weich observed work done without permits, including building a structure in the backyard of the property. She reinspected the property on September 4, 2025, and it was still in violation. No permits have been applied for and the property owners were given 30 days to come into compliance, which was on or before July 22, 2025. The town asked that an order be issued. On October 4, 2025, another inspection revealed that the property was still in noncompliance, but permits were applied for on September 30, 2025. The town was waiting for the required documents. Officer Weich described documents in Exhibit E and submitted them for the record. Special Magistrate Schmucker admitted the exhibit into evidence.

The town requested an administrative fee of \$250.00 and requested that the property owner be given 10 days to comply by submitting the required documents. If the violations are not abated, the town requested a daily fine of \$250.00 until they come into compliance.

Special Magistrate Schmucker found a violation had occurred and ordered an administrative fee of \$250.00 and will schedule a status conference to determine compliance at the next hearing. If the documents are not submitted by October 21, 2025, a fine will be determined at that time.

B. FMB Case No.: 20250674**Property Owner: Eckmann Douglas H & Swayze Eckmann Courtney****Property Address: 120 Sabal Dr****Status: Property Maintenance**

Special Magistrate confirmed that the respondent was not in attendance. Officer Chavez stated that all the documents were attached to the agenda as exhibits and asked that they be accepted into evidence. Special Magistrate Schmucker entered the exhibits into evidence. Officer Chavez described the documents in the exhibits as stated on the red sheet.

On July 2, 2025, Officer Chavez observed weeds. He reinspected the property on August 21, 2025, and the violation still existed. The respondents were given 30 days to bring the violation into compliance, which was on or before August 2, 2025. As of September 20, 2025, the property was in compliance. Officer Chavez described the documents in Exhibit E and submitted them for the record. Special Magistrate Schmucker admitted the exhibit into evidence.

The town requested an administrative fee of \$250.00.

Special Magistrate Schmucker issued an order of violation and will not impose a fine, but will impose an administrative fee of \$250.00.

C. FMB Case No.: 20250681**Property Owner: Rodeheffer Sean M****Property Address: 130 Sabal Dr****Status: Property Maintenance**

Special Magistrate Schmucker confirmed that the respondents were not in attendance.

Officer Chavez stated that all the documents were attached to the agenda as exhibits and asked that they be accepted into evidence. Special Magistrate Schmucker entered the exhibits into evidence. Officer Chavez described the documents in the exhibits as stated on the red sheet. On July 2, 2025, Officer Chavez observed weeds. The property was reinspected on August 21, 2025, and remained in violation. The property owner was given 30 days to come into compliance, which was on or before August 2, 2025. As of October 3, 2025, the property is in compliance. Officer Chavez submitted Exhibit E for the record. Special Magistrate Schmucker admitted Exhibit E. The town requested an administrative fee of \$250.00.

Special Magistrate Schmucker found a violation existed and will issue an order, but will not impose a fine. She imposed an administrative fee of \$250.00.

D. FMB Case No.: 20250341**Property Owner: Drebes Lawrence T Jr TR for Drebes Family Trust****Property Address: 5850 Estero Blvd****Status: Property Maintenance**

Special Magistrate Schmucker confirmed that the respondent was not in attendance.

Officer Chavez stated that all the documents were attached to the agenda as exhibits and asked that they be accepted into evidence. Special Magistrate

Schmucker entered the exhibits into evidence. Officer Chavez described the documents in the exhibits as stated on the red sheet.

On April 10, 2025, Officer Chavez observed swimming pools and in-ground swimming pools. On April 29, 2025, the property remained in violation and was given 10 days to bring it into compliance, on or before April 20, 2025. On October 3, 2025, the violation continued to exist. Officer Chavez submitted Exhibit E to be entered into the record. Special Magistrate Schmucker admitted Exhibit E.

The town requested an administrative fee of \$250.00.

Special Magistrate Schmucker clarified that there was a significant gap in the enclosure. She issued an order of violation and gave the respondents until October 21, 2025, to come into compliance. A status hearing will be on November 4, 2025, and a fine will begin to accrue on October 21, 2025, if compliance is not achieved. She ordered an administrative fee of \$250.00.

E. FMB Case No.: 20250675

Property Owner: MSV Holding Trust Corp

Property Address: 140 Flamingo St

Status: Property Maintenance

Special Magistrate Schmucker confirmed that the respondent was not in attendance.

Officer Hoffman stated that all the documents were attached to the agenda as exhibits and asked that they be accepted into evidence. Special Magistrate Schmucker entered the exhibits into evidence. Officer Hoffman described the documents in the exhibits as stated on the red sheet.

On June 28, 2025, Officer Hoffman observed high weeds and an accumulation of rubbish and debris. The property was reinspected on September 9, 2025, and the property was still in violation. The violation was issued on July 2, 2025, and given 30 days to come into compliance, which was on or before August 2, 2025. As of October 6, 2025, nothing has been done. Officer Hoffman described the contents of Exhibit E and submitted it for the record. Special Magistrate Schmucker admitted Exhibit E into the record. The town requested an administrative fee of \$250.00 and a daily fine of \$100.00 until the violations are abated.

Special Magistrate Schmucker issued an order to come into compliance by October 17, 2025, and a daily fine of \$100.00 will be imposed thereafter. She ordered an administrative fee of \$250.00. A status conference will be on November 4, 2025.

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

No liens.

VI. COMPLIANCE CASES (STATUS UPDATE)

No cases.

VII. LIEN FORECLOSURE CASES

No cases.

VIII. BUILDING OFFICIAL APPEALS

No appeals.

IX. ADJOURNMENT

Special Magistrate Schmucker adjourned the hearings at 10:40 A.M.

DRAFT

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Jarrell Robert III & Jarrell Robin D
Property Address: 150 Hibiscus Dr
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20251033_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20251033_Hearing Exhibit B_Initial Inspection Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 23, 2025



Traci Kohler, Deputy Town Manager

Date: October 23, 2025

nancy stuparich, Town Attorney

Date: October 24, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 24, 2025

Amy Baker, Town Clerk

Date: October 24, 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: **20251033**

Owner: **JARRELL ROBERT L III & JARRELL ROBIN D**

Mailing Address: 1217 Cape Coral Pkwy E #92, Cape Coral, FL 33904

Property Address: **150 HIBISCUS DR**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134739

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property, and failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Orange pieces of construction fencing and other miscellaneous items spread throughout the property.

All are identified as violations of the Town's Codes:

Sec. 6-2, – Amendments. (Weeds). ection 302.4 Weeds, is hereby amended to read as follows:

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

LDC Sec. 6-1. – Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Mow and / or trim all grass and weeds to under 12 inches in height throughout the property and maintain per Town Code Requirements (2) Clear property of all trash, rubbish and/or debris In example but not limited to: Orange pieces of construction fencing and other miscellaneous items spread throughout the property and Maintain property per Town Code Requirements.

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 Code Enforcement Officer at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th DAY OF NOVEMBER 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 Saturday, October 18, 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.**

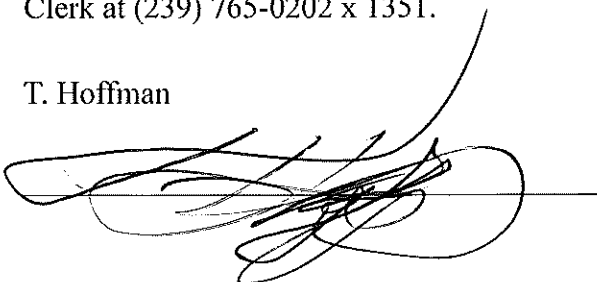
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

T. Hoffman

A handwritten signature in black ink, appearing to be 'T. Hoffman', written over a horizontal line.

Signature

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1347 39

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	\$ 20251033
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$ Town of Fort Myers Beach
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$ OCT 01 2025
Postage	\$
Sent by: 	
Total Postage and Fees	\$ 1.50 HERSCUS DR
JARRELL ROBERT L III & JARRELL ROBIN D 1217 CAPE CORAL PKWY E #92 CAPE CORAL, FL 33904	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1347 39

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 \$ 20251033

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

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

☐ Return Receipt (electronic) \$ Postage Here

☐ Certified Mail Restricted Delivery \$ OCT 01 2025

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 150

JARRELL ROBERT L III &
 JARRELL ROBIN D
 1217 CAPE CORAL PKWY E #92
 CAPE CORAL, FL 33904

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

9589 0710 5270 3142 1347 39

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 \$ 20251033

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

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

☐ Return Receipt (electronic) \$ Postage Here

☐ Certified Mail Restricted Delivery \$ OCT 01 2025

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Sent by: [Signature]

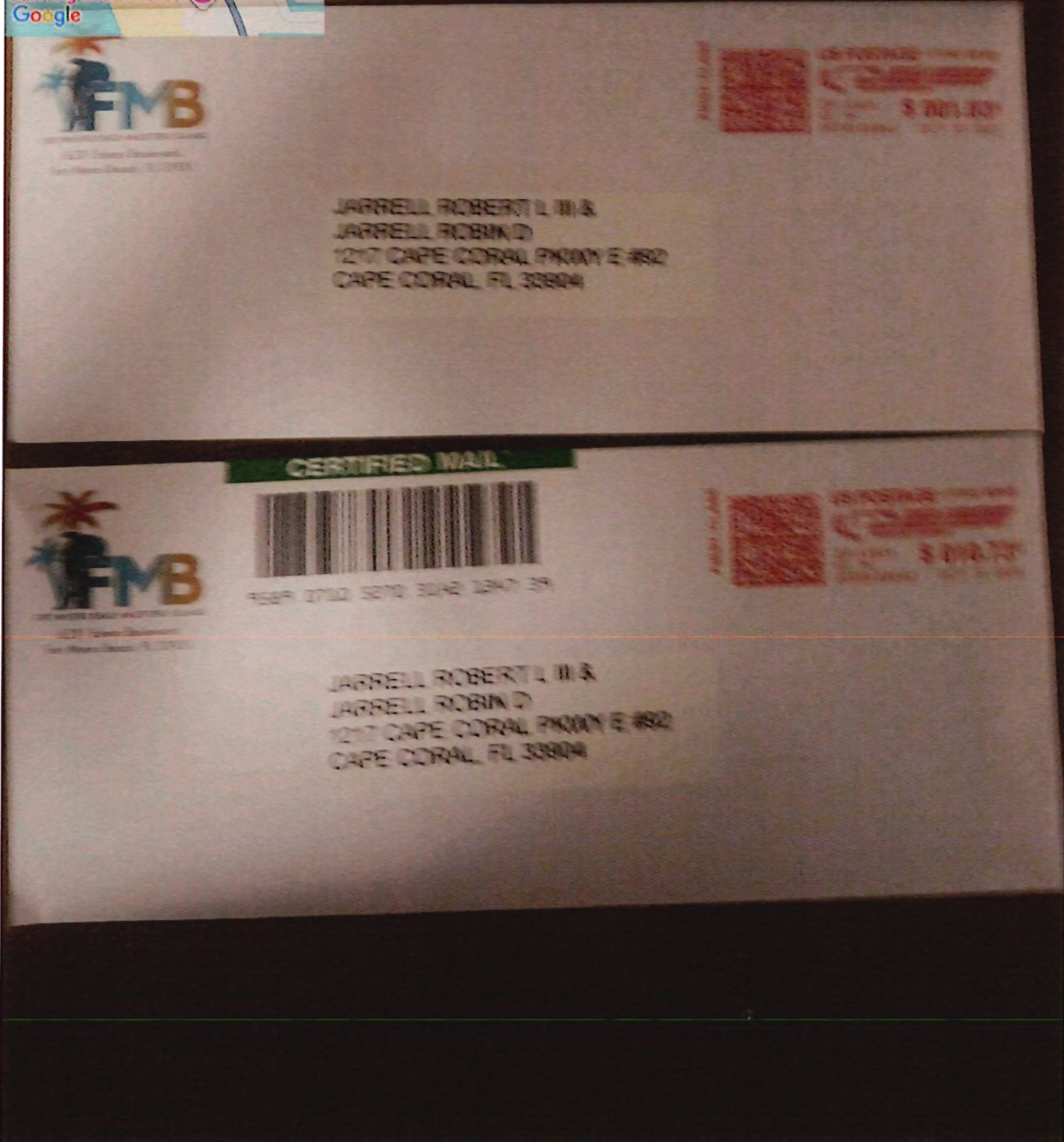
Total Postage and Fees \$ 150

JARRELL ROBERT L III &
 JARRELL ROBIN D
 1217 CAPE CORAL PKWY E #92
 CAPE CORAL, FL 33904

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



Oct 1, 2025 2:13:23 PM
Fort Myers Beach





TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

JARRELL ROBERT L III &
JARRELL ROBIN D
1217 CAPR CORAL PKWY E #92
CAPE CORAL, FL 33904

FMB Case Number:	20251033
Certified Mail:	9589071052703142134739
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 150 Hibiscus Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 29-46-24-W2-01427.0000

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 #20251033. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property, and failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Orange pieces of construction fencing and other miscellaneous items spread throughout the property. 150 Hibiscus 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/01/2025 to the following:

JARRELL ROBERT L III &
JARRELL ROBIN D
1217 CAPR CORAL PKWY E #92
CAPE CORAL, FL 33904

(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 150 Hibiscus 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.
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 1st day of October 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

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



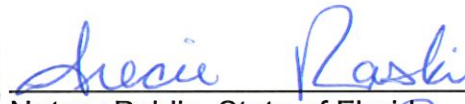
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

X 
Signature of Affiant

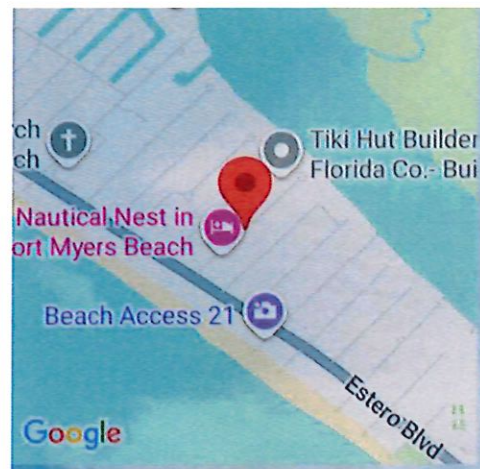
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 1 day of October, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.

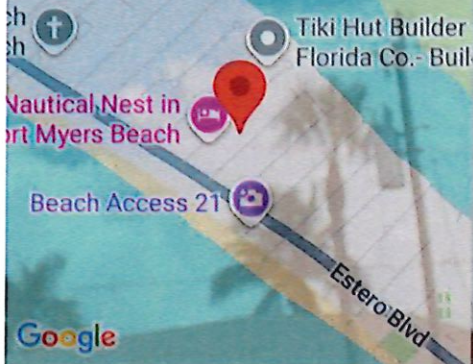



Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

Oct 1, 2025 1:33:28 PM
Fort Myers Beach



Oct 1, 2025 1:33:21 PM
Fort Myers Beach



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: 20251033

Owner: JARRELL ROBERT L III & JARRELL ROBIN D
Mailing Address: 1217 Cape Coral Pkwy E #92, Cape Coral, FL 33904
Property Address: 150 HIBISCUS DR, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134739
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

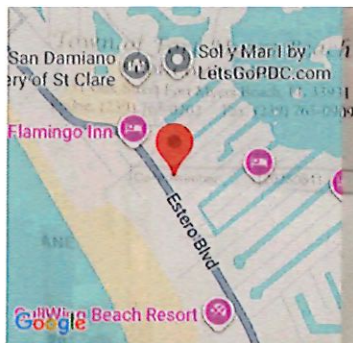
Code Violations: On 09/29/2025, Violations were discovered for the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property, and failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Orange pieces of construction fencing and other miscellaneous items spread throughout the property.

All are identified as violations of the Town's Codes:

Sec. 6-2, -- Amendments. (Weeds). section 302.4 Weeds, is hereby amended to read as follows:

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

Page 1 of 4



Oct 1, 2025 2:08:47 PM
Town of Fort Myers Beach
08/13/2025
Phone: (239) 765-0202 Fax: (239) 765-9599

Case Number: 20251033
Certified Mail: 20251033
Sent for Delivery: 08/13/2025



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 30, 2025

Case Number: 20251033

Owner: JARRELL ROBERT L III & JARRELL ROBIN D
Mailing Address: 1217 Cape Coral Pkwy E #92, Cape Coral, FL 33904
Property Address: 150 HIBISCUS DR, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134739
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property, and failure to keep the exterior of the property free of rubbish and/or debris. In example but not limited to: Orange places of construction fencing and other miscellaneous items spread throughout the property.

All are identified as violations of the Town's Codes:

Sec. 6-2, - Amendments. (Weeds). section 302.4 Weeds, is hereby amended to read as follows:

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Page 1 of 4



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W2-01427.0000
Alternate Key:
2100535906
Millage Code:
032

Site Address/Legal Description:
150 HIBISCUS DR
LEILANI PB 14 PG 21 LOT 27

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

2024 Real Estate Tax Notice

Exemptions/Values

Market Value	435,205
Assessed Value	435,205
Taxable Value	435,205



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

★ See message below.

JARRELL ROBERT L III &
JARRELL ROBIN D
1217 CAPE CORAL PKWY E #92
CAPE CORAL, FL 33904

Paid 03/31/2025 INT-00-03338763 \$5,832.30

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	435,205	0	435,205	1,637.37
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	435,205	0	435,205	978.34
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	435,205	0	435,205	1,322.15
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	435,205	0	435,205	430.85
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	435,205	0	435,205	41.26
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	435,205	0	435,205	14.23
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	435,205	0	435,205	44.65
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	435,205	0	435,205	1,218.57
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	435,205	0	435,205	48.87
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	435,205	0	435,205	70.16
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	435,205	0	435,205	8.70
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	435,205	0	435,205	17.15



Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
--	-----------	------	-------	--------

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,832.30

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

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: 29-46-24-W2-01427.0000

Site Address: 150 HIBISCUS DR

Alternate Key: 2100535906

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

JARRELL ROBERT L III &
JARRELL ROBIN D
1217 CAPE CORAL PKWY E #92
CAPE CORAL, FL 33904

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



Paid 03/31/2025 INT-00-03338763 \$5,832.30



Property Data

STRAP: 29-46-24-W2-01427.0000 Folio ID: 10229818

Tax Roll Value Letter 2025 ▾

Generated on 9/30/2025 10:18 AM

Owner Of Record - Tenants by Entirety [Change Mailing Address]



JARRELL ROBERT L III &
JARRELL ROBIN D
1217 CAPE CORAL PKWY E #92
CAPE CORAL FL 33904

Site Address

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

150 HIBISCUS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 27

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 21 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	29	01427	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44129	-81.9261		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/09/2025

Property Values / Exemptions / TRIM Notices

Generated on 9/30/2025 10:18 AM

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)	443,681	443,681	443,681	443,681	0	0	443,681
2024 / Additional Info	2024 (Final Value)	435,205	435,205	435,205	435,205	0	0	435,205
2023 / Additional Info	2023 (Final Value)	319,633	319,623	319,633	319,633	0	0	319,633

2022 / Additional Info	2022 (Final Value)	423,591	264,000	423,591	297,030	0	0	297,030
2021 / Additional Info	2021 (Final Value)	287,621	192,400	287,621	270,027	0	0	270,027
2020 / Additional Info	2020 (Final Value)	245,479	192,400	245,479	245,479	0	0	245,479
2019 / Additional Info	2019 (Final Value)	236,594	177,900	236,594	236,594	0	0	236,594
2018 / Additional Info	2018 (Final Value)	230,941	177,900	230,941	230,941	0	0	230,941
2017 / Additional Info	2017 (Final Value)	234,979	169,400	234,979	230,306	0	0	230,306
2016	2016 (Final Value)	222,753	169,400	222,753	209,369	0	0	209,369
2015	2015 (Final Value)	195,699	169,400	195,699	190,335	0	0	190,335
2014	2014 (Final Value)	179,299	110,000	179,299	173,032	0	0	173,032
2013	2013 (Final Value)	157,302	134,700	157,302	157,302	0	0	157,302
2012	2012 (Final Value)	157,236	115,000	157,236	157,219	0	0	157,219
2011	2011 (Final Value)	142,926	115,000	142,926	142,926	0	0	142,926
2010	2010 (Final Value)	154,540	130,000	154,540	154,540	0	0	154,540
	2009 (Final Value)	175,900	150,000	175,900	175,900	0	0	175,900
	2008 (Final Value)	219,300	180,760	219,300	219,300	0	0	219,300
	2007 (Final Value)	298,880	250,760	0	298,880	0	0	298,880
	2006 (Final Value)	300,340	230,760	0	300,340	0	0	300,340
	2005 (Final Value)	224,230	165,290	0	224,230	0	0	224,230
	2004 (Final Value)	185,200	150,290	0	185,200	0	0	185,200
	2003 (Final Value)	155,540	100,290	0	155,540	0	0	155,540
	2002 (Final Value)	114,680	40,250	0	114,680	0	0	114,680
	2001 (Final Value)	93,120	40,250	0	93,120	0	0	93,120
	2000 (Final Value)	71,820	34,150	0	71,820	0	0	71,820
	1999 (Final Value)	78,700	34,150	0	78,700	0	0	78,700
	1998 (Final Value)	69,550	34,150	0	69,550	0	0	69,550
	1997 (Final Value)	71,900	36,240	0	71,900	0	0	71,900
	1996 (Final Value)	67,320	36,240	0	67,320	0	0	67,320
	1995 (Final Value)	67,680	36,240	0	67,680	0	0	67,680
	1994 (Final Value)	64,070	30,840	0	64,070	0	0	64,070
	1993 (Final Value)	68,850	29,990	0	68,850	0	0	68,850
	1992 (Final Value)	70,840	29,990	0	70,840	0	0	70,840

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 9/29/2025)

Generated on 9/30/2025 10:18 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot



Property Details (2025 TRIM)



Generated on 9/30/2025 10:18 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

Taxing Authorities

Generated on 9/30/2025 10:18 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 9/30/2025 10:18 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
375,000.00	01/09/2023	2023000010247	03		I
10.00	03/22/2021	2021000089517	11		I
180,000.00	03/23/2012	2012000065705	01		I

Sales Questionnaire Complete

0.00	10/27/2011	2011000246210	11	I
60,000.00	03/01/1992	2286/1547	06	I
0.00	09/01/1990	2212/1570	03	I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **14** and **21** 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 9/30/2025 10:18 AM

Permit Number	Permit Type	Date
233439	Demolition	06/06/2023
ROF12-0042	Roof	04/16/2012
MEC09-0042	AC New / Change out	04/15/2009

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 9/30/2025 10:18 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-14-00027.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/30/2025 10:18 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount															
001 - Service Area 1	R - Residential Category		0	0.00															
<table> <tr> <td>Collection Days</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Garbage</td><td>Recycling</td><td colspan="3">Horticulture</td></tr> <tr> <td>Thursday</td><td>Thursday</td><td colspan="3">Thursday</td></tr> </table>					Collection Days					Garbage	Recycling	Horticulture			Thursday	Thursday	Thursday		
Collection Days																			
Garbage	Recycling	Horticulture																	
Thursday	Thursday	Thursday																	

Flood and Storm Information

Generated on 9/30/2025 10:18 AM

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

[Evacuation Zone](#)

Community	Panel	Version	Date	
071C	0558	G	11/17/2022	A

Generated on 9/30/2025 10:18 AM

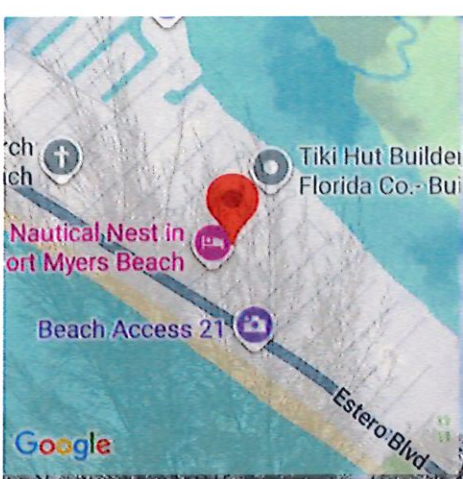
HEARING

EXHIBIT

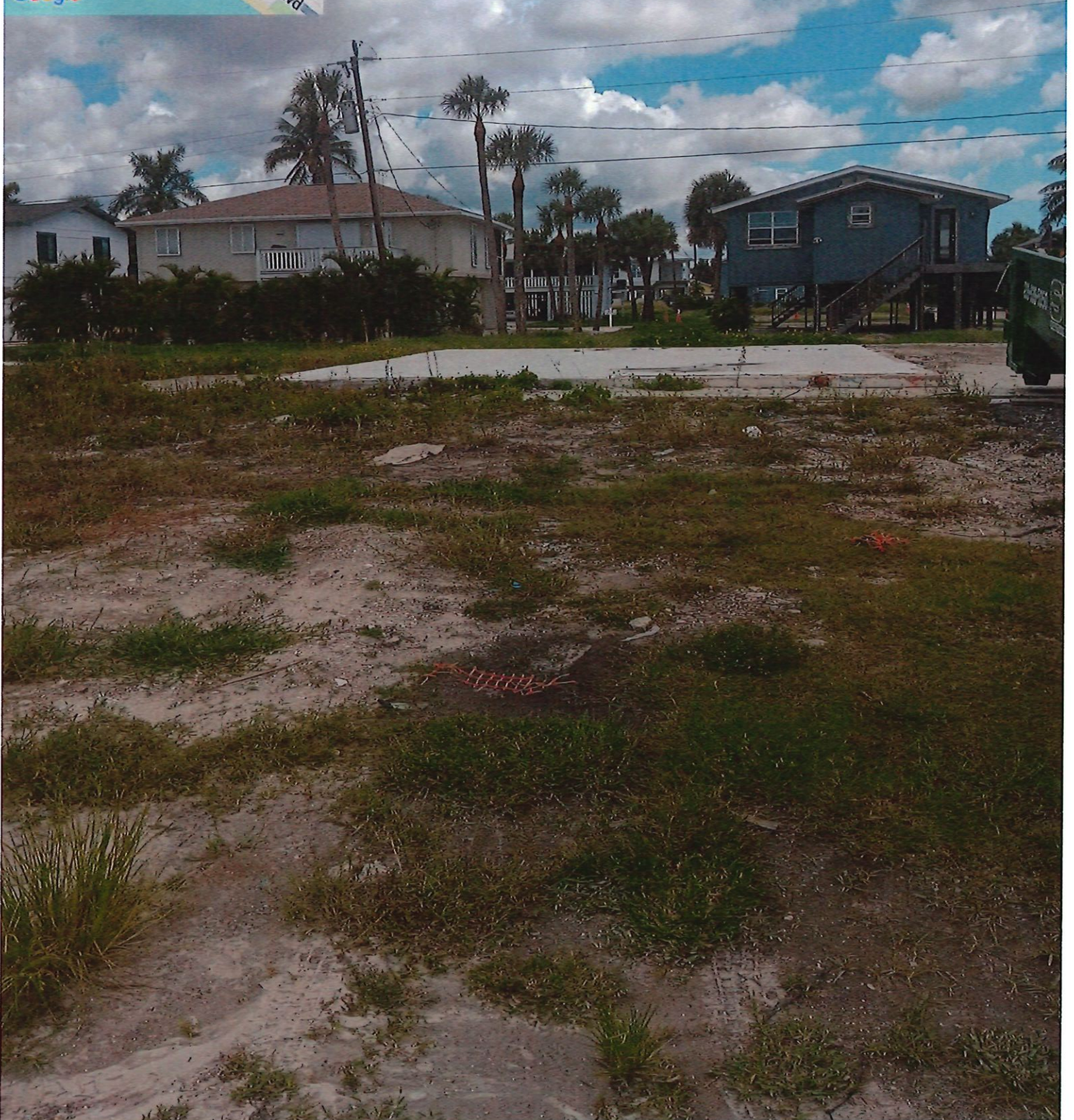
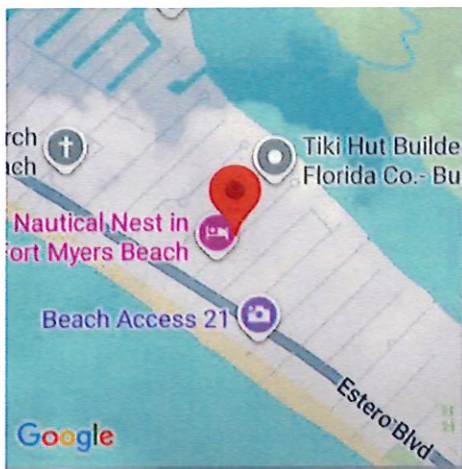
B

- Notice of Violation

Sep 29, 2025 2:08:36 PM
Fort Myers Beach



Sep 29, 2025 2:08:26 PM
Fort Myers Beach



Sep 29, 2025 2:08:39 PM

Fort Myers Beach

ch
ch

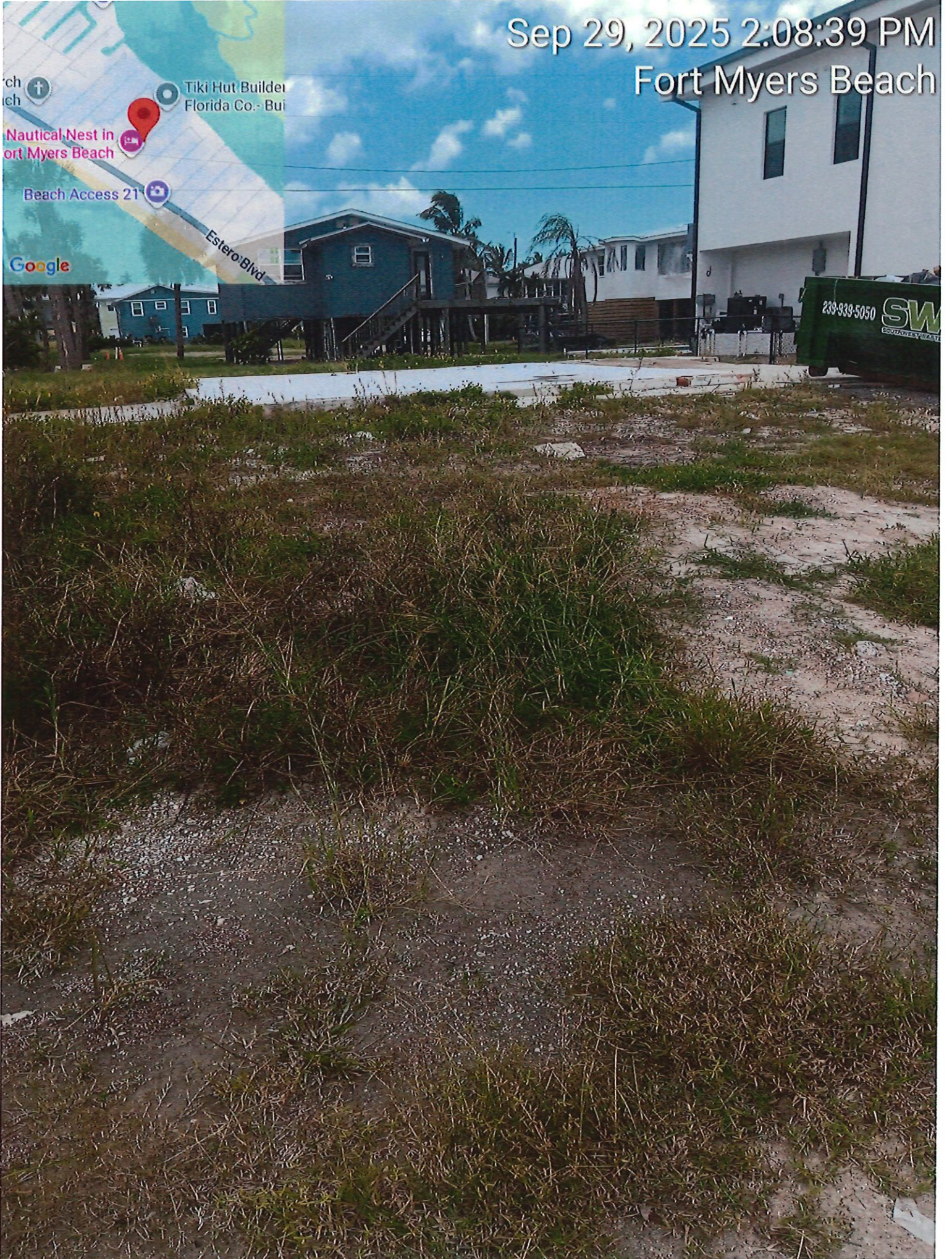
Tiki Hut Builder
Florida Co.- Bui

Nautical Nest in
Fort Myers Beach

Beach Access 21

Estero Blvd

Google



Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Ekonomiuk Radoslaw & Wesolowska Iwona
Property Address: 156 Hibiscus Dr
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Unsafe and unsecured hole.

Attachments:

1. 20251030_Hearing Exhibit A_Notice of Violation and Notice of Code Enforcement Hearing
2. 20251030_Hearing Exhibit B_InitialInspectionPhotos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 23, 2025



Traci Kohler, Deputy Town Manager

Date: October 23, 2025

nancy stuparich, Town Attorney

Date: October 24, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 24, 2025

Amy Baker, Town Clerk

Date: October 24, 2025

HEARING

EXHIBIT

A

- Notice of Violation and Code Enforcement Hearing



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: **20251030**

Owner: **EKONOMIUK RADOSLAW & WESOLOWSKA IWONA**

Mailing Address: 229 Hillandale Dr, Bloomingdale, IL 60108

Property Address: **156 HIBISCUS DR**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134746

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, A violation was discovered for the sink hole on property causing a safety concern to the General Public. All are identified as violations of the Town's Codes:

Sec. 6-1. – Adoption of International Property Maintenance Code; 301.3 Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Fill in sink hole on property with a suitable material. In example but not limited to using a combination of soil, gravel, and other materials in order to create a stable base and fill in the void left by the sinkhole to correct the safety concern to the General Public. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits (2) Continue to maintain grass and or weeds to under 12" in height throughout the property. This was not a Violation at this time. The grass and or weeds are close to being in Violation of Sec. 6-2, Amendments (Weeds) 302.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge

of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

Compliance 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 Code Enforcement Officer at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th DAY OF NOVEMBER 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 Saturday, October 18, 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.

T. Hoffman



Signature

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1347 46

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

\$

20251030

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

Here

OCT 01 2025

Postage

\$

Sent by:

Total Postage and Fees

156 HIBISCUS DR.

EKONOMIUK RADOSLAW &

WESOLOWSKA IWONA

229 HILLANDALE DR

BLOOMINGDALE, IL 60108

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

9569 0710 5270 3142 1347 46

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 \$ 20251030

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
Post Office Here

OCT 01 2025

Sent by: [Signature]

156 HIBISCUS DR
EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

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

9569 0710 5270 3142 1347 46

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☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Town of Fort Myers Beach
Post Office Here

OCT 01 2025

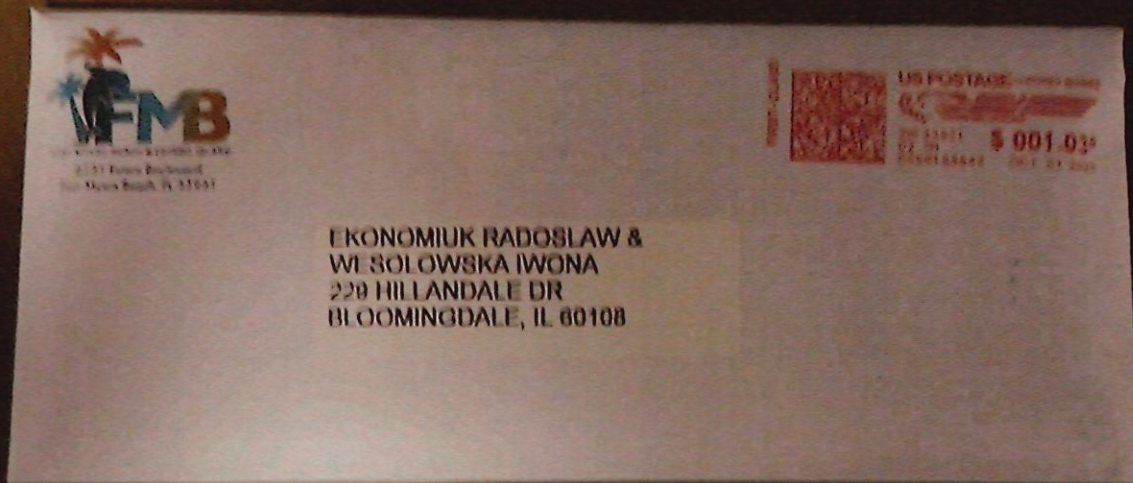
Sent by: [Signature]

156 HIBISCUS DR
EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

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



Oct 1, 2025 2:13:41 PM
Fort Myers Beach





TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

FMB Case Number:	20251030
Certified Mail:	9589071052703142134746
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 156 Hibiscus Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 29-46-24-W2-01425.0000

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 #20251030. For the sink hole on property causing a safety concern to the General Public. 156 Hibiscus 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/01/2025 to the following:

EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

(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 156 Hibiscus 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.
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 1st day of October 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.

FORT MYERS BEACH ESTERO ISLAND

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



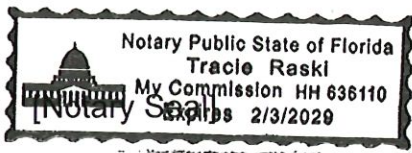
FMBgov.com

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

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.

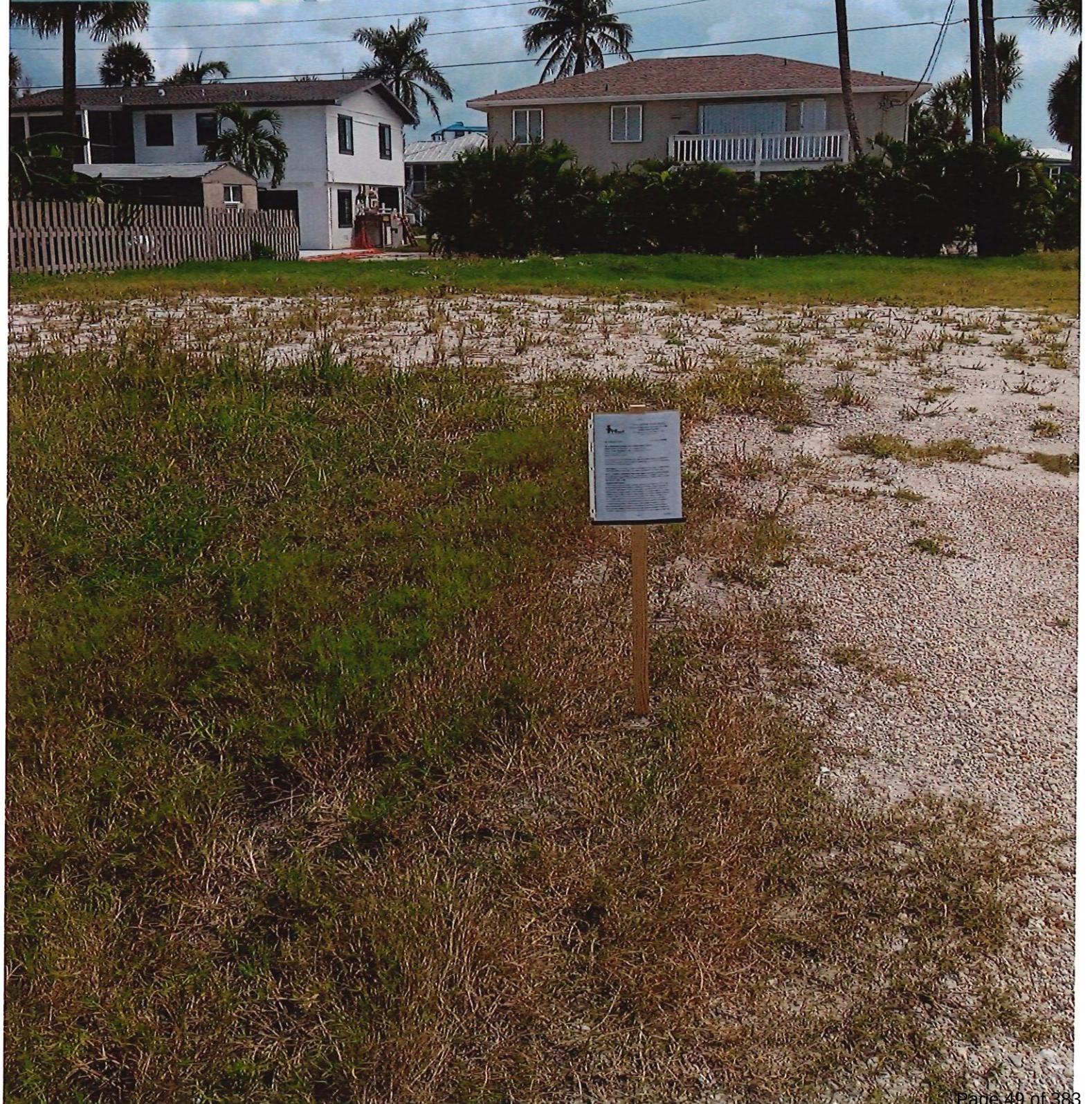
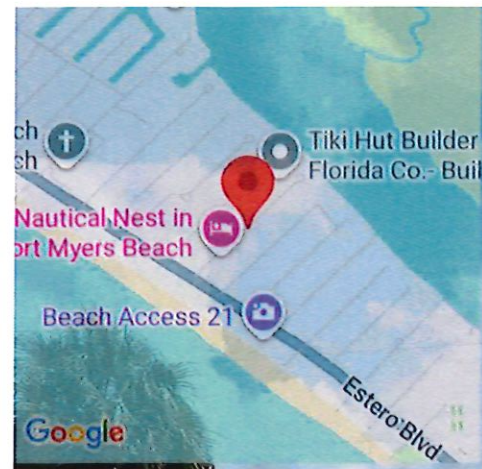



Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

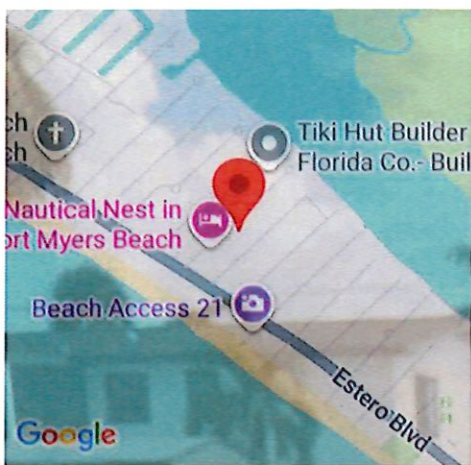
FORT MYERS BEACH ESTERO ISLAND

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

Oct 1, 2025 1:34:39 PM
Fort Myers Beach



Oct 1, 2025 1:34:30 PM
Fort Myers Beach



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: 20251030

Owner: EKONOMIUK RADOSLAW & WESOLOWSKA IWONA
Mailing Address: 229 Hillandale Dr, Bloomington, IL 60108
Property Address: 156 HIBISCUS DR, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134746
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

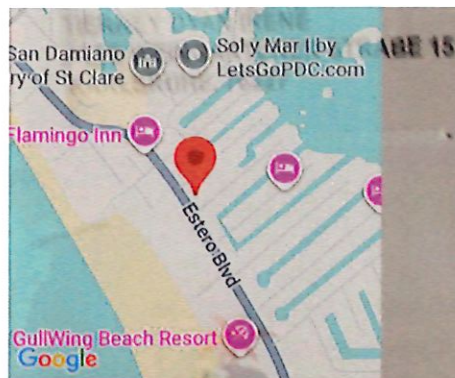
Code Violations: On 09/29/2025, A violation was discovered for the sink hole on property causing a safety concern to the General Public. All are identified as violations of the Town's Codes:

Sec. 6-1. - Adoption of International Property Maintenance Code; 301.3 Vacant structures and land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Corrective Action Required:

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Page 1 of 4



Oct 1, 2025 2:06:32 PM
Fort Myers Beach

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: 20251030

Owner: EKONOMIUK RADOSLAW & WESOLOWSKA IWONA
Mailing Address: 229 Hillandale Dr, Bloomingdale, IL 60108
Property Address: 156 HIBISCUS DR, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134746
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, A violation was discovered for the sink hole on property causing a safety concern to the General Public. All are identified as violations of the Town's Codes:

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Page 1 of 4



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W2-01425.0000
Alternate Key:
2100535904
Millage Code:
032

Site Address/Legal Description:
156 HIBISCUS DR
LEILANI PB 14 PG 21 LOT 25

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

2024 Real Estate Tax Notice

Exemptions/Values

Market Value	451,322
Assessed Value	451,322
Taxable Value	356,410



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

★ See message below.

EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

Paid 11/12/2024 DP-00-02769113 \$5,066.94

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	356,410	0	356,410	1,340.92
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	451,322	0	451,322	1,014.57
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	451,322	0	451,322	1,371.12
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	356,410	0	356,410	352.85
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	356,410	0	356,410	33.79
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	356,410	0	356,410	11.65
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	356,410	0	356,410	36.57
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	356,410	0	356,410	997.95
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	356,410	0	356,410	40.02
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	356,410	0	356,410	57.45
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	356,410	0	356,410	7.13
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	356,410	0	356,410	14.04

Non-Ad Valorem Assessments Levying Authority



Basis Amount

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,278.06

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: 29-46-24-W2-01425.0000

Site Address: 156 HIBISCUS DR

Alternate Key: 2100535904

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

EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLANDALE DR
BLOOMINGDALE, IL 60108

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



Paid 11/12/2024 DP-00-02769113 \$5,066.94



Property Data

STRAP: 29-46-24-W2-01425.0000 Folio ID: 10229816

Tax Roll Value Letter 2025 ▾

Generated on 9/30/2025 6:43 AM

Owner Of Record - Tenants by Entirety [Change Mailing Address]



EKONOMIUK RADOSLAW &
WESOLOWSKA IWONA
229 HILLDALE DR
BLOOMINGDALE IL 60108

Site Address

Site Address maintained by **E911 Program Addressing**

156 HIBISCUS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 25

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 21 for the book and page numbers.

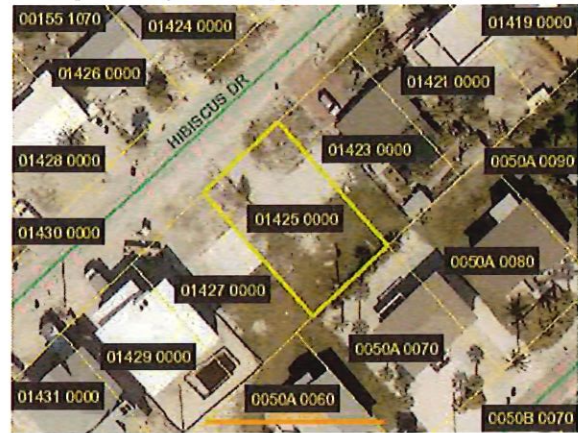
Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	29	01425	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4414	-81.92597		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/09/2025

Property Values / Exemptions / TRIM Notices

Generated on 9/30/2025 6:43 AM

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)	443,681	443,681	443,681	392,051	0	0	392,051
2024 / Additional Info	2024 (Final Value)	451,322	451,322	451,322	356,410	0	0	356,410
2023 / Additional Info	2023 (Final Value)	324,009	323,999	324,009	324,009	0	0	324,009

2022 / Additional Info	2022 (Final Value)	428,907	264,000	428,907	256,589	55,000	0	201,589
2021 / Additional Info	2021 (Final Value)	291,225	192,400	291,225	249,116	55,000	0	194,116
2020 / Additional Info	2020 (Final Value)	248,712	192,400	248,712	245,677	55,000	0	190,677
2019 / Additional Info	2019 (Final Value)	242,244	177,900	242,244	240,153	55,000	0	185,153
2018 / Additional Info	2018 (Final Value)	239,830	177,900	239,830	235,675	55,000	0	180,675
2017 / Additional Info	2017 (Final Value)	243,059	169,400	243,059	243,059	0	0	243,059
2016	2016 (Final Value)	225,767	169,400	225,767	94,004	94,004	0	0
2015	2015 (Final Value)	205,396	169,400	205,396	93,351	93,351	0	0
2014	2014 (Final Value)	191,799	110,000	191,799	92,610	92,610	0	0
2013	2013 (Final Value)	162,602	135,500	162,602	91,241	91,241	0	0
2012	2012 (Final Value)	155,496	115,000	155,496	89,716	75,500	0	14,216
2011	2011 (Final Value)	147,334	115,000	147,334	87,103	75,500	0	11,603
2010	2010 (Final Value)	158,174	130,000	158,174	85,816	75,500	0	10,316
	2009 (Final Value)	179,980	150,000	179,980	83,560	75,500	0	8,060
	2008 (Final Value)	225,590	180,000	225,590	83,470	75,500	0	7,970
	2007 (Final Value)	306,760	250,000	0	81,040	25,500	0	55,540
	2006 (Final Value)	311,330	230,000	0	79,070	25,500	0	53,570
	2005 (Final Value)	233,490	165,000	0	76,760	25,500	0	51,260
	2004 (Final Value)	190,640	150,000	0	74,530	25,000	0	49,530
	2003 (Final Value)	164,220	100,000	0	73,140	25,000	0	48,140
	2002 (Final Value)	129,200	40,000	0	71,420	25,000	0	46,420
	2001 (Final Value)	103,390	40,000	0	70,300	25,000	0	45,300
	2000 (Final Value)	79,080	33,900	0	68,250	25,000	0	43,250
	1999 (Final Value)	87,290	33,900	0	66,460	25,000	0	41,460
	1998 (Final Value)	73,460	33,900	0	65,410	25,000	0	40,410
	1997 (Final Value)	73,360	33,900	0	64,320	25,000	0	39,320
	1996 (Final Value)	68,270	34,190	0	62,450	25,000	0	37,450
	1995 (Final Value)	68,780	34,190	0	60,930	25,000	0	35,930
	1994 (Final Value)	59,320	28,500	0	59,320	25,000	0	34,320
	1993 (Final Value)	63,720	27,650	0	63,720	25,000	0	38,720
	1992 (Final Value)	65,260	27,650	0	65,260	25,000	0	40,260

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 9/29/2025)

Generated on 9/30/2025 6:43 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot



Property Details (2025 TRIM)

Generated on 9/30/2025 6:43 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

Taxing Authorities

Generated on 9/30/2025 6:43 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 9/30/2025 6:43 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
290,000.00	11/02/2022	2022000332506	37		I
255,000.00	03/02/2017	2017000044894	01		I
0.00	10/01/2016	2017000044889	11		I

10.00	02/14/2013	2013000037481	11	
100.00	04/21/2004	4302/4813	01	
0.00	03/01/2004	2013000037479	11	
100.00	07/01/1992	2316/790	01	
33,500.00	03/01/1978	1258/965	06	

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **14** and **21** 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 9/30/2025 6:43 AM

Permit Number	Permit Type	Date
236134	Demolition	10/25/2023
225184	Electric	01/04/2023
ROF16-0101	Roof	09/08/2016

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 9/30/2025 6:43 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-14-00025.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/30/2025 6:43 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount										
001 - Service Area 1	R - Residential Category		0	0.00										
<table> <tr> <td>Garbage</td><td>Collection Days</td><td>Recycling</td><td>Horticulture</td><td></td></tr> <tr> <td>Thursday</td><td>Thursday</td><td>Thursday</td><td>Thursday</td><td></td></tr> </table>					Garbage	Collection Days	Recycling	Horticulture		Thursday	Thursday	Thursday	Thursday	
Garbage	Collection Days	Recycling	Horticulture											
Thursday	Thursday	Thursday	Thursday											

Flood and Storm Information

Generated on 9/30/2025 6:43 AM

Community

Panel

Version

Date

Evacuation Zone

071C

0558

G

11/17/2022

A

Generated on 9/30/2025 6:43 AM

Exhibit B

- **Initial Inspection Photographs**

Sep 29, 2025 1:55:20 PM

Fort Myers Beach

Tiki Hut Builder
Florida Co.- Buil

Nautical Nest in
Fort Myers Beach

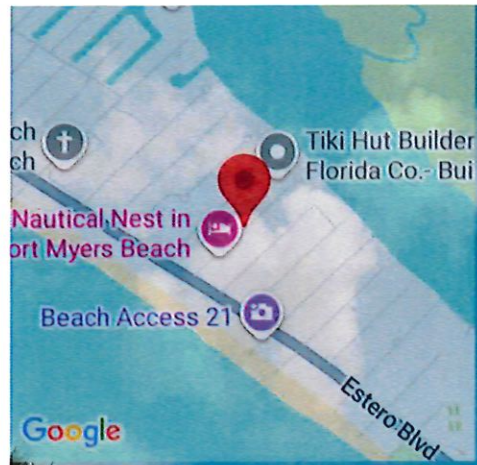
Beach Access 21

Estero Blvd

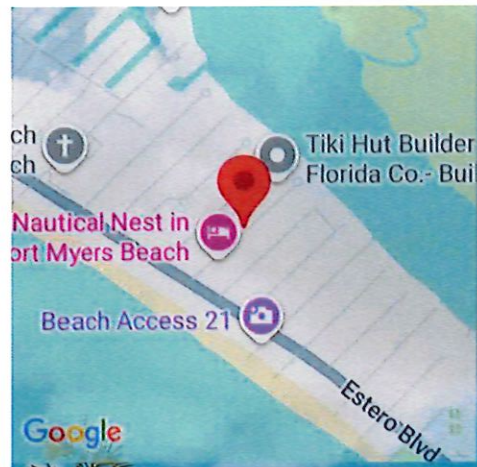
Google



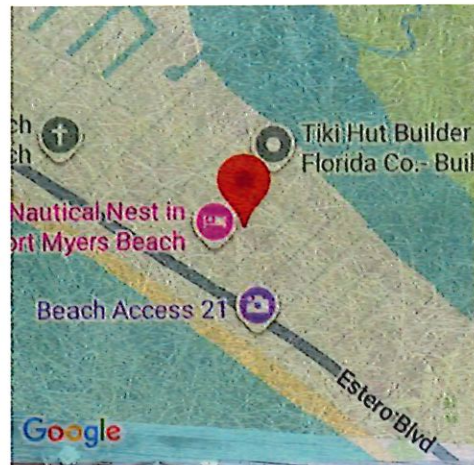
Sep 29, 2025 1:54:20 PM
Fort Myers Beach



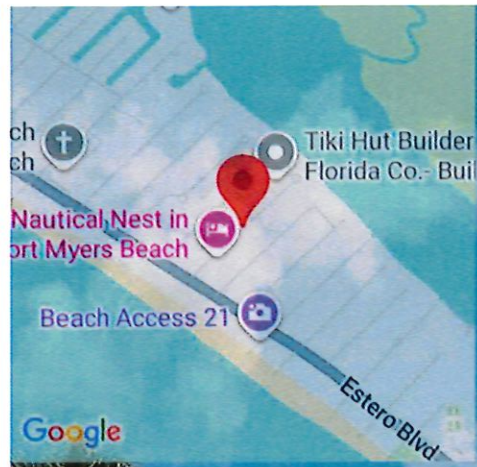
Sep 29, 2025 1:54:40 PM
Fort Myers Beach



Sep 29, 2025 1:55:13 PM
Fort Myers Beach



Sep 29, 2025 1:54:48 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Hall Peggy Craft L/E
Property Address: 161 Hibiscus Dr
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20251032_Hearing Exhibit A_ Notice of Violation and Notice of Code Enforcement Hearing
2. 20251032_Hearing Exhibit B_ Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 23, 2025



Traci Kohler, Deputy Town Manager

Date: October 23, 2025

nancy stuparich, Town Attorney

Date: October 24, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 24, 2025

Amy Baker, Town Clerk

Date: October 24, 2025

HEARING

EXHIBIT

A

- Notice of Violation abd Notice of Code Enforcement Hearing



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: **20251032**

Owner: **HALL PEGGY CRAFT L/E**

Mailing Address: 161 Hibiscus Dr, Fort Myers Beach, FL 33931

Property Address: **161 HIBISCUS DR**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134753

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. For the Pool on Property not being properly secured with proper fencing and containing stagnant water causing safety concerns to the General Public.

All are identified as violations of the Town's Codes:

Sec. 6-2, – Amendments. (Weeds). ection 302.4 Weeds, is hereby amended to read as follows:

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

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

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Mow and / or trim all grass and weeds to under 12 inches in height throughout the property and maintain per Town Code Requirements (2) Install proper fencing to secure the pool on property. Temporary orange construction fencing will no longer satisfy the requirement for properly securing a pool on property. Properly Drain and or remove stagnant water from pool per Town Code Requirements to correct unsafe conditions to the General Public. It is recommended that you contact permitting at 239-765-0202 to obtain any required permits.

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 Code Enforcement Officer at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th DAY OF NOVEMBER 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 Saturday, October 18, 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.**

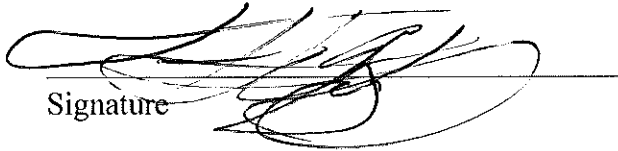
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

T. Hoffman

Signature 

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1347 53

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	20251032
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: 	
161 HIBISCUS DR	
HALL PEGGY CRAFT L/E	
161 HIBISCUS DR	
FORT MYERS BEACH, FL 33931	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1347 53

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 \$ 20251032

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

☐ Return Receipt (hardcopy) \$

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

☐ Certified Mail Restricted Delivery \$ Here

☐ Adult Signature Required \$ OCT 01 2025

☐ Adult Signature Restricted Delivery \$

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 161 HIBISCUS DR

HALL PEGGY CRAFT L/E
 161 HIBISCUS DR
 FORT MYERS BEACH, FL 33931

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

9589 0710 5270 3142 1347 53

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 \$ 20251032

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

☐ Return Receipt (hardcopy) \$

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

☐ Certified Mail Restricted Delivery \$ Here

☐ Adult Signature Required \$ OCT 01 2025

☐ Adult Signature Restricted Delivery \$

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 161 HIBISCUS DR

HALL PEGGY CRAFT L/E
 161 HIBISCUS DR
 FORT MYERS BEACH, FL 33931

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



Oct 1, 2025 2:14:36 PM
Fort Myers Beach



HALL PEGGY CRAFT L/E
161 HIBISCUS DR
FORT MYERS BEACH, FL 33931



HALL PEGGY CRAFT L/E
161 HIBISCUS DR
FORT MYERS BEACH, FL 33931



TOWN OF FORT MYERS BEACH,

Petitioner,

FMB Case Number:	20251032
Certified Mail:	9589071052703142134753
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

vs.

HALL PEGGY CRAFT L/E
161 HIBISCUS DR
FORT MYERS BEACH, FL 33931

Site Address: 161 Hibiscus Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 29-46-24-W2-01424.0000

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 #20251032. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. For the Pool on Property not being properly secured with proper fencing and containing stagnant water causing safety concerns to the General Public. 161 Hibiscus 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/01/2025 to the following:

HALL PEGGY CRAFT L/E
161 HIBISCUS DR
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 161 Hibiscus 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.
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 1st day of October 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

FORT MYERS BEACH ESTERO ISLAND

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

Page 2 | 3



FMBgov.com

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



[Notary Seal]

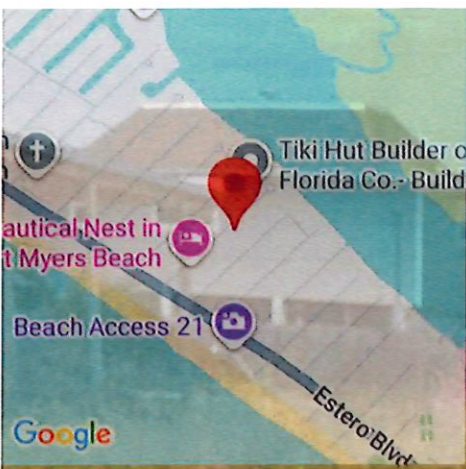

Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

Page 3 | 3

Oct 1, 2025 1:36:21 PM
Fort Myers Beach



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: 20251032

Owner: **HALL PEGGY CRAFT L/E**
Mailing Address: 161 Hibiscus Dr, Fort Myers Beach, FL 33931
Property Address: **161 HIBISCUS DR**, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134753
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. For the Pool on Property not being properly secured with proper fencing and containing stagnant water causing safety concerns to the General Public.

All are identified as violations of the Town's Codes:
Sec. 6-2, - Amendments. (Weeds). section 302.4 Weeds, is hereby amended to read as follows:

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

Page 1 of 4

Oct 1, 2025 1:36:31 PM
Fort Myers Beach





NOTICE OF VIOLATION
Oct 1, 2025 2:07:24 PM
Fort Myers Beach

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: 20251032

Owner: **HALL PEGGY CRAFT L/E**
Mailing Address: 161 Hibiscus Dr, Fort Myers Beach, FL 33931
Property Address: 161 HIBISCUS DR, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134753
Parcel: Standard First Class Mail

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Page 1 of 4

Page 1 of 4



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W2-01424.0000
Alternate Key:
2100535903
Millage Code:
032

Site Address/Legal Description:
161 HIBISCUS DR
LEILANI PB 14 PG 21 LOT 24

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	480,203
Assessed Value	480,203
Taxable Value	356,187

★ See message below.

HALL PEGGY CRAFT L/E
161 HIBISCUS DR
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	356,187	0	356,187	1,340.08
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	480,203	0	480,203	1,079.50
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	480,203	0	480,203	1,458.86
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	356,187	0	356,187	352.63
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	356,187	0	356,187	33.77
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	356,187	0	356,187	11.65
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	356,187	0	356,187	36.54
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	356,187	0	356,187	997.32
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	356,187	0	356,187	40.00
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	356,187	0	356,187	57.42
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	356,187	0	356,187	7.12
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	356,187	0	356,187	14.03



Non-Ad Valorem Assessments Levying Authority

Basis	Amount
-------	--------

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,428.92

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Cert #2510081
- ☐ If Received By
- ☐ Sep 30, 2025
- ☐ Oct 31, 2025
- ☐ Nov 26, 2025

Amount Due:

Bidder #89583
Please Pay
\$6,198.18
\$6,198.18
\$6,198.18

Phone/Email Contact: _____

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

Account: 29-46-24-W2-01424.0000

Site Address: 161 HIBISCUS DR

Alternate Key: 2100535903

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

HALL PEGGY CRAFT L/E
161 HIBISCUS DR
FORT MYERS BEACH, FL 33931

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



1 294624W2014240000 2024 4



Property Data

STRAP: 29-46-24-W2-01424.0000 Folio ID: 10229815

Tax Roll Value Letter 2025 ▾

Generated on 9/30/2025 8:57 AM

Owner Of Record - Life Estate

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



HALL PEGGY CRAFT L/E
161 HIBISCUS DR
FORT MYERS BEACH FL 33931

Site Address

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

161 HIBISCUS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 24

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 21 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	29	01424	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44175	-81.9262		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/14/2025

Property Values / Exemptions / TRIM Notices

Generated on 9/30/2025 8:57 AM

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)	472,397	443,681	472,397	391,806	0	0	391,806
2024 / Additional Info	2024 (Final Value)	480,203	451,322	480,203	356,187	0	0	356,187
2023 / Additional Info	2023 (Final Value)	323,806	323,796	323,806	323,806	0	0	323,806

2022 / Additional Info	2022 (Final Value)	601,329	264,000	601,329	317,110	50,000	0	267,110
2021 / Additional Info	2021 (Final Value)	373,119	192,400	373,119	301,264	50,000	0	251,264
2020 / Additional Info	2020 (Final Value)	322,191	192,400	322,191	297,105	50,000	0	247,105
2019 / Additional Info	2019 (Final Value)	314,115	177,900	314,115	290,425	50,000	0	240,425
2018 / Additional Info	2018 (Final Value)	310,077	177,900	310,077	285,010	50,000	0	235,010
2017 / Additional Info	2017 (Final Value)	313,310	169,400	313,310	279,148	50,000	0	229,148
2016	2016 (Final Value)	304,552	169,400	304,552	273,406	50,000	0	223,406
2015	2015 (Final Value)	271,505	169,400	271,505	271,505	50,000	0	221,505
2014	2014 (Final Value)	247,505	110,000	247,505	104,414	50,500	0	53,914
2013	2013 (Final Value)	183,095	135,500	183,095	102,871	50,500	0	52,371
2012	2012 (Final Value)	181,219	115,000	181,219	101,151	50,500	0	50,651
2011	2011 (Final Value)	160,989	115,000	160,989	98,205	50,500	0	47,705
2010	2010 (Final Value)	172,175	130,000	172,175	96,754	50,500	0	46,254
	2009 (Final Value)	193,380	150,000	193,380	94,210	50,500	0	43,710
	2008 (Final Value)	240,030	180,000	240,030	94,110	50,500	0	43,610
	2007 (Final Value)	318,520	250,000	0	91,370	25,500	0	65,870
	2006 (Final Value)	324,170	230,000	0	89,140	25,500	0	63,640
	2005 (Final Value)	239,430	165,000	0	86,550	25,500	0	61,050
	2004 (Final Value)	197,760	150,000	0	84,030	25,500	0	58,530
	2003 (Final Value)	170,460	100,000	0	82,460	25,500	0	56,960
	2002 (Final Value)	132,870	40,000	0	80,530	25,500	0	55,030
	2001 (Final Value)	108,550	40,000	0	79,260	25,500	0	53,760
	2000 (Final Value)	83,210	33,900	0	76,950	25,500	0	51,450
	1999 (Final Value)	90,950	33,900	0	74,930	25,500	0	49,430
	1998 (Final Value)	80,670	33,900	0	73,750	25,500	0	48,250
	1997 (Final Value)	80,570	33,900	0	72,520	25,500	0	47,020
	1996 (Final Value)	75,400	34,660	0	70,410	25,500	0	44,910
	1995 (Final Value)	75,800	34,660	0	68,690	25,500	0	43,190
	1994 (Final Value)	66,890	28,500	0	66,890	25,500	0	41,390
	1993 (Final Value)	71,640	27,650	0	71,640	25,500	0	46,140
	1992 (Final Value)	73,320	27,650	0	73,320	25,500	0	47,820

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 9/29/2025)

Generated on 9/30/2025 8:57 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot



Property Details (2025 TRIM)

Generated on 9/30/2025 8:57 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

Taxing Authorities

Generated on 9/30/2025 8:57 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 9/30/2025 8:57 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	11/13/2024	2025000005572	11		I
10.00	08/24/2022	2022000328492	11		I
800,000.00	05/17/2022	2022000167724	01		I

280,000.00	09/09/2014	2014000195142	01	I
219,000.00	02/28/2014	2014000041708 Sales Questionnaire Complete	01	I
100.00	01/19/2006	2006000033500	01	I
0.00	05/01/1978	1273/1305	03	I
38,000.00	06/01/1974	1042/1888		

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **14** and **21** 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 9/30/2025 8:57 AM

Permit Number	Permit Type	Date
236305	Demolition	08/05/2024
ELE18-0229	Electric	08/20/2018
ROF2004-06196	Roof	02/02/2005

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 9/30/2025 8:57 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-14-00024.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/30/2025 8:57 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0558	G	11/17/2022	A

HEARING

EXHIBIT

B

- Notice of Violation

Sep 29, 2025 1:58:17 PM

Fort Myers Beach

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Tiki Hut Builder
Florida Co.-Bui

Nautical Nest in
Fort Myers Beach

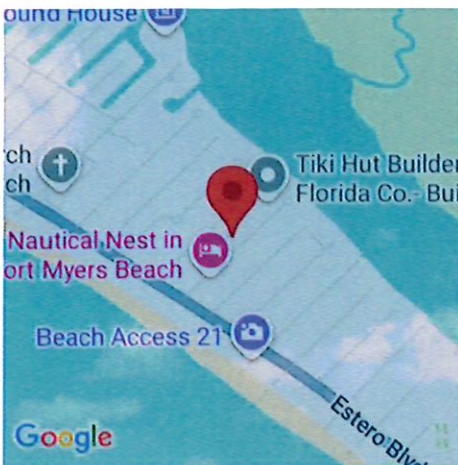
Beach Access 21

Estero Blvd

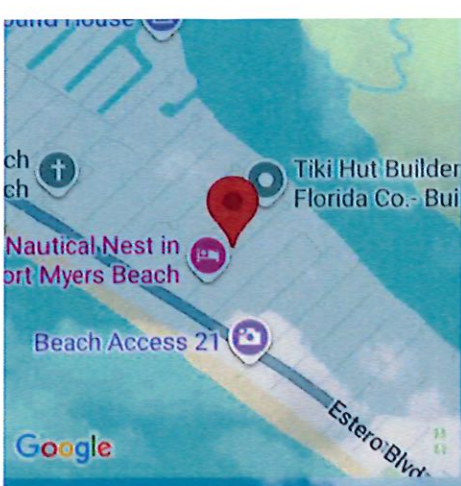
Google



Sep 29, 2025 1:58:35 PM
Fort Myers Beach

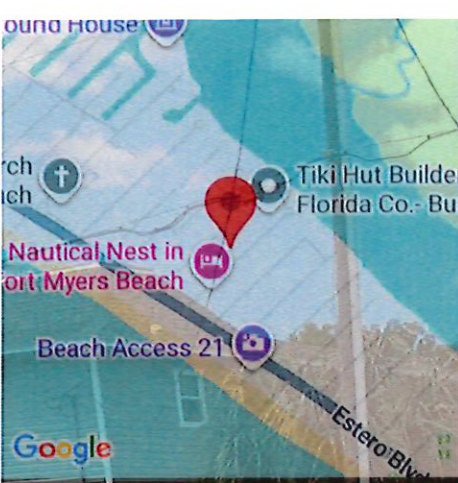


Sep 29, 2025 1:58:08 PM
Fort Myers Beach

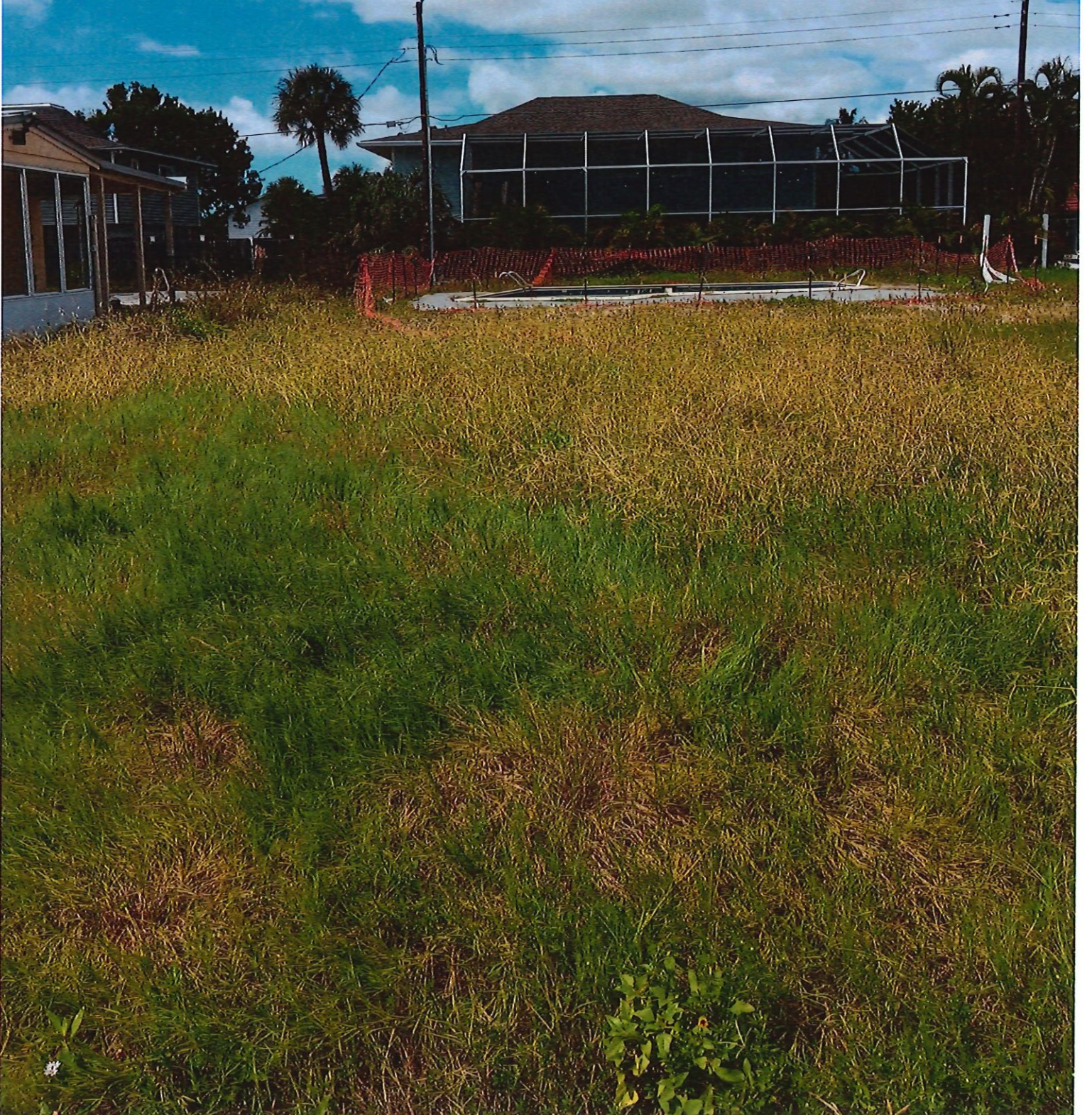
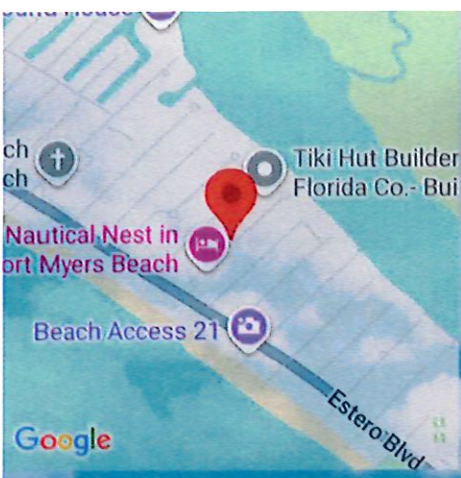


Sep 29, 2025 1:58:46 PM

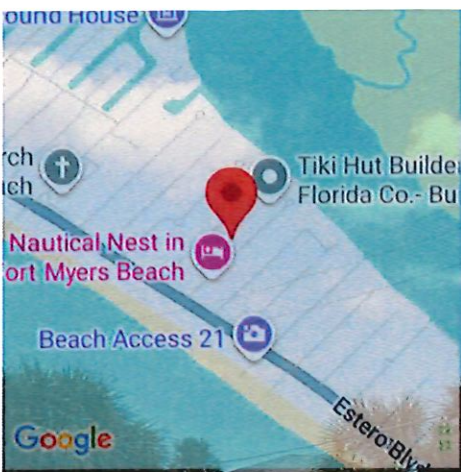
Fort Myers Beach



Sep 29, 2025 1:57:56 PM
Fort Myers Beach



Sep 29, 2025 1:58:44 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Traitel Ana & Lopez Mario A Pinot
Property Address: 167 Hibiscus Dr
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20251034_Hearing Exhibit A_ Notice of Violation and Notice of Code Enforcement Hearing

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 23, 2025



Traci Kohler, Deputy Town Manager

Date: October 23, 2025

nancy stuparich, Town Attorney

Date: October 24, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

HEARING

EXHIBIT

A

- Notice of Violation and Notice of Code Enforcement Hearing



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 20251034

Owner: **TRAITEL ANA & LOPEZ MARIO A PINOT**

Mailing Address: 3585 Northcrest Rd. Atlanta, GA 30340

Property Address: **167 HIBISCUS DR**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134722

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Plywood, White Paint buckets full of rubbish, Window against camper/RV and all other miscellaneous construction debris and or items throughout the property. 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.

All are identified as violations of the Town's Codes:

LDC Sec. 6-1. – Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Clear property of all trash, rubbish and/or debris In example but not limited to: Plywood, White Paint buckets full of rubbish, Window against camper/RV and all other miscellaneous construction debris and or items throughout the property and Maintain property per Town Code Requirements. (2)) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator). (3) Provide any and all documentation required for the permit. (4) 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 Code Enforcement Officer at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th DAY OF NOVEMBER 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 Saturday, October 18, 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.

T. Hoffman

A handwritten signature in black ink, appearing to be 'T. Hoffman', written over a horizontal line.

Signature

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1347 22

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Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	20251034
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	Town of Fort Myers Beach Postmark Here OCT 01 2025
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	Sent by: 
Total Postage and Fees	\$	167 HIBISCUS DR
TRAITEL ANA & LOPEZ MARIO A PINTO 3585 NORTHCREST RD ATLANTA, GA 30340		

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3142 1347 22

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OFFICIAL USE

Certified Mail Fee	\$	20251034
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	Town of Fort Myers Beach Postmark Here OCT 01 2025
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	Sent by: 
Total Postage and Fees	\$	167 HIBISCUS DR
TRAITEL ANA & LOPEZ MARIO A PINTO 3585 NORTHCREST RD ATLANTA, GA 30340		

PS Form 3800, January 2020 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 3142 1347 22

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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**

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TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

TRAITEL ANA &
LOPEZ MARIO A PINOT
3585 NORTHCREST RD
ATLANTA, GA 30340

FMB Case Number:	20251034
Certified Mail:	9589071052703142134722
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 167 Hibiscus Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 29-46-24-W2-01422.0000

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 #20251034. For failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Plywood, White Paint buckets full of rubbish, Window against camper/RV and all other miscellaneous construction debris and or items throughout the property. 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. 167 Hibiscus 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/01/2025 to the following:

TRAITEL ANA &
LOPEZ MARIO A PINOT
3585 NORTHCREST RD
ATLANTA, GA 30340

(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 167 Hibiscus 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.
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 1st day of October 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

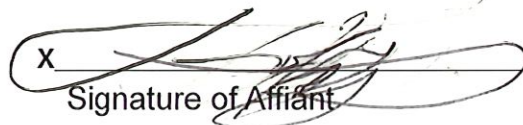
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931



FMBgov.com

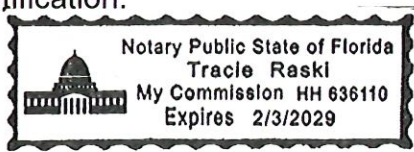
Dan Allers, Mayor | Jim Atterholt, Vice Mayor | John R. King, Council Member | Scott Safford, Council Member | Karen Woodson, Council Member

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.

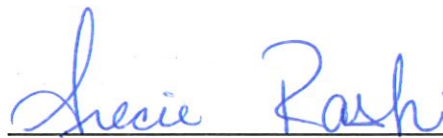
X 
Signature of Affiant

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.



[Notary Seal]

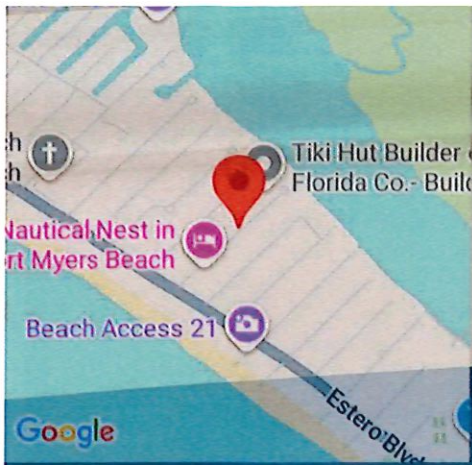

Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

Oct 1, 2025 1:38:11 PM

Fort Myers Beach



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 20251034

Owner: **TRAITEL ANA & LOPEZ MARIO A PINOT**
Mailing Address: 3585 Northerest Rd. Atlanta, GA 30340
Property Address: **167 HIBISCUS DR, Fort Myers Beach, FL 33931**
Certified Mail# 9589071052703142134722
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 09/29/2025, Violations were discovered for failure to keep the exterior of the property free of rubbish and/ or debris. In example but not limited to: Plywood, White Paint buckets full of rubbish, Window against camper/RV and all other miscellaneous construction debris and or items throughout the property. 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.

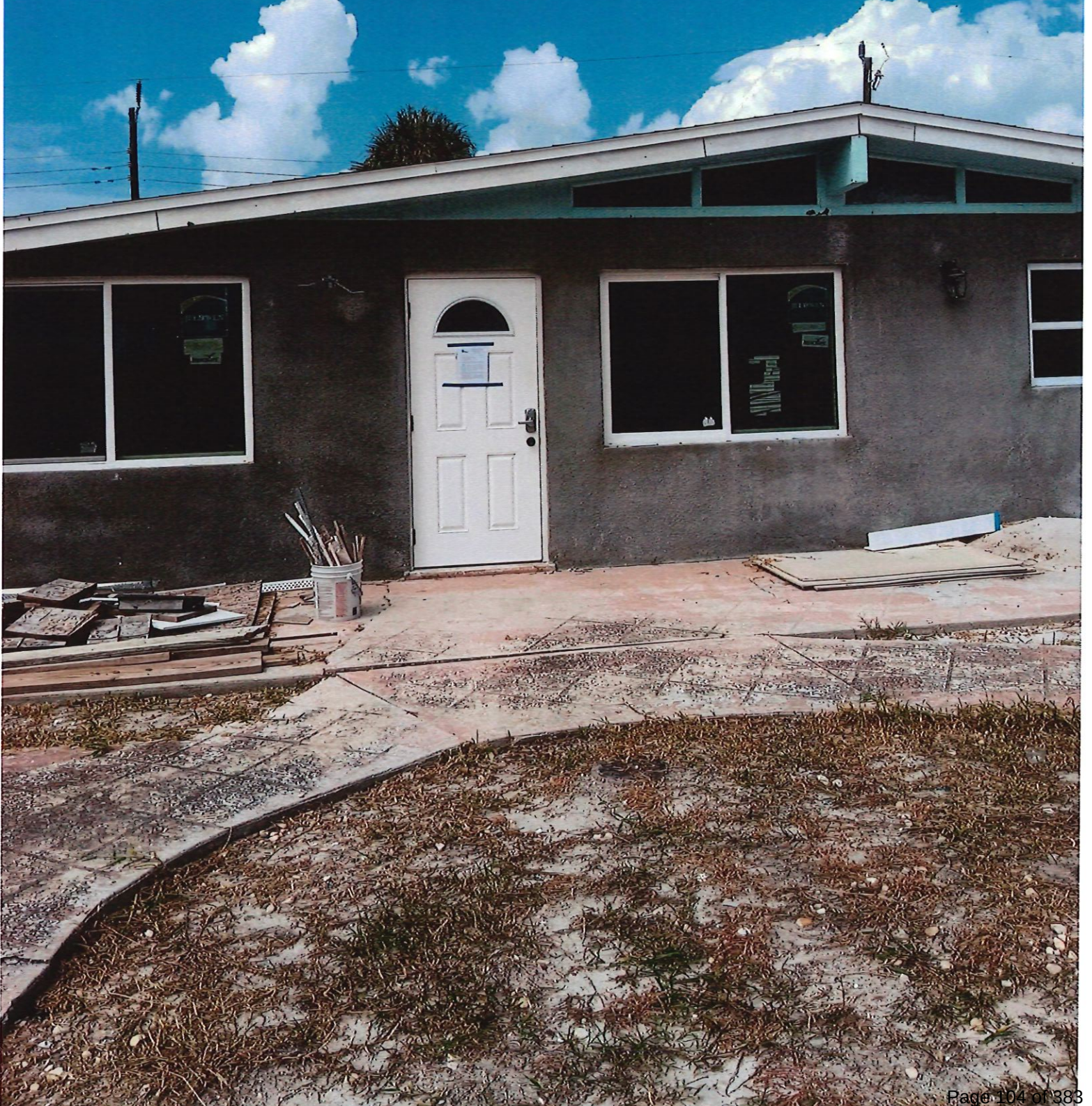
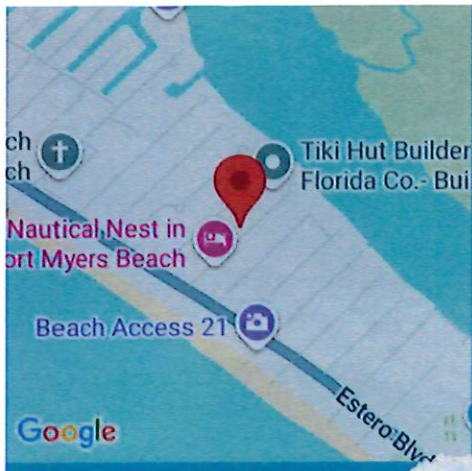
All are identified as violations of the Town's Codes:

LDC Sec. 6-1. – Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage. Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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.

Page 1 of 4

Oct 1, 2025 1:38:21 PM
Fort Myers Beach



Fort Myers Beach



08/13/2025

Town of
COL
2731 Oak Street
Phone: (239) 76



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

Case Number 20251034

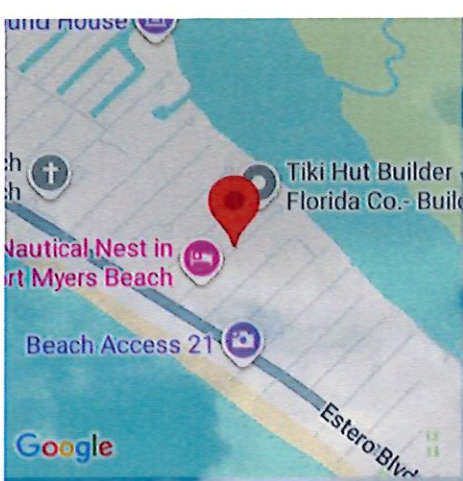
YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 29, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

All are identified as violations 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.

Page 1 of 4

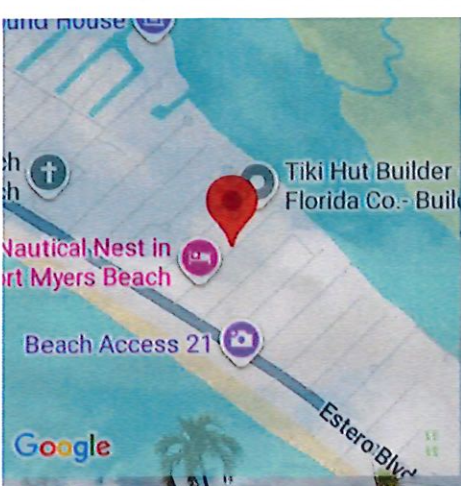
Sep 29, 2025 2:01:51 PM
Fort Myers Beach



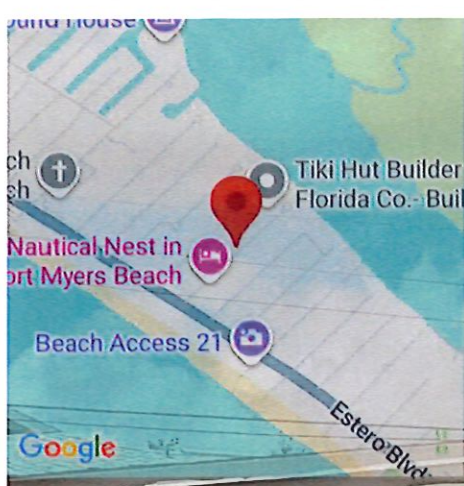
Sep 29, 2025 2:03:06 PM
Fort Myers Beach



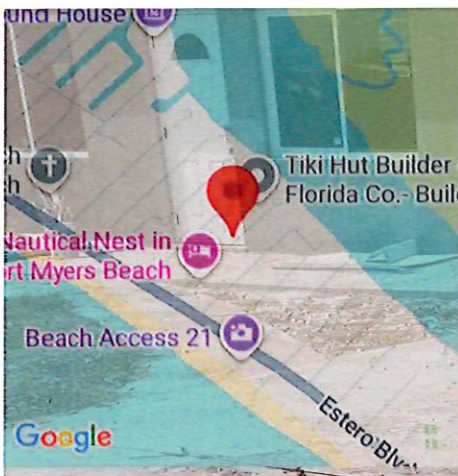
Sep 29, 2025 2:01:55 PM
Fort Myers Beach



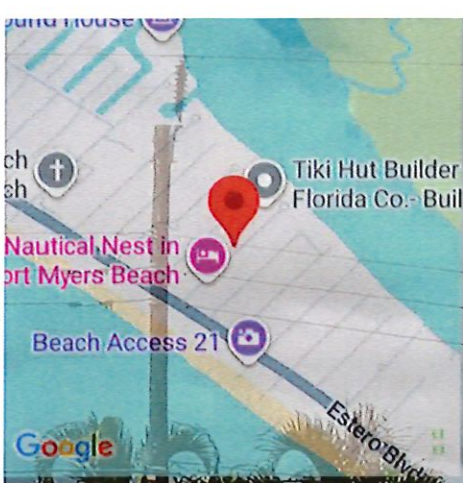
Sep 29, 2025 2:02:16 PM
Fort Myers Beach



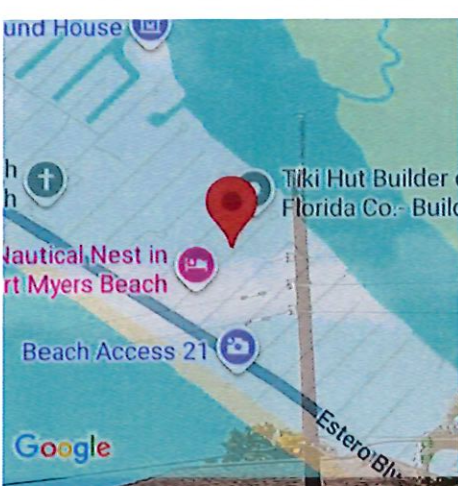
Sep 29, 2025 2:02:36 PM
Fort Myers Beach



Sep 29, 2025 2:02:13 PM
Fort Myers Beach



Sep 29, 2025 2:02:50 PM
Fort Myers Beach



**Property Data**

STRAP: 29-46-24-W2-01422.0000 Folio ID: 10229813

Tax Roll Value Letter 2025 ▼

Generated on 10/16/2025 10:34 AM

Owner Of Record - Tenants by Entirety
[\[Change Mailing Address\]](#)TRAITEL ANA &
LOPEZ MARIO A PINTO
3585 NORTHCREST RD
ATLANTA GA 30340**Site Address**Site Address maintained by [E911 Program Addressing](#)167 HIBISCUS DR
FORT MYERS BEACH FL 33931**Property Description**

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 22

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 21 for the book and page numbers.**Attributes and Location Details**

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	999
1st Year Building on Tax Roll	1961
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	01422	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44186	-81.92607		

[View Parcel on Google Maps](#)**[Tax Map Viewer] [View Comparables]****[Pictometry Aerial Viewer]****Image of Structure**[Photo Date November of 2021](#)☒ [View other photos](#)

Last Inspection Date: 02/05/2024

Property Values / Exemptions / TRIM Notices

Generated on 10/16/2025 10:34 AM

Property Details (Current as of 10/15/2025)

Generated on 10/16/2025 10:34 AM



01/1/1970 - 10/16/2025

Parcel Address	Permit #	Permit Date	Permit Type	Main Status	Permit Type	Type of Construction	Scope of Work	Issued Date	Expiration Date	Finaled Date	Closed Date	Owner Name
167 HERCULES DR	222291	10/24/2022		FINALED	zDemolition		Total Demolition	12/14/2022		1/24/2023		SHANOSKY ALLEN & CYNTHIA
167 HIBISCUS DR	240430	2/12/2024		ISSUED	Residential	N/A	Install Photovoltaic Solar Panels on Rooftop	3/7/2024	12/7/2024			TRAITTEL ANA & LOPEZ MARIO A PINTO
167 HIBISCUS DR	234856	7/24/2023		ISSUED	Residential	N/A	INSTALL 5 DUCTLESS UNITS	2/1/2024	8/1/2024			TRAITTEL ANA & LOPEZ MARIO A PINTO
167 HIBISCUS DR	234340	6/15/2023		HOLD	Residential	N/A	Hurricane Repairs	7/6/2023	8/23/2024			Ana Traitel & Mario Lopez
167 HIBISCUS DR	234339	6/15/2023		VOID	Residential	N/A	Interior & Exterior Remodel					TRAITTEL ANA & LOPEZ MARIO A PINTO
167 HIBISCUS DR	233497	4/27/2023		FINALED	Temporary Use	N/A	TEMPORARY POWER POLE	5/9/2023		5/9/2023		PINTRAIT HOLDINGS LLC
167 HIBISCUS DR	233029	4/7/2023		ISSUED	Temporary Use		Travel trailer 24'	4/7/2023	9/23/2025			PINTRAIT HOLDINGS LLC
167 HIBISCUS DR	232150	3/3/2023		ISSUED	Residential	N/A	RE WIRE SERVICE CHANGE	3/16/2023	9/12/2024			PINTRAIT HOLDINGS LLC
167 HIBISCUS DR	220315	3/1/2022		FINALED	zWindows / Door / Shutter		Replace front door and two windows at the front of the home	3/30/2022		9/14/2022		POHLMANN HERBERT CHARLES JR TR FOR HERBERT CHARLES POHTMANN JR TRUST



Permit # 220315

*Town of Fort Myers Beach
Building Department*

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

Approval Letter

Date:

Permit #: 220315

Address: 167 HIBISCUS DR

Applicant: King Arthur Construction Services

Scope of Work: Replace front door and two windows at the front of the home

Review Type	Reviewer	Review Status
Zoning Review	-	Not Required
Flood Review	Kristin Schumacher	Reviewed for Compliance
Plan Review	Dale Piecuch	Reviewed for Compliance
Stormwater Review	-	Not Required
Environmental Review	-	Not Required

Permit Conditions:



Permit # 220315

**Reviewed for Code
Compliance**

**Leave Design Pressure Stickers
on Windows until after
Inspection**

REVIEWED

By Dale Piecuch at 10:34 am, Mar 26, 2022

167 Hibiscus Dr.
Fort Myers Beach FL
33913

1 - Front Door Replace

2 - Replace Kitchen Window



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W2-01422.0000
Alternate Key:
2100535901
Millage Code:
032

Site Address/Legal Description:
167 HIBISCUS DR
LEILANI PB 14 PG 21 LOT 22

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

2024 Real Estate Tax Notice



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

Exemptions/Values
Market Value 443,273
Assessed Value 443,273
Taxable Value 443,273

★ See message below.

TRAITEL ANA &
LOPEZ MARIO A PINTO
3585 NORTHCREST RD
ATLANTA, GA 30340

Paid 12/31/2024 INT-00-03077219 \$6,073.00

Ad Valorem Taxes Levying Authority

LEE COUNTY GENERAL REVENUE
PUBLIC SCHOOL - BY LOCAL BOARD
PUBLIC SCHOOL - BY STATE LAW
TOWN OF FORT MYERS BEACH
SFL WATER MGMT-DISTRICT LEVY
SFL WATER MGMT-EVERGLADE CONST
SFL WATER MGMT-OKEECHOBEE LEVY
FORT MYERS BEACH FIRE CONTROL DISTRICT
FORT MYERS BEACH MOSQUITO
FORT MYERS BEACH LIBRARY
LEE COUNTY HYACINTH CONTROL
WEST COAST INLAND NAVIGATION DISTRICT

Telephone

239-533-2221
239-337-8215
239-337-8215
239-765-0202
561-686-8800
561-686-8800
561-686-8800
239-590-4200
239-247-1205
239-463-9691
239-694-2174
941-485-9402

Mill Rate

3.7623
2.2480
3.0380
0.9900
0.0948
0.0327
0.1026
2.8000
0.1123
0.1612
0.0200
0.0394

Assessed

443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273

Exemption

0
0
0
0
0
0
0
0
0
0
0
0

Taxable

443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273
443,273

Amount

1,667.73
996.48
1,346.66
438.84
42.02
14.50
45.48
1,241.16
49.78
71.46
8.87
17.46

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone
239-533-8000

Rate

0.0394

Basis
ACTL LEVY

Amount
320.38



2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$6,260.82

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.

Paid 12/31/2024 INT-00-03077219 \$6,073.00

Account: 29-46-24-W2-01422.0000

Site Address: 167 HIBISCUS DR

Alternate Key: 2100535901

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

TRAITEL ANA &
LOPEZ MARIO A PINTO
3585 NORTHCREST RD
ATLANTA, GA 30340

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



Return with payment



Property Data

STRAP: 29-46-24-W2-01422.0000 Folio ID: 10229813

Tax Roll Value Letter 2025 ▾

Generated on 9/30/2025 11:16 AM

Owner Of Record - Tenants by Entirety [Change Mailing Address]



TRAITEL ANA &
LOPEZ MARIO A PINTO
3585 NORTHCREST RD
ATLANTA GA 30340

Site Address

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

167 HIBISCUS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 22

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 14 and 21 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	999
1st Year Building on Tax Roll	1961
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	01422	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44186	-81.92607		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2024 ▶ ☐ View other photos

Last Inspection Date: 02/05/2024

Property Values / Exemptions / TRIM Notices

Generated on 9/30/2025 11:16 AM

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)	443,691	443,681	443,691	443,691	0	0	443,691
2024 / Additional Info	2024 (Final Value)	443,273	443,263	443,273	443,273	0	0	443,273
2023 / Additional Info	2023 (Corrected Value)	320,543	320,533	320,543	320,543	0	0	320,543
2022 / Additional Info	2022 (Final Value)	486,768	264,000	486,768	348,479	0	0	348,479

2021 / Additional Info	2021 (Final Value)	316,799	192,400	316,799	316,799	0	0	316,799
2020 / Additional Info	2020 (Final Value)	257,591	192,400	257,591	257,591	0	0	257,591
2019 / Additional Info	2019 (Final Value)	247,902	177,900	247,902	247,902	0	0	247,902
2018 / Additional Info	2018 (Final Value)	242,251	177,900	242,251	242,251	0	0	242,251
2017 / Additional Info	2017 (Final Value)	241,444	169,400	241,444	227,666	0	0	227,666
2016	2016 (Final Value)	241,832	169,400	241,832	206,969	0	0	206,969
2015	2015 (Final Value)	222,696	169,400	222,696	188,154	0	0	188,154
2014	2014 (Final Value)	204,101	110,000	204,101	171,049	0	0	171,049
2013	2013 (Final Value)	155,499	134,800	155,499	155,499	0	0	155,499
2012	2012 (Final Value)	162,593	115,000	162,593	162,593	0	0	162,593
2011	2011 (Final Value)	149,094	115,000	149,094	149,094	0	0	149,094
2010	2010 (Final Value)	159,645	130,000	159,645	159,645	0	0	159,645
	2009 (Final Value)	181,540	150,000	181,540	181,540	0	0	181,540
	2008 (Final Value)	228,350	180,000	228,350	228,350	0	0	228,350
	2007 (Final Value)	310,360	250,000	0	310,360	0	0	310,360
	2006 (Final Value)	316,900	230,000	0	316,900	0	0	316,900
	2005 (Final Value)	238,640	165,000	0	238,640	0	0	238,640
	2004 (Final Value)	193,650	150,000	0	193,650	0	0	193,650
	2003 (Final Value)	166,140	100,000	0	166,140	0	0	166,140
	2002 (Final Value)	129,030	40,000	0	129,030	0	0	129,030
	2001 (Final Value)	103,210	40,000	0	103,210	0	0	103,210
	2000 (Final Value)	80,350	33,900	0	80,350	25,000	0	55,350
	1999 (Final Value)	88,850	33,900	0	88,850	25,000	0	63,850
	1998 (Final Value)	77,520	33,900	0	77,520	0	0	77,520
	1997 (Final Value)	71,730	33,900	0	68,850	25,500	0	43,350
	1996 (Final Value)	66,840	33,900	0	66,840	25,500	0	41,340
	1995 (Final Value)	67,310	33,900	0	65,540	25,000	0	40,540
	1994 (Final Value)	63,810	28,500	0	63,810	25,000	0	38,810
	1993 (Final Value)	65,260	27,650	0	65,260	25,000	0	40,260
	1992 (Final Value)	67,270	27,650	0	67,270	25,000	0	42,270

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 9/29/2025)

Generated on 9/30/2025 11:16 AM

Land

Land Tracts

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

Buildings

Building 1 of 1

Building Characteristics

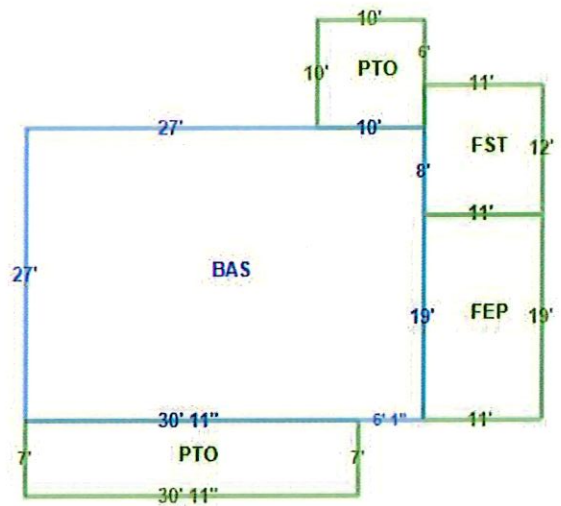
Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1961	1991
Building Subareas			
Description		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	999
FEP - FINISHED ENCLOSED PORCH		N	209
FST - FINISHED UTILITY		N	132
PTO - PATIO		N	316
Building Features			
Description		Year Added	Units
OUTDOOR SHOWER		1961	1
XTRA/ADDITIONAL A/C UNITS		2023	2

Building Front Photo



Photo Date: February of 2024

Building Footprint



Property Details (2025 TRIM)



Generated on 9/30/2025 11:16 AM

Land

Land Tracts

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

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	2.0	1961	1991

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
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FEP - FINISHED ENCLOSED PORCH	N	209
FST - FINISHED UTILITY	N	132
PTO - PATIO	N	316

Building Features

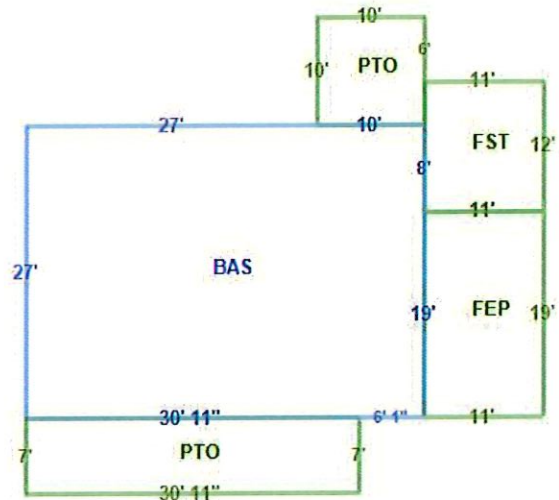
Description	Year Added	Units
OUTDOOR SHOWER	1961	1
XTRA/ADDITIONAL A/C UNITS	2023	2

Building Front Photo



Photo Date: February of 2024

Building Footprint



Taxing Authorities

Generated on 9/30/2025 11:16 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 9/30/2025 11:16 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	03/22/2023	2023000104430	11		I
400,000.00	01/20/2023	2023000025008	01		I
308,000.00	11/16/2020	2020000284678	01		I
		Sales Questionnaire Complete			
100.00	11/14/2008	2009000032493	03		I
100.00	09/04/2008	2009000032492	03		I
106,500.00	03/10/2000	3246/2256	06		I
93,500.00	07/31/1997	2851/2858	06		I
0.00	08/01/1995	2647/3262	03		I
33,750.00	11/01/1979	1389/2330	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 **14** and **21** 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 9/30/2025 11:16 AM

Permit Number	Permit Type	Date
240430	Electric	03/07/2024
234856	Building Remodel / Repair	02/01/2024
234340	Building Remodel / Repair	07/06/2023

233497	Electric	05/09/2023
233029	Mobile Home	04/07/2023
232150	Electric	03/16/2023
220315	Building Window / Door Replacement	03/30/2022
ELE17-0297	Electric	10/09/2017

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 9/30/2025 11:16 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-14-00022.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/30/2025 11:16 AM

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

Flood and Storm Information

Generated on 9/30/2025 11:16 AM

Flood Insurance Find my flood zone		Evacuation Zone		
Community	Panel	Version	Date	
071C	0558	G	11/17/2022	A

Generated on 9/30/2025 11:16 AM

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Yzaguirre Cynthia O L/E
Property Address: 4963 Estero Blvd
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Marcio Chavez

Narrative:

Attachments:

1. 20250858_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250858_Hearing Exhibit B_Notice of Violation
3. 20250858_Hearing Exhibit C_Case Status

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 23, 2025



Traci Kohler, Deputy Town Manager

Date: October 23, 2025

nancy stuparich, Town Attorney

Date: October 23, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 24, 2025

Amy Baker, Town Clerk

Date: October 24, 2025

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142
Respondent.

Case Number:	20250858
Certified Mail:	9589071052703142134647
Regular Mail:	Standard 1 st Class

Site Address: 4963 Estero Blvd
Parcel Strap No.: 28-46-24-W4-00400.0140

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 **Tuesday 11/04/2025 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



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

9589 0710 5270 3142 1346 47

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

\$

Send to

Street

City

YZAGUIRRE CYNTHIA O L/E

808 E MAIN ST

IMMOKALEE, FL 34142

Sent by:

Town of Fort Myers Beach

Postmark

OCT 08 2023

MC

Case # 20250858
4963 Estero Blvd

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142

Respondent,

FMB Case Number:	20250858
Certified Mail:	9589071052703142134647
Regular Mail:	Standard 1 st Class
DOAH Case Number:	N/A

Site Address: 4963 Estero BLvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 28-46-24-W4-00400.0140

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 #20250858 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. **Yzaguirre Cynthia O L/E**
808 E Main St
Immokalee, FL 34142
Certified Mail No. **9589071052703142134647**
(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 4963 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 8th 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 8th day of October 2025 are attached in Hearing Exhibit A.

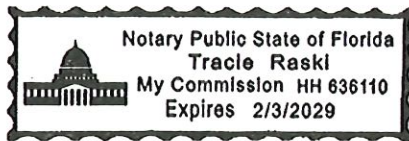


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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



[Notary Seal]

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



FMBgov.com

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

10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142
Respondent

Case Number: 20250858

Certified Mail: 9589071052703142134647

Regular Mail: Standard 1st Class

Site Address: 4963 Estero Blvd
Parcel Strap No.: 28-46-24-W4-00400.0140

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

IMPORTANT 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. The Code Enforcement Special Magistrate may impose fines or take other actions that will affect your rights. If you believe you have been unfairly treated, you may appeal the decision. For more information, please contact the Code Enforcement Unit at (239) 339-1234.



Oct 8, 2025 3:08:10 PM Page 184 of 383



FMBgov.com

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

10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142
Respondent.

Case Number:	20250858
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Site Address: 4963 Estero Blvd
Parcel Strap No.: 28-46-24-W4-00400.0140

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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)



Oct 8, 2025 9:18:56 AM



Lee County Tax Collector

Noelle Branning

Account Number:
28-46-24-W4-00400.0140
Alternate Key:
2100519266
Millage Code:
032

Site Address/Legal Description:
4963 ESTERO BLVD
BAYLAND HEIGHTS PB 11 PG 48 LOT 14



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	863,191
Assessed Value	863,191
Taxable Value	598,024

★ See message below.

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE, FL 34142

Paid 12/12/2024 INT-00-03014470 \$9,444.26

Ad Valorem Taxes Levying Authority

LEE COUNTY GENERAL REVENUE
PUBLIC SCHOOL - BY LOCAL BOARD
PUBLIC SCHOOL - BY STATE LAW
TOWN OF FORT MYERS BEACH
SFL WATER MGMT-DISTRICT LEVY
SFL WATER MGMT-EVERGLADE CONST
SFL WATER MGMT-OKEECHOBEE LEVY
FORT MYERS BEACH FIRE CONTROL DISTRICT
FORT MYERS BEACH MOSQUITO
FORT MYERS BEACH LIBRARY
LEE COUNTY HYACINTH CONTROL
WEST COAST INLAND NAVIGATION DISTRICT

Telephone

239-533-2221
239-337-8215
239-337-8215
239-765-0202
561-686-8800
561-686-8800
561-686-8800
239-590-4200
239-247-1205
239-463-9691
239-694-2174
941-485-9402

Mill Rate

3.7623
2.2480
3.0380
0.9900
0.0948
0.0327
0.1026
2.8000
0.1123
0.1612
0.0200
0.0394

Assessed

598,024
863,191
863,191
598,024
598,024
598,024
598,024
598,024
598,024
598,024
598,024
598,024

Exemption

0
0
0
0
0
0
0
0
0
0
0
0

Taxable

598,024
863,191
863,191
598,024
598,024
598,024
598,024
598,024
598,024
598,024
598,024
598,024

Amount

2,249.95
1,940.45
2,622.37
592.04
56.69
19.56
61.36
1,674.47
67.16
96.40
11.96
23.56

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone
239-533-8000

Rate

Basis
ACTL LEVY

Amount
320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,736.35

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: 28-46-24-W4-00400.0140

Site Address: 4963 ESTERO BLVD

Alternate Key: 2100519266

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

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE, FL 34142

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



Paid 12/12/2024 INT-00-03014470 \$9,444.26



Property Data

STRAP: 28-46-24-W4-00400.0140 Folio ID: 10228800

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

Generated on 8/13/2025 12:21 PM

Owner Of Record - Life Estate

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



YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE FL 34142

+ Site Address

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

4963 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



BAYLAND HEIGHTS PB 11 PG 48 LOT 14

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 11 and 48 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
16	24E	28	00400	0140
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4353	-81.9189		

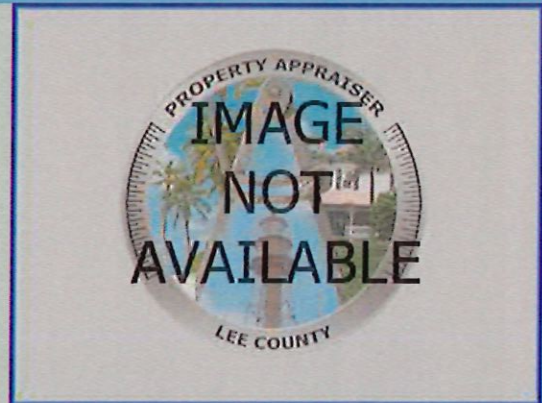
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 8/13/2025 12:21 PM



Property Details (Current as of 8/12/2025) ?

Generated on 8/13/2025 12:21 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

08/13/2025

Case Number:	20250858
Certified Mail:	9589071052703142132360
Regular Mail	Standard 1st Class

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE, FL 34142

SITE ADDRESS: 4963 ESTERO BLVD
PARCEL STRAP NO: 284624W4004000140

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on by Town of Fort Myers Beach Code Enforcement Officer **Marcio Chavez** indicates that the following items are in violation:

The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier.

These items are a violation of the following Town Codes:

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

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

Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Please mow and maintain grass and/or weeds below 12 inches in height. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary..

You are hereby directed to bring these violations into compliance within 30 Days.

ONCE THIS VIOLATION(S) IS (ARE) IN COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THAT THE

COMPLIANCE DATE.

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

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

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

Respectfully,

Marcio Chavez
Code Enforcement Officer
Town of Fort Myers Beach

9589 0710 5270 3142 1323 60

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	\$
Sent by: <u>MC</u> Postmark <u>Here</u>	
Case #20250858	
4963 Estero Blvd	
Sen	YZAGUIRRE CYNTHIA O L/E
Str	808 E MAIN ST
City	IMMOKALEE, FL 34142
PS Form 3800, January 2023 PSN 7530-02-000-9037 See Reverse for Instructions	



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142

FMB Case Number:	20250858
Certified Mail:	9589071052703142132360
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 4963 Estero Blvd
Fort Myers Beach, FL, 33931
Parcel Strap No. 28-46-24-W4-00400.0140

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 #20250858 Cha 6-1, Sec. 303.1: Swimming Pools, Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. Sec. 6-2. – Amendments (Weeds) 4963 Estero Blvd Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 8/13/2025 to the following:

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 4963 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 14th 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 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 14th 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.

FORT MYERS BEACH ESTERO ISLAND

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



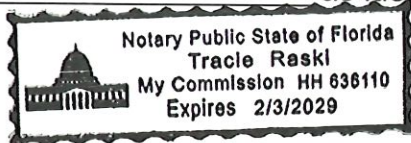
FMBgov.com

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

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



[Notary Seal]

[Signature]
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

08/13/2025

Case Number:	20250858
Certified Mail:	9589071052703142132360
Regular Mail:	Standard 1st Class

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE, FL 34142

SITE ADDRESS: 4963 ESTERO BLVD
PARCEL STRAP NO: 284624W4004000140

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 Marcelo Chavez indicates that the following items are in violation:

The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier.

These items are a violation of the following Town Codes:

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

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

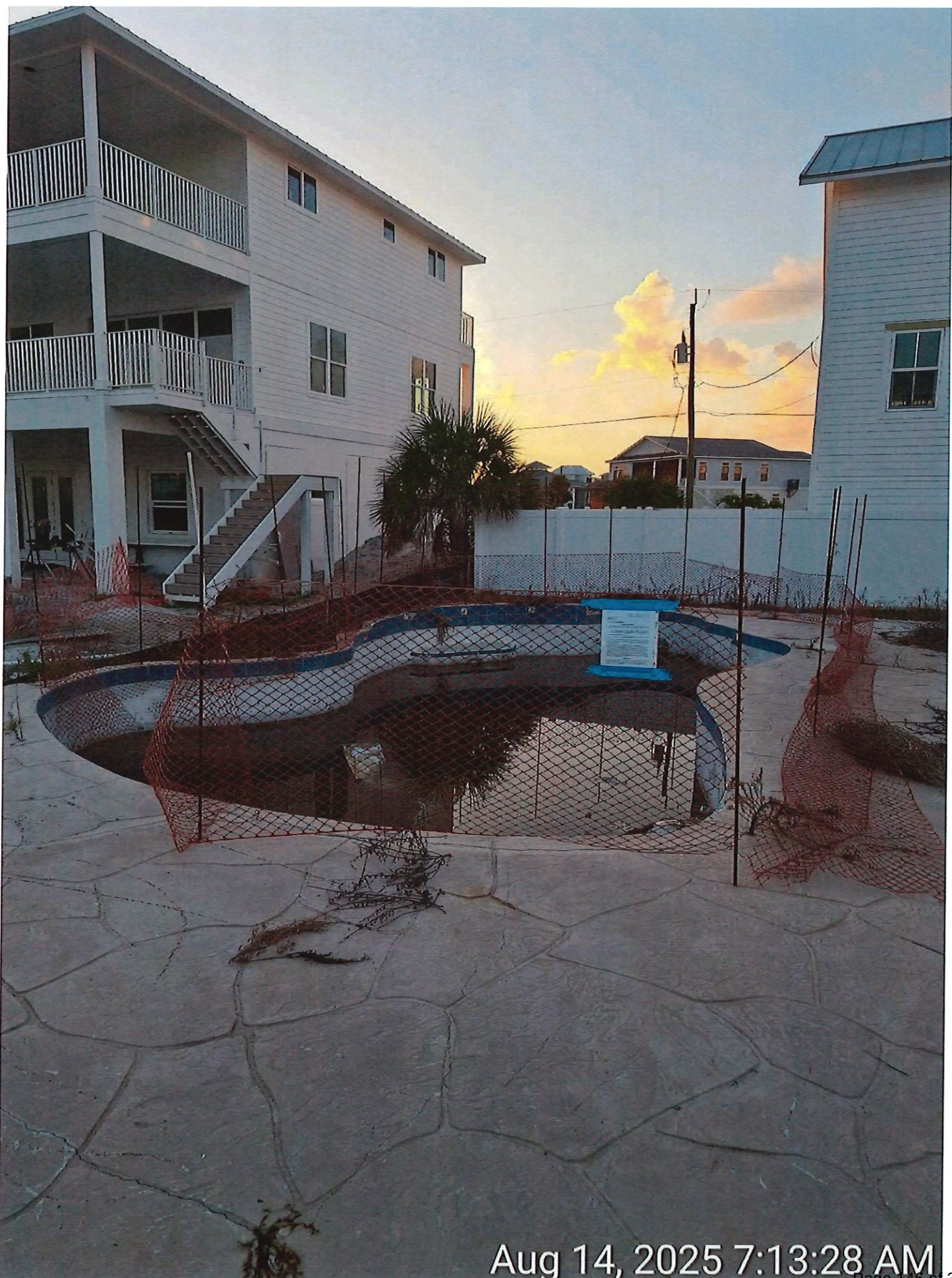
Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs,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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Please mow and maintain grass and/or weeds below 12 inches in height. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if necessary.

Required to bring these violations into compliance within 30 Days

Staples



Aug 14, 2025 7:13:28 AM



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:	20250858
Certified Mail:	9589071052703142132360
Regular Mail	Standard 1st Class

YZAGUIRRE CYNTHIA O L/E
808 E MAIN ST
IMMOKALEE, FL 34142

SITE ADDRESS: 4963 ESTERO BLVD
PARCEL STRAP NO: 284624W4004000140

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on by Town of Fort Myers Beach Code Enforcement Officer Marcio Chavez indicates that the following items are in violation:

The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier.

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

Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:
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COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Please mow and maintain grass and/or weeds below 12 inches in height. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required self-closing pool barrier if necessary..

Aug 14, 2025 7:04:45 AM



Aug 1, 2025 1:48:42 PM



Aug 1, 2025 1:49:07 PM



Aug 1, 2025 1:49:19 PM



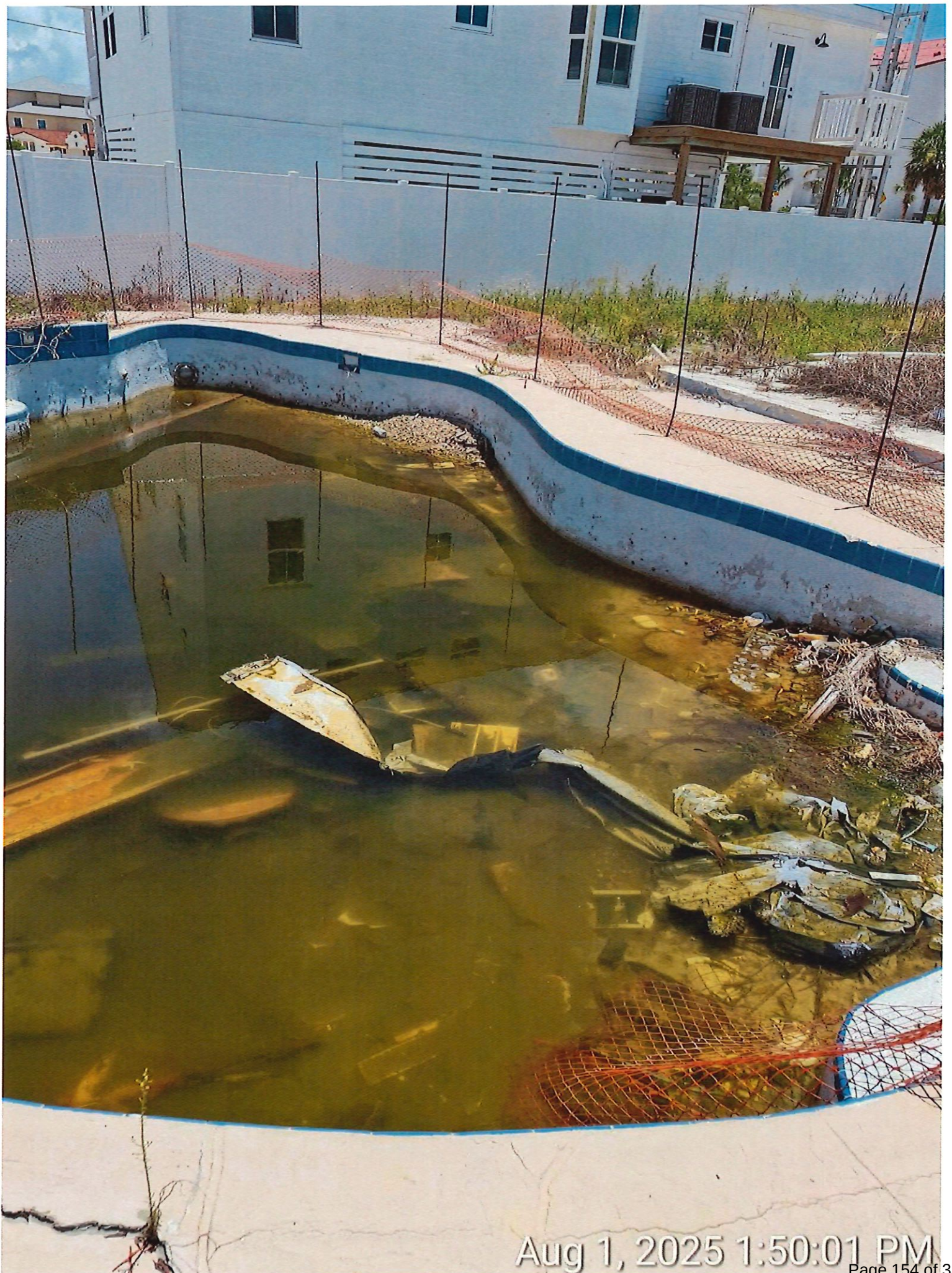
Aug 1, 2025 1:49:39 PM



Aug 1, 2025 1:49:47 PM



Aug 1, 2025 1:49:55 PM



Aug 1, 2025 1:50:01 PM

HEARING

EXHIBIT

C

- Status of Compliance



10/08/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Yzaguirre Cynthia O L/E
808 E Main St
Immokalee, FL 34142
Respondent.

Case Number:	20250858
Certified Mail:	N/A
DOAH Case:	N/A

Site Address: 4963 Estero Blvd
Parcel Strap No.: 28-46-24-W4-00400.0140

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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

1. I, Marcio Chavez, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 08/13/2025, **Yzaguirre Cynthia O L/E** was observed in violation of Cha 6-1, Sec. 303.1; Swimming Pools, Sec. 34-1176 (C,1) In-ground Swimming Pools and Sec. 6-2 Weeds at the property located at 4963 Estero Blvd, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/13/2025, and sent certified mail to the addresses of record to the property owner **Yzaguirre Cynthia O L/E 808 E Main St Immokalee, FL 34142** posted to the violation property located at 4963 Estero Blvd. Fort Myers Beach, FL 33931 and posted to Town Hall located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 both inside and outside on the N/W wall at the entrance to Town Hall.

4. Yzaguirre Cynthia O L/E was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/13/2025.

5. I performed an inspection of the Subject Property on 10/08/2025, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be

FORT MYERS BEACH ESTERO ISLAND

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



any progress made towards compliance at 4963 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 10/08/2025. 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, November 4th, 2025 and that 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.



Page 158 of 383



Oct 8, 2025 3:25:21 PM Page 159 of 383



Oct 8, 2025 3:25:18 PM



Oct 8, 2025 3:25:17 PM Page 61 of 83

HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Cha 6-1, Sec. 303.1: Swimming Pools

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

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

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

Sec. 6-2. – Amendments. (Weeds)

(w) Section 302.4 Weeds, is hereby amended to read as follows:

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

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Open Doors 4U Investments LLC
Property Address: 8000 Lagoon Rd
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

M. Chavez

Narrative:

Attachments:

1. 20250814_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250814_Hearing Exhibit B_Notice of Violation and Affidavit of Posting
3. 20250814_Hearing Exhibit C_Status of Compliance

Town Recommendations:

Town Approvals:

_____	Date: October 23, 2025
Michael Hauserman, Code Compliance Manager	
_____	Date: October 23, 2025
Thomas Yozzo, Emergency Services Director	
	
_____	Date: October 23, 2025
Traci Kohler, Deputy Town Manager	
_____	Date: October 23, 2025
nancy stuparich, Town Attorney	
_____	Date: October 24, 2025
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date: October 24, 2025
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Open Doors 4U Investments LLC
10350 City Center Blvd #203
Pembroke Pines, FL 33025
Respondent.

Case Number:	20250814
Certified Mail:	9589071052703142134630 9589071052703142134623
Regular Mail:	Standard 1 st Class

Site Address: 8000 Lagoon Rd
Parcel Strap No.: 03-47-24-W3-00102.0150

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 **Tuesday 11/04/2025 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



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

9589 0710 5270 3142 1346 30

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) \$	OCT 08 2025 Postmark Here MC
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	Sent by: _____
Postage \$	Case # 20250814 8000 Logan Rd
Total Postage and Fees \$	
OPEN DOORS 4U INVESTMENTS LLC 10350 CITY CENTER BLVD #203 PEMBROKE PINES, FL 33025	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1346 23

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) \$	OCT 08 2025 Postmark Here MC
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	Sent by: _____
Postage \$	Case # 20250814 8000 Logan Rd
Total Postage and Fees \$	
Alarcon, Cynthia Carmina 2392 Clipper Way Naples, FL 34104	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FMB Case Number:	20250814
Certified Mail:	9589071052703142134630 9589071052703142134623
Regular Mail:	Standard 1 st Class
DOAH Case Number:	N/A

Open Doors 4U Investments LLC
10350 City center Blvd #203
Pembroke Pines, FL 33025

Site Address: 8000 Lagoon Rd,
Fort Myers Beach, FL 33931
Parcel Strap No. 03-47-24-W3-00102.0150

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 #20250814 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:

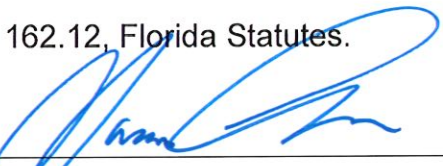
- a. **Open Doors 4U Investments LLC**
10350 City Center Blvd #203
Pembroke Pines, FL 33025
Certified Mail No. **589071052703142134630**
(Listed Leepa.org Property Owner Address)
- b. Alarcon, Cynthia Carmina
2392 Clipper Way
Naples, FL 34104
Certified Mail No. 9589071052703142134623

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

1. I posted a copy of the Notice at 8000 Lagoon Rd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 8th 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 8th day of October 2025 are attached in Hearing Exhibit A.

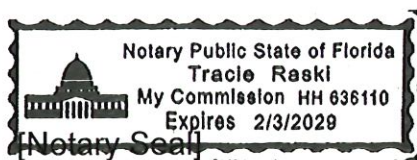


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 8 day of October, 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



FMBgov.com

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

10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Open Doors 4U Investments LLC
10350 City Center Blvd #203
Pembroke Pines, FL 33025
Respondent.

Case Number:	20250814
Certified Mail:	9589071052703142134630
	9589071052703142134623
Regular Mail:	Standard 1 st Class

Site Address: 8000 Lagoon Rd
Parcel Strap No.: 03-47-24-W3-00102 0150

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 Tuesday 11/04/2025 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:

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

Staples



Oct 8, 2025 3:17:15 PM Page 173 of 883



FMBgov.com

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

10/08/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

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10350 City Center Blvd #203
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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)

Oct 8, 2025 1:34:33 PM



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-W3-00102.0150

Alternate Key:

2100154412

Millage Code:

032

Site Address/Legal Description:

8000 LAGOON RD

LAGUNA SHORES UNIT 1 BLK.2 PB 9 PG 29 LOT

15



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.

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

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
LEE COUNTY SOLID WASTE ASSESSMENT



Telephone 239-533-8000 Rate

Basis ACTL LEVY Amount 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:

- ☐ Cert #2510184
- ☐ If Received By
- ☐ Oct 31, 2025
- ☐ Nov 26, 2025
- ☐ Dec 31, 2025

Amount Due:

Bidder #502998
Please Pay
\$8,031.62
\$8,031.62
\$8,031.62

Phone/Email Contact: _____

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

Account: 03-47-24-W3-00102.0150

Site Address: 8000 LAGOON RD

Alternate Key: 2100154412

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

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

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



Return with payment



Property Data

STRAP: 03-47-24-W3-00102.0150 Folio ID: 10234037

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

Generated on 8/15/2025 8:30 AM

Owner Of Record - Sole Owner

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

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES FL 33025

+ Site Address

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

8000 LAGOON RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LAGUNA SHORES UNIT 1 BLK.2 PB 9 PG 29 LOT 15

[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	2 / 2.0
Gross Living Area	1,110
1st Year Building on Tax Roll	1972
Historic Designation	No

Township	Range	Section	Block	Lot
17	24E	03	00102	0150
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40627	-81.89264		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

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

Last Inspection Date: 07/01/2022



Property Values / Exemptions / TRIM Notices

Generated on 8/15/2025 8:30 AM



Property Details (Current as of 8/14/2025)



Generated on 8/15/2025 8:30 AM



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

Detail by Entity Name

Florida Limited Liability Company
OPEN DOORS 4U INVESTMENTS LLC

Filing Information

Document Number	L21000322130
FEI/EIN Number	87-1718860
Date Filed	07/15/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2024

Principal Address

2392 CLIPPER WAY
NAPLES, FL 34104

Changed: 10/25/2024

Mailing Address

2392 CLIPPER WAY
NAPLES, FL 34104

Changed: 10/25/2024

Registered Agent Name & Address

ALARCON, CYNTHIA CARMINA
2392 CLIPPER WAY
NAPLES, FL 34104

Name Changed: 10/25/2024

Address Changed: 10/25/2024

Authorized Person(s) Detail

Name & Address

Title MMGR

2392 CLIPPER WAY
NAPLES, FL 34104

Title MMGR

NAYAR, LUIS R
3181 SW 129TH AVE
MIRROMAR, FL 33027

Title MMGR

NAYAR, VALERIA
2596 RIVER REACH DR
NAPLES, FL 34104

Title MMGR

NAYAR ALARCON, CINDY
10420 SW 19TH ST
MIAMI, FL 33165

Annual Reports

Report Year	Filed Date
2023	01/19/2023
2024	10/25/2024
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
10/25/2024 -- REINSTATEMENT	View image in PDF format
01/19/2023 -- REINSTATEMENT	View image in PDF format
09/20/2021 -- CORLCSTCNC	View image in PDF format
07/15/2021 -- Florida Limited Liability	View image in PDF format

HEARING

EXHIBIT

B

- Notice of Violation



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

08/15/2025

Case Number:	20250814
Certified Mail:	9589071052703142132315
Regular Mail	Standard 1st Class

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

SITE ADDRESS: 8000 LAGOON RD
PARCEL STRAP NO: 034724W3001020150

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COMPLIANCE:

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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.

irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

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

Respectfully,

Marcio Chavez
Code Enforcement Officer
Town of 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

08/15/2025

Case Number:	20250814
Certified Mail:	9589071052703142132308
Regular Mail	Standard 1st Class

ALARCON, CYNTHIA CARMINA
2392 CLIPPER WAY
NAPLES, FL 34104

SITE ADDRESS: 8000 LAGOON RD
PARCEL STRAP NO: 034724W3001020150

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You will be provided with a Notice of Hearing specifying the date, time and location of the hearing.

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.

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Respectfully,

Marclo Chavez
Code Enforcement Officer
Town of Fort Myers Beach

9589 0710 5270 3142 1323 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 \$

ALARCON, CYNTHIA CARMINA
2392 CLIPPER WAY
NAPLES, FL 34104

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

Handwritten notes:
 AUG 15 2025
 Sent by: [Signature] MC
 Postmark Here
 Case # 20250814
 8000 Lagoon Rd

9589 0710 5270 3142 1323 15

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 \$

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

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

Handwritten notes:
 AUG 15 2025
 Sent by: [Signature] MC
 Postmark Here
 Case # 20250814
 8000 Lagoon Rd



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Open Doors 4U Investments LLC
10350 City Center Blvd #203
Pembroke Pines, FL 33025

FMB Case Number:	20250814
Certified Mail:	9589071052703142132315 9589071052703142132308
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Site Address: 8000 Lagoon Rd
Fort Myers Beach, FL, 33931
Parcel Strap No. 03-47-24-W3-00102.0150

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 #20250814 Sec. 6-2 Weeds 7965 Estero Blvd Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 08/15/2025 to the following:

Open Doors 4U Investments LLC
10350 City Center Blvd #203
Pembroke Pines, FL 33025

Alarcon, Cynthia Carmina
2392 Clipper Way
Naples, FL 34104

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

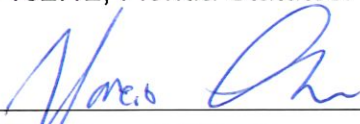
2. I had a copy of the Notice posted at 8000 Lagoon Rd, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 15th day of August 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice at the primary 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 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 15th day of August 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 15th day of August, 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

FORT MYERS BEACH ESTERO ISLAND

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



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0902 Fax: (239) 765-0909

08/18/2025

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

SITE ADDRESS: 8000 LAGOON RD
PARCEL STRAP NO: 034724W3051020150

Case Number:	20250814
Certified Mail:	9559071052703142132315
Regular Mail:	Standard 1st Class

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 Marcelo Chavez indicates that the following items are in violation:

The overgrowth of grass and/or weeds in excess of 12 inches. Property is in need of maintenance.

These items are a violation of the following Town Codes:

Sec. 6-2 - Amendments (Weeds) (v) Section 302.4 Weeds: Is hereby amended to read as follows:
Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this item shall not include cultivated flowers and gardens and native beach vegetation such as sea oaks. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to do so, the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. This lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails to pay the costs of removal of such weeds, the Town may foreclose said lien in accordance with the law and costs incurred in such foreclosure action.

COMPLIANCE:

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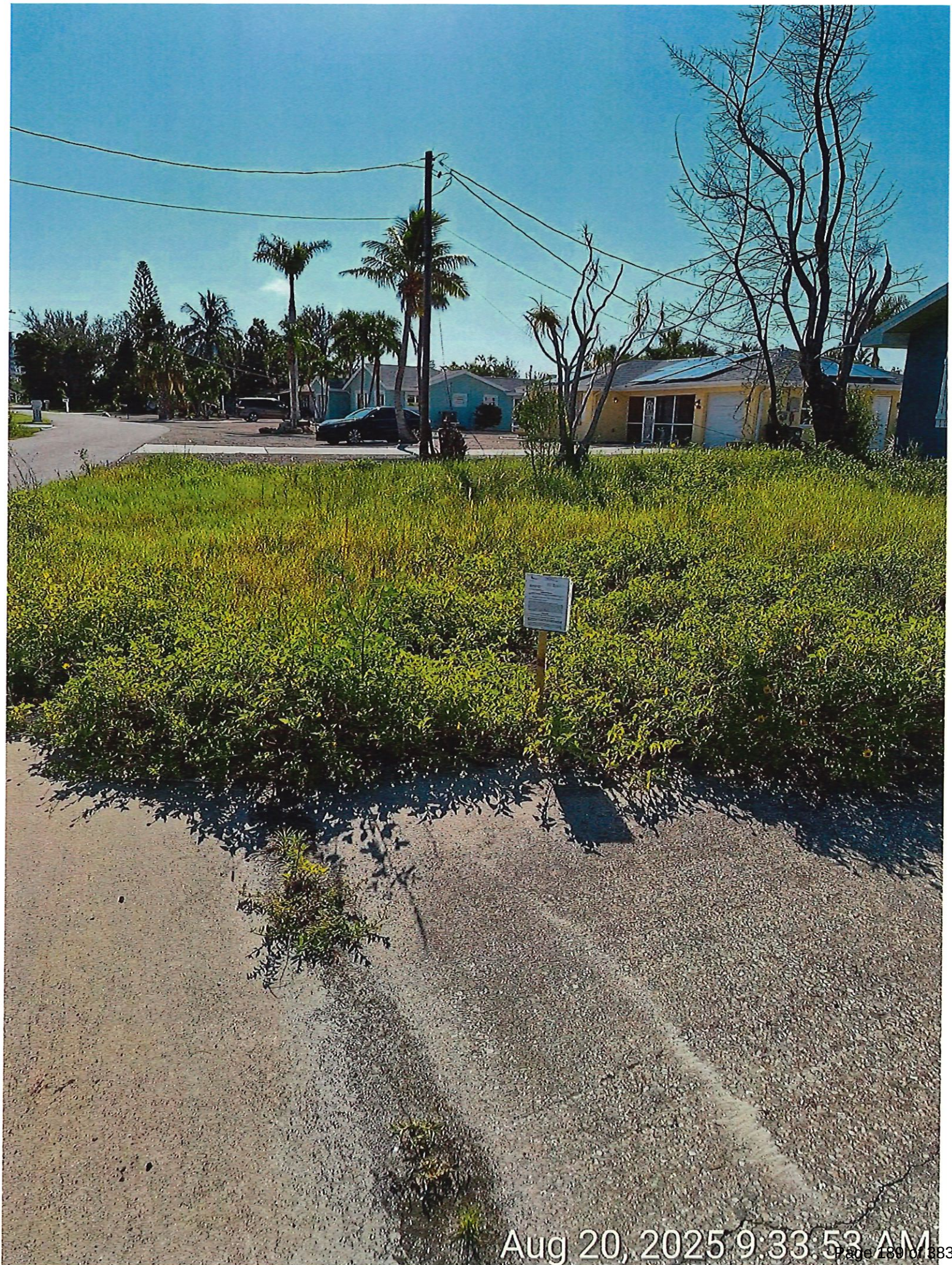
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If you fail to correct the violation(s) by the date specified above, and the violation(s) is (are) brought into compliance and reoccur(s), the case may be scheduled for hearing before the Town of Fort Myers Beach, Second Magistrate. The Code Enforcement Division may, in their discretion, schedule the case for a hearing and seek a finding of a violation by the Second 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, after the above compliance date, the violation(s) are not corrected.

Staples



Aug 20, 2025 9:33:53 AM

Fort Myers Beach Code Enforcement Officer Marcio Chavez
violation:

The overgrowth of grass and/or weeds in excess of 12 inches. Property is in need of maintenance.



**Town of Fort Myers Beach
CODE COMPLIANCE**

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

08/15/2025

Case Number:	20250814
Certified Mail:	9589071052703142132308
Regular Mail	Standard 1st Class

ALARCON, CYNTHIA CARMINA
2392 CLIPPER WAY
NAPLES, FL 34104

SITE ADDRESS: 8000 LAGOON RD
PARCEL STRAP NO: 034724W3001020150

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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 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(h), a fine of up to \$250 per day for the first violation.

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CODE COMPLIANCE

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

08/15/2025

Case Number:	20250814
Certified Mail:	9589071052703142132315
Regular Mail:	Standard 1st Class

OPEN DOORS 4U INVESTMENTS LLC
10350 CITY CENTER BLVD #203
PEMBROKE PINES, FL 33025

SITE ADDRESS: 8000 LAGOON RD
PARCEL STRAP NO: 034724W3001020150

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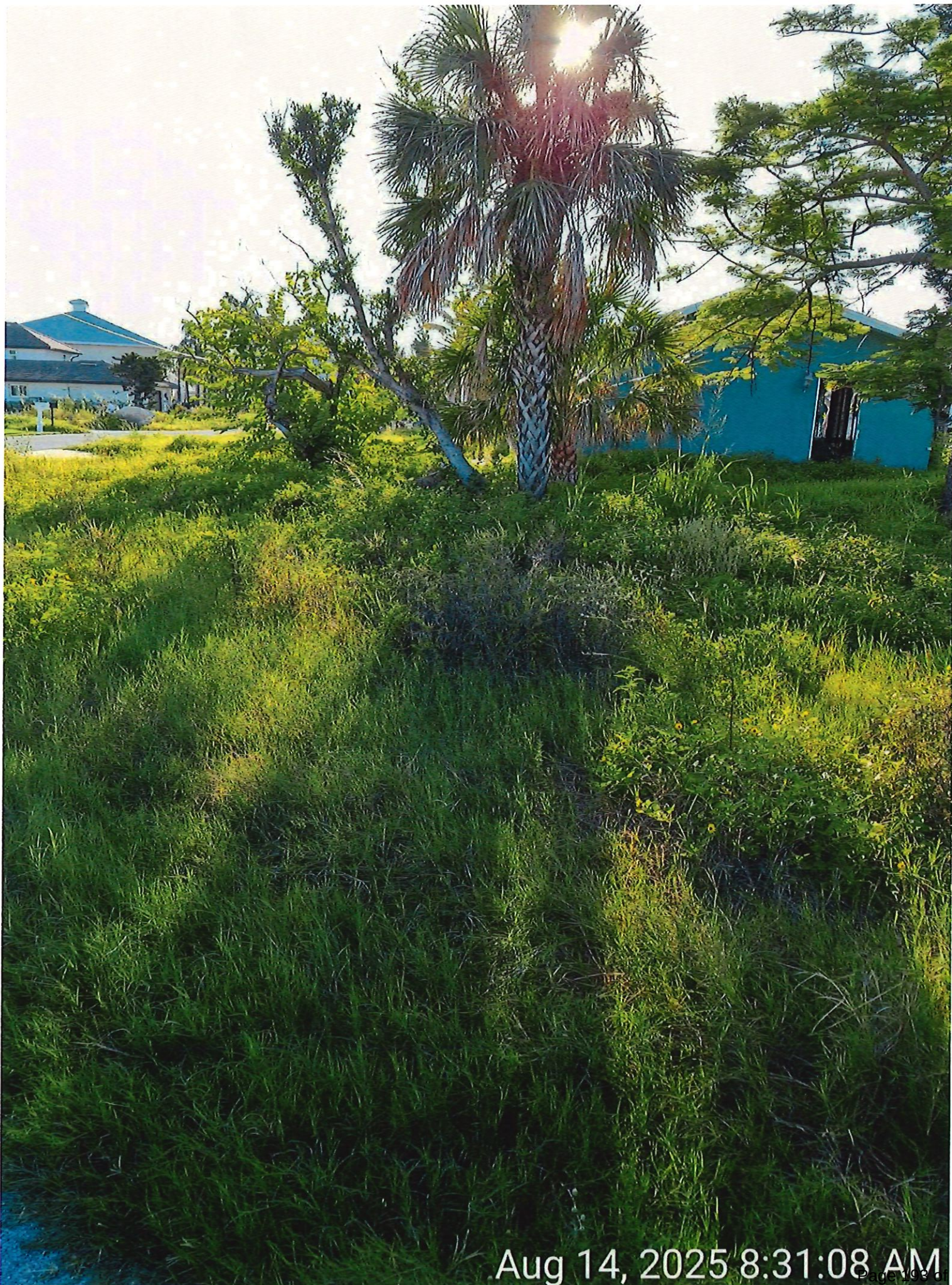
You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or

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

Aug 26, 2025 1:22:31 PM



Aug 14, 2025 8:31:05 AM



Aug 14, 2025 8:31:08 AM



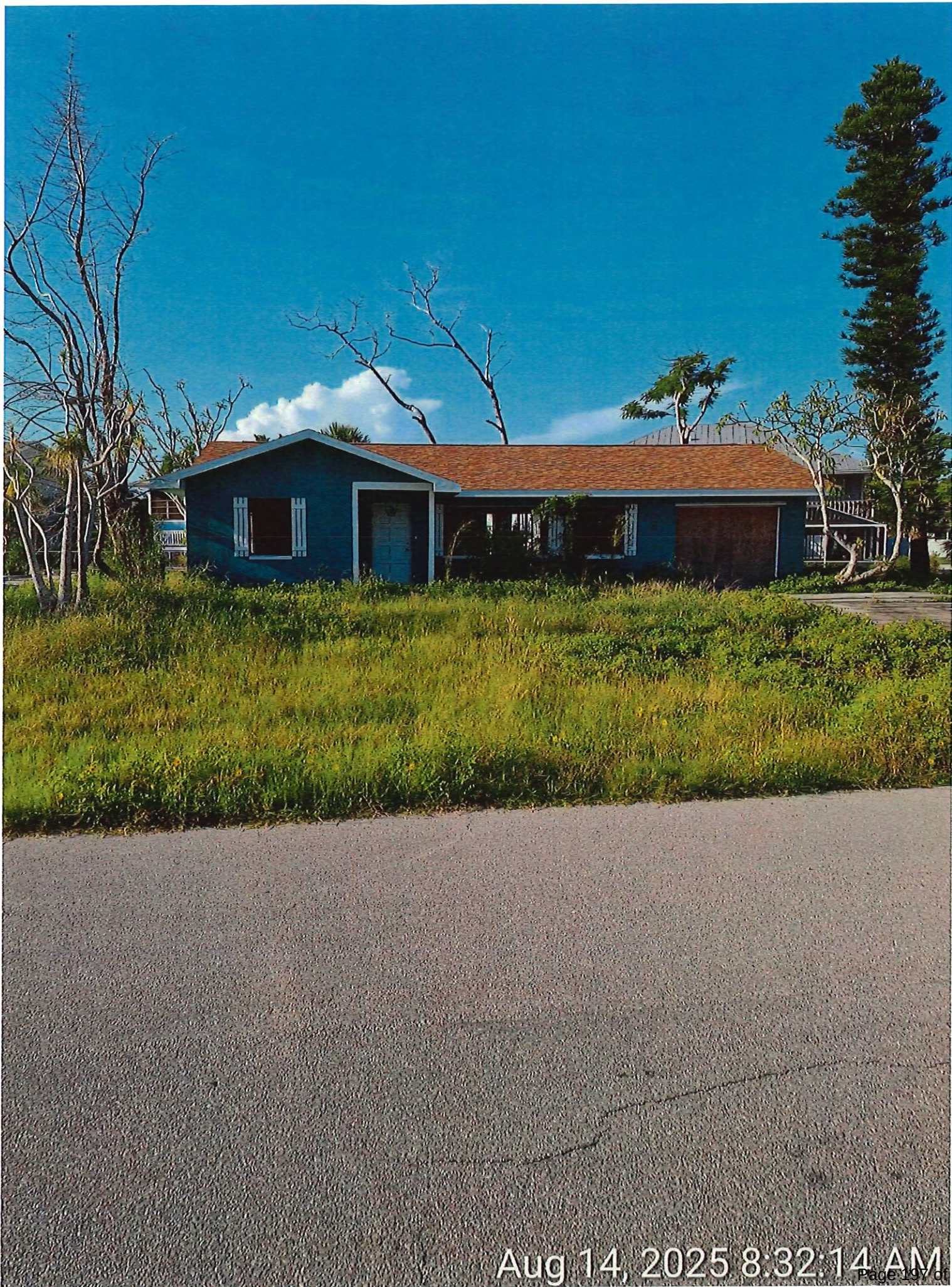
Aug 14, 2025 8:31:44 AM



Aug 14, 2025 8:31:47 AM



Aug 14, 2025 8:31:49 AM



Aug 14, 2025 8:32:14 AM

HEARING

EXHIBIT

C

- Status of Compliance



09/20/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Open Doors 4U Investments LLC
10350 City Center Blvd #203
Pembroke Pines, FL 33025
Respondent.

Case Number:	20250814
Certified Mail:	N/A
DOAH Case:	N/A

Site Address: 8000 Lagoon Rd
Parcel Strap No.: 03-47-24-W3-00102.0150

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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

1. I, Marcio Chavez, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 08/15/2025, **Open Doors 4U Investments LLC** was observed in violation of Sec. 6-2 Weeds at the property located at 8000 Lagoon Rd, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/15/2025, and sent certified mail to the addresses of record to the property owner **Open Doors 4U Investments LLC 10350 City Center Blvd #203 Pembroke Pines, FL 33025** posted to the violation property located at 8000 Lagoon Rd Fort Myers Beach, FL 33931 and posted to Town Hall located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 both inside and outside on the N/W wall at the entrance to Town Hall.

4. **Open Doors 4U Investments LLC** was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/15/2025.

5. I performed an inspection of the Subject Property on 09/20/2025, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be

FORT MYERS BEACH ESTERO ISLAND

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



any progress made towards compliance at 4963 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 09/20/2025. 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, November 4th, 2025 and that 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.



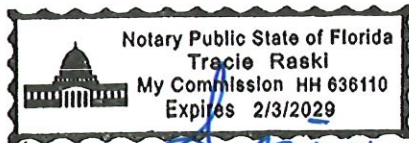
FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of X physical presence Or online notarization, this 20 day of Septemberber 2025, by M. Chavez X who is personally known to me Or who has produced as identification.

(SEAL)

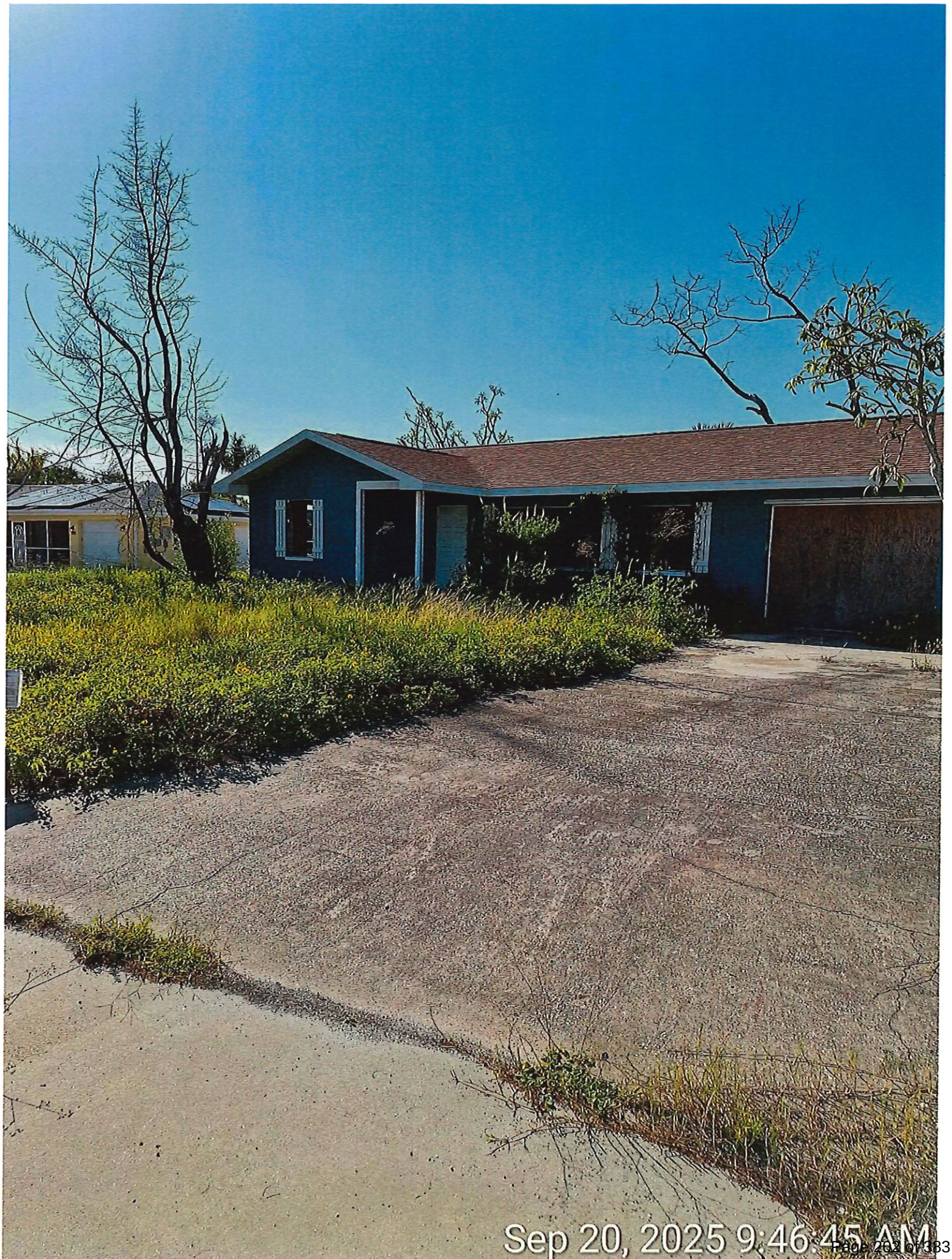


Notary Public Signature: Tracie Raski

My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

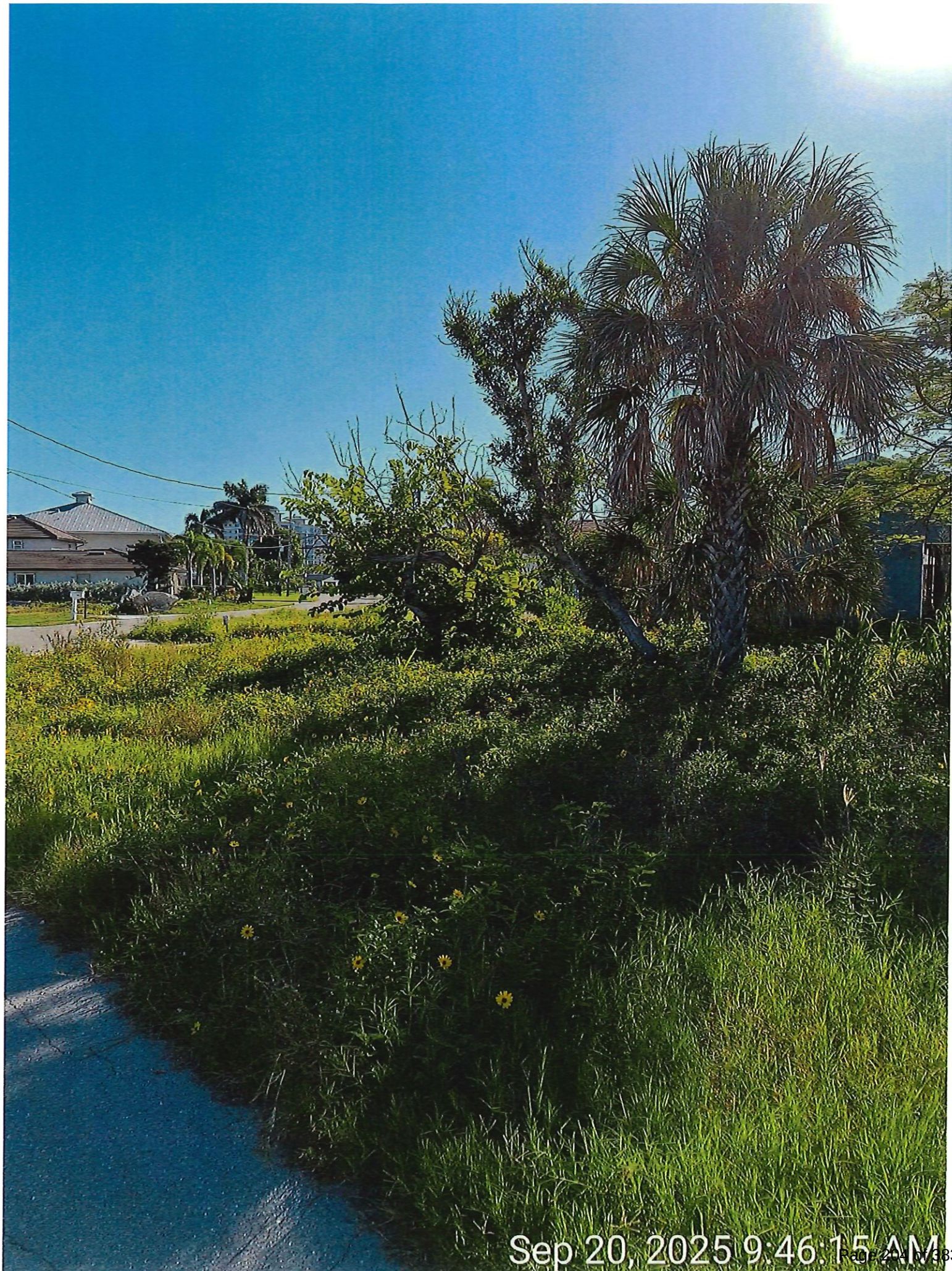
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931



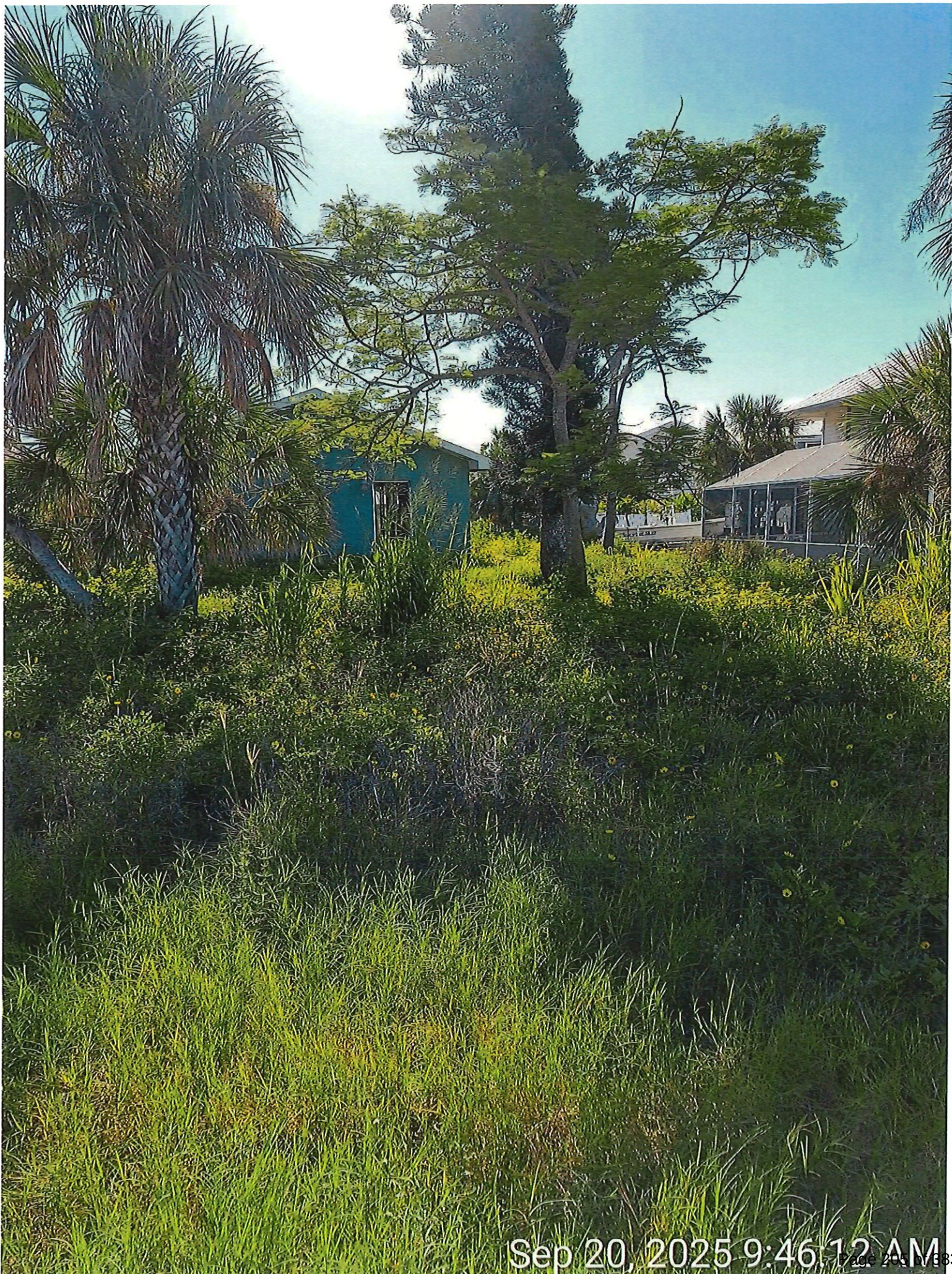
Sep 20, 2025 9:46:45 AM

Page 2 of 383





Sep 20, 2025 9:46:15 AM



Sep 20, 2025 9:46:12 AM

HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

Sec. 6-2. - Amendments. (Weeds)

(w) Section 302.4 Weeds, is hereby amended to read as follows:

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

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Craven James R & Marilyn A
Property Address: 225 Fairweather Ln
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

Attachments:

1. 20250899_Hearing Exhibit A_Notice of Hearing & Violation and Affidavit of Posting

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 24, 2025



Traci Kohler, Deputy Town Manager

Date: October 24, 2025

nancy stuparich, Town Attorney

Date: October 27, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 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: October 8, 2025

Case Number: **20250899**

Owner: **JAMES & MARILYNN CRAVEN**

Mailing Address: 10627 EDGEWOOD ROAD HARRISON OH 45030

Property Address: **225 FAIRWEATHER**, Fort Myers Beach, FL 33931

Parcel #194624W30110C0180

Certified Mail#

Parcel: Standard First Class Mail

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 Violations: On 09/19/2025, A violation was discovered in the form of, including but not limited to: Tall grass, unkempt roof with torn tarp, hanging and unsafe handrails. All are identified as violations of the Town's Codes:

Sec. 6-1 Adoption of International Property Maintenance Code; 301.3 Vacant structures and land. Vacant Structures and premises thereof or vacant land shall be maintained in a clean, safe secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Sec.-6-1 Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage.

Sec. 6-2 Amendments (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:

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

Corrective Action Required: The following actions are required to bring the violation(s) into compliance. (1) Cut/Mow weeds and grass and maintain the property free from weeds or plant growth in excess of 12 inches. (2) remove or replace the tarp on the roof so it no longer creates litter. (3) repair the building so loose objects, such as railings, can fall or blow onto other properties in a high wind event. Replacement will require permits. Questions call Permitting at 239-765-0202.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

Compliance is required on or before: October 24, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the Code Enforcement Officer at (239) 765-0202.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th DAY OF NOVEMBER 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 Friday, October 24, 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.**

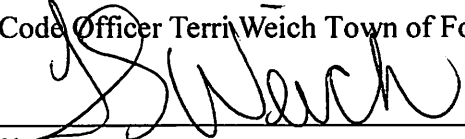
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

Code Officer Terri Weich Town of Fort Myers Beach



Signature

9589 0710 5270 3142 1342 72

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ A

Postmark
Here

Post

\$

Total

\$

Seni

Stre

City

JAMES & MARILYNN CRAVEN
10627 EDGEWOOD ROAD
HARRISON OH 45030

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

MB
● ESTERO ISLAND
Boulevard
ch, FL 33931

JAMES & MARILYNN CRAVEN
10627 EDGEWOOD ROAD
HARRISON OH 45030

CERTIFIED MAIL[®]



9589 0710 5270 3142 1342 72

MB
● ESTERO ISLAND
Boulevard
ich, FL 33931

JAMES & MARILYNN CRAVEN
10627 EDGEWOOD ROAD
HARRISON OH 45030



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.

JAMES AND MARILYNN CRAVEN
10627 EDGEWATER ROAD
HARRISON OH 45030

FMB Case Number:	20250899
Certified Mail:	
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 225 FAIRWEATHER LANE
Fort Myers Beach, FL, 33931
Parcel Strap No. 19 46 24 W3 0110C.0180

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared TERRI WECIH 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 #20250899. For the violation of tall grass/ weeds, loose railings, tarp, and rubbish or garbage. A Violation of and defined in Sec 6-1 adoption of International Property Maintenance Code 301.3 and 6-1 Adoption of THE International Property Maintenance Code 308.1 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 and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing On 10-08-2025 to the following:

AMES AND MARILYNN CRAVEN
10627 EDGEWATER ROAD
HARRISON OH 45030

(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 225 FAIRWEATHER LANE Fort Myers Beach, FL 33931, which is the subject property. I personally took photographs of the Notice I posted on the 8th 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 8 th 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 *J. Weich*
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

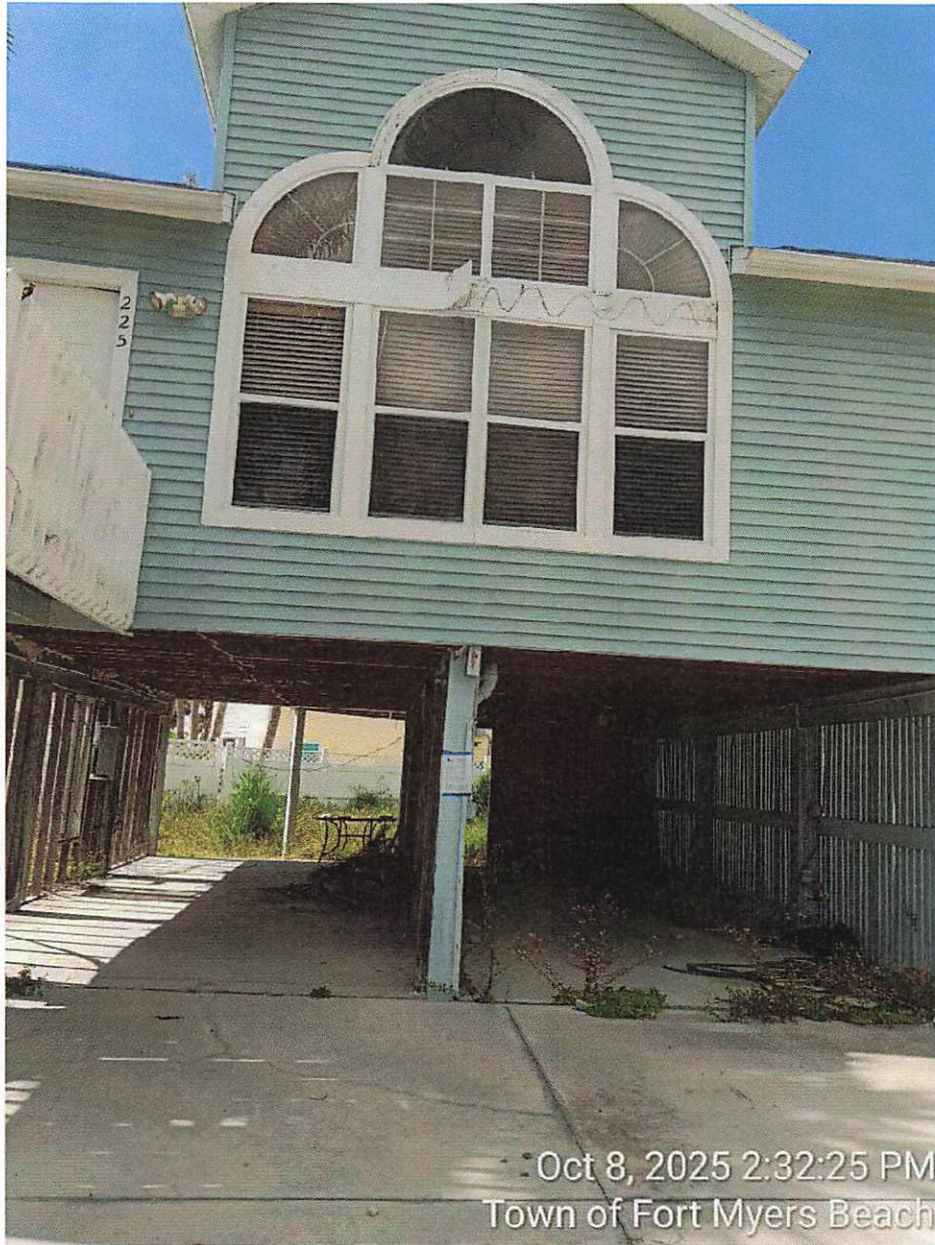
The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 8 day of October, 2025, by J. Weich. She ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

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

FORT MYERS BEACH ESTERO ISLAND

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





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

Case Number: **20250899**

Date: October 8, 2025

Owner: **JAMES & MARILYN CRAVEN**
Mailing Address: 10627 EDGEWOOD ROAD HARRISON OH 45030
Property Address: 225 FAIRWEATHER, Fort Myers Beach, FL 33931
Parcel #: 194624W30110C0180
Certified Mail#: 9589 0710 5270 3142 72
Parcel: Standard First Class Mail

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 Violations: On 09/19/2025, A violation was discovered in the form of, including but not limited to: Tall grass, unkempt roof with torn tarp, hanging and unsafe handrails. All are identified as violations of the Town's Codes:

Sec. 6-1 Adoption of International Property Maintenance Code; 301.3 Vacant structures and land. Vacant Structures and premises thereof or vacant land shall be maintained in a clean, safe secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Sec. 6-1 Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Cut/Mow weeds and grass and maintain the property free from weeds or plant growth in excess of 12 inches. (2) remove or replace the tarp on the roof so it no longer creates litter. (3) repair the building so loose objects, such as railings, can fall or blow onto other properties in a high wind event. Replacement will require permits. Questions call Permitting at 239-765-0207.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the

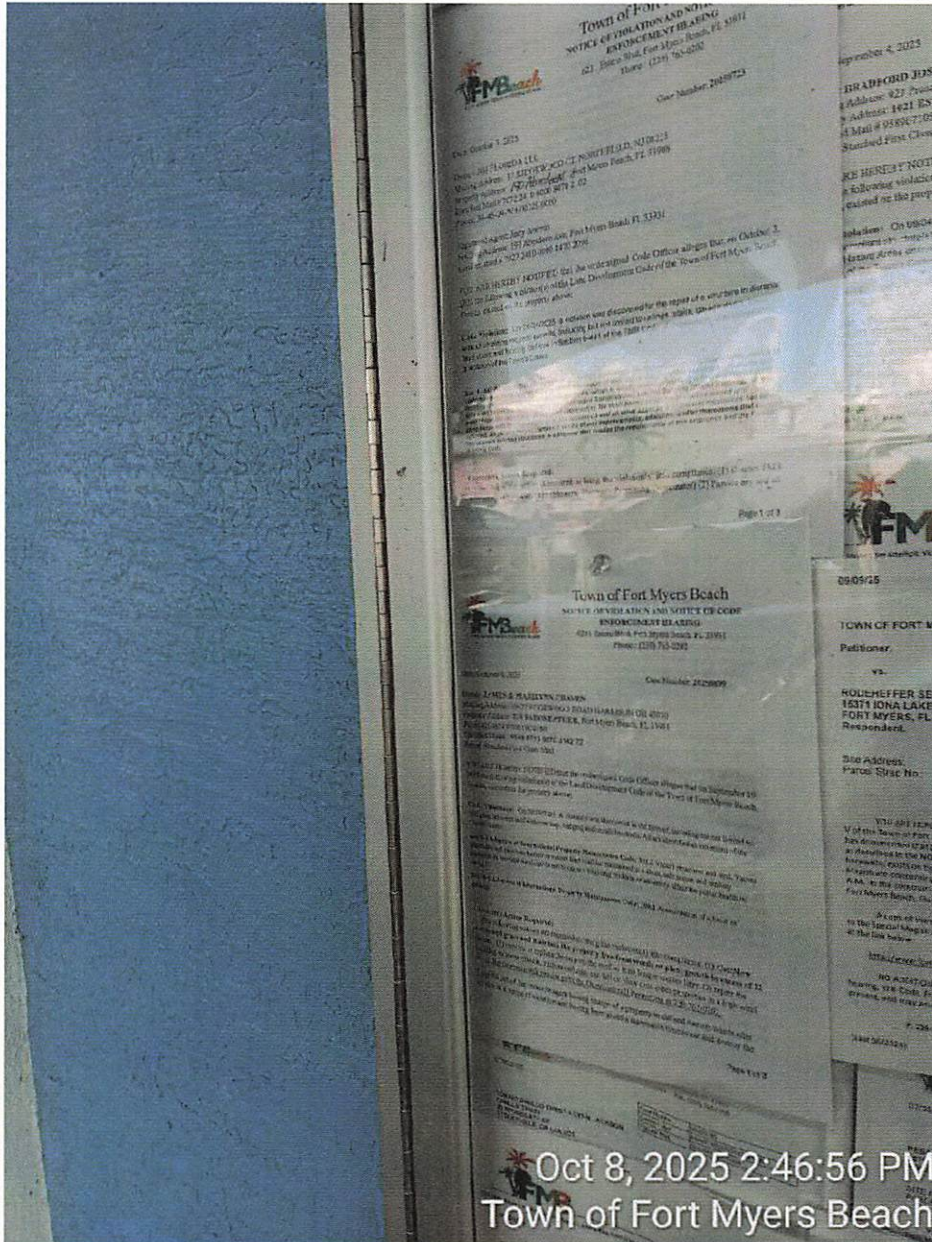
Page 1 of 3

07/30/2025

TONINO DIMILLO TRUST - LYNN JACKSON
DIMILLO TRUST
30 STONEGATE CT
STOUFFVILLE, ON L4A 2C1

Case Number:	211467285
Certified Mail:	9589071052703142131936
Regular Mail:	Standard 1st Class

Oct 8, 2025 2:46:50 PM
Town of Fort Myers Beach



Oct 8, 2025 2:46:56 PM
Town of Fort Myers Beach



Lee County Tax Collector

Noelle Branning

Account Number:

19-46-24-W3-0110C.0180

Alternate Key:

2100386991

Millage Code:

032

Site Address/Legal Description:

225 FAIRWEATHER LN

BEACH ESTATES BLK.C PB 6 PG 68 LOT 18 LESS

ELY 11 FT OR 227 PG 421



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	439,942
Assessed Value	193,648
Taxable Value	193,648
Homestead Exemption	25,000
Additional Homestead Exemption	25,000

★ See message below.

CRAVEN JAMES R & MARILYNN A
10627 EDGEWOOD RD
HARRISON, OH 45030

Paid 02/18/2025 DP-00-03215016 \$2,353.82

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	193.648	50.000	143.648	540.45
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	193.648	25.000	168.648	379.12
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	193.648	25.000	168.648	512.35
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	193.648	50.000	143.648	142.21
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	193.648	50.000	143.648	13.62
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	193.648	50.000	143.648	4.70
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	193.648	50.000	143.648	14.74
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	193.648	50.000	143.648	402.21
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	193.648	50.000	143.648	16.13
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	193.648	50.000	143.648	23.16
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	193.648	50.000	143.648	2.87
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	193.648	50.000	143.648	5.66

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:

\$2,377.60

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

☐ Feb 28, 2025

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 19-46-24-W3-0110C.0180

Site Address: 225 FAIRWEATHER LN

Alternate Key: 2100386991

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

CRAVEN JAMES R & MARILYNN A
10627 EDGEWOOD RD
HARRISON, OH 45030

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

Paid 02/18/2025 DP-00-03215016 \$2,353.82



IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities



Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: LeeTC.com



Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: LeePA.org



Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit LeeTC.com/property-taxes for instructions on viewing your bill.

Payment Options



Pay Online: LeeTC.com/pay-online



Kiosk: Payment kiosks are located in all service centers: LeeTC.com/locations



Mail: PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)



Phone: (239) 533-6000



In Person: visit LeeTC.com to make an appointment

eChecks, checks, cash and money orders are FREE.

All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

4% if paid in **NOVEMBER**

3% if paid in **DECEMBER**

2% if paid in **JANUARY**

1% if paid in **FEBRUARY**

Property Sold: forward this notice to the new owner(s).

Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

You can print a receipt in three easy steps:

- 1 Visit LeeTC.com/pay-online and click property taxes.
- 2 Enter your name or address in the search field and select your record.
- 3 Find your annual bill, then click Print (PDF) for a receipt.

Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, LeeTC.com.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service through an organizational culture that values customers, team, and community.

**Property Data****STRAP: 19-46-24-W3-0110C.0180 Folio ID: 10227651****Tax Roll Value Letter** 2025 ▼

Generated on 10/8/2025 2:51 PM

Owner Of Record - Tenants by Entirety[\[Change Mailing Address\]](#)

CRAVEN JAMES R & MARILYNN A
10627 EDGEWOOD RD
HARRISON OH 45030

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

225 FAIRWEATHER LN
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



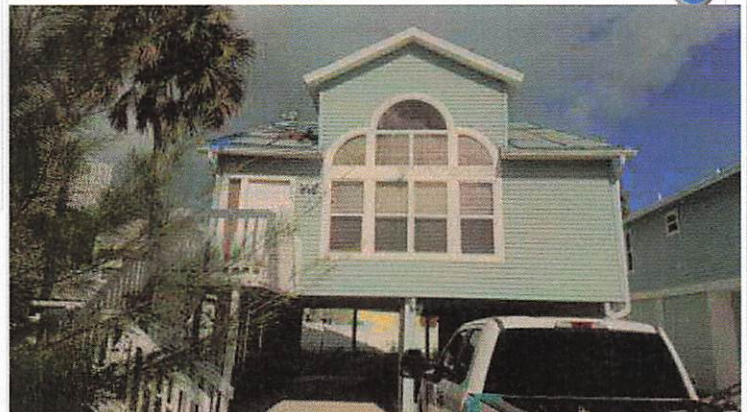
BEACH ESTATES BLK.C PB 6 PG 68 LOT 18 LESS ELY 11 FT OR 227 PG 421

[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 68 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,188
1st Year Building on Tax Roll	1989
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0110C	0180
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45195	-81.94507		

[View Parcel on Google Maps](#)**[Tax Map Viewer] [View Comparables]****[Pictometry Aerial Viewer]****Image of Structure**

◀ Photo Date August of 2025 ▶

☐ View other photos

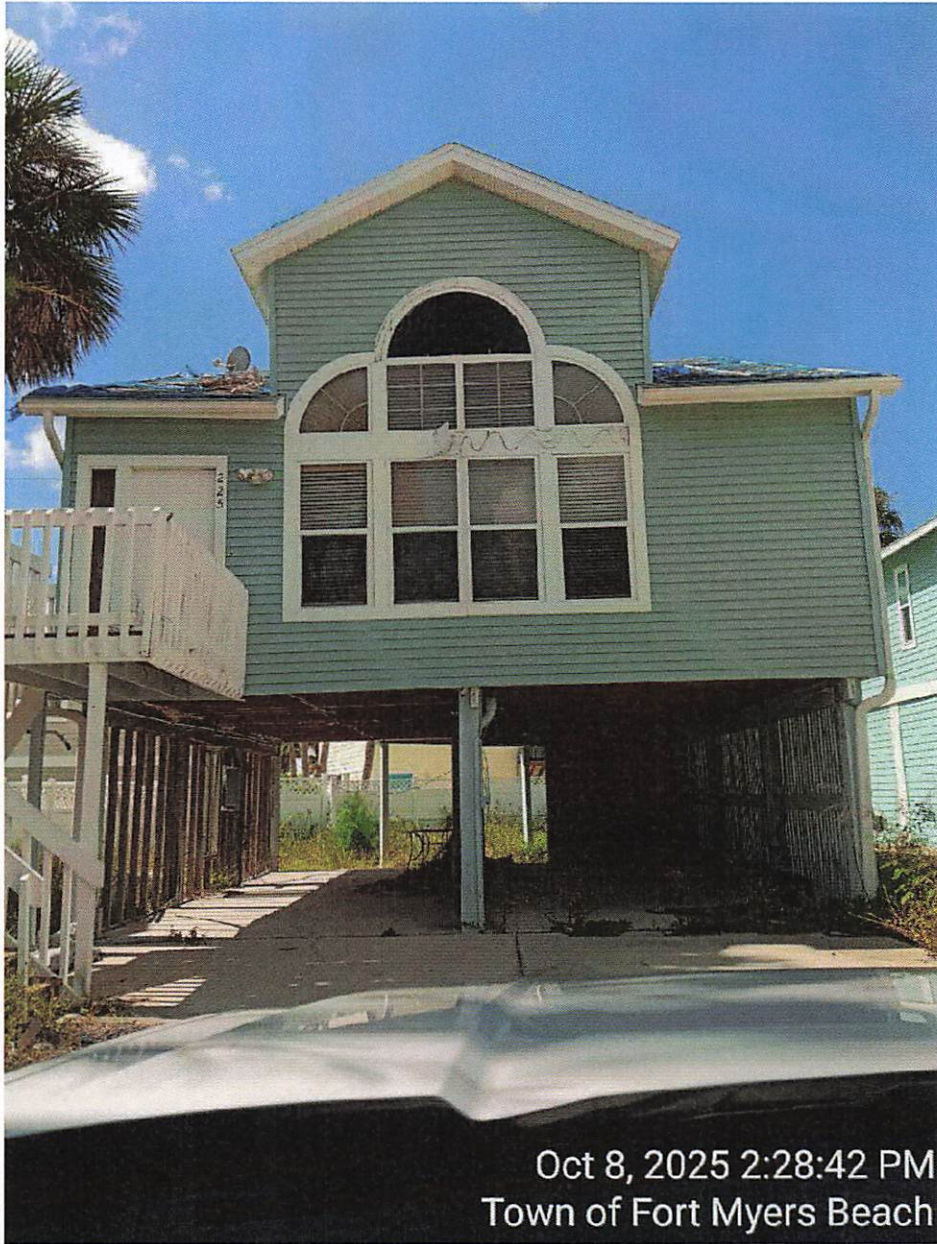
Last Inspection Date: 02/01/2024

Property Values / Exemptions / TRIM Notices

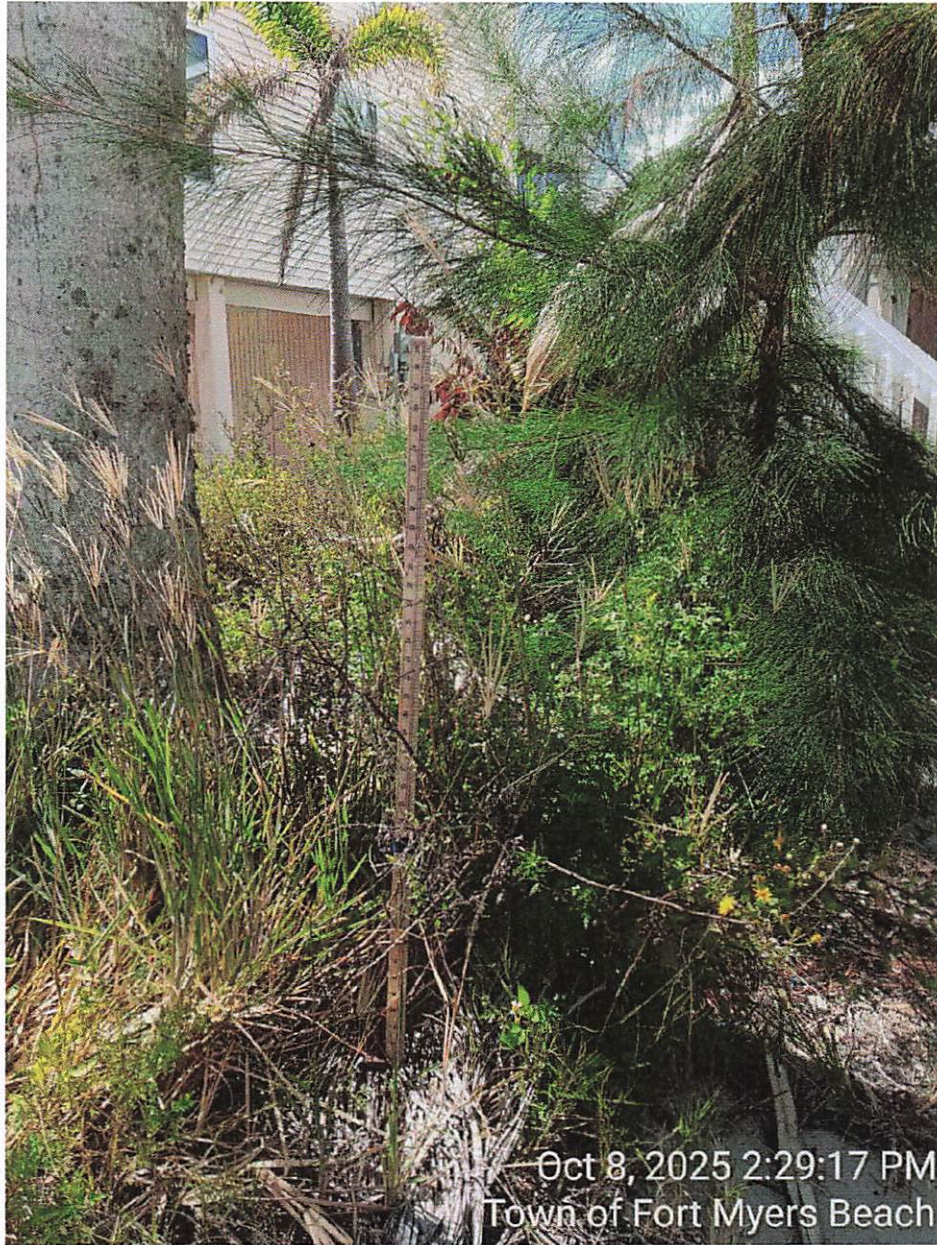
Generated on 10/8/2025 2:51 PM

Property Details (Current as of 10/7/2025)

Generated on 10/8/2025 2:51 PM



Oct 8, 2025 2:28:42 PM
Town of Fort Myers Beach

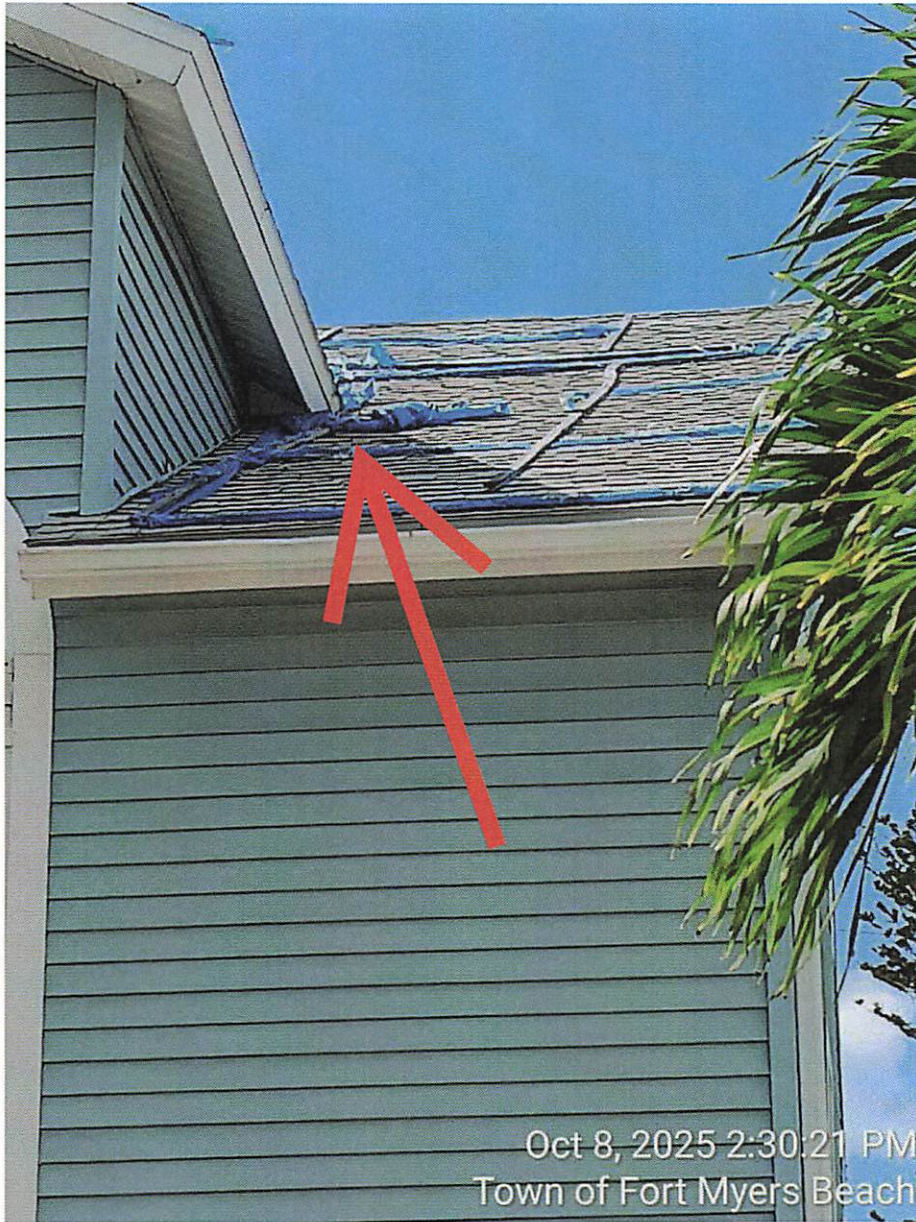


Oct 8, 2025 2:29:17 PM
Town of Fort Myers Beach



Oct 8, 2025 2:29:35 PM
Town of Fort Myers Beach





Oct 8, 2025 2:30:21 PM
Town of Fort Myers Beach









Oct 8, 2025 2:32:20 PM
Town of Fort Myers Beach



Oct 8, 2025 2:28:42 PM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Westfield Development LTD
Property Address: 360 Seminole Way
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Thomas Yozzo

Narrative:

Attachments:

1. 20250793_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250793_Hearing Exhibit B_Notice of Violation & Affidavit of Posting

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 28, 2025

Thomas Yozzo, Emergency Services Director

Date: October 28, 2025



Traci Kohler, Deputy Town Manager

Date: October 28, 2025

nancy stuparich, Town Attorney

Date: October 28, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 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: OCTOBER 7, 2025

Case Number: **20250793**

Owner: WESTFIELD DEVELOPMENT LTD

Mailing Address: P.O. Box 93, Gibsonburg, OH 43431

Property Address: **360 Seminole Way**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134289

Parcel:33-46-24-W2-005K0.0090

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on July 16, 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 07/16/2025, a violation was discovered for the Construction or installation of Dry Flood proofing barriers in a Coastal A Zone which is in violation of and defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Florida Building Codes:

Section 1612.4 Design and construction

The design and construction of buildings and structures located in the flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

Section 1612.4.1 Modification of ASCE 24

1. The title of Table 6.1 shall be "minimum Elevation of Floodproofing, Relative to Base Flood Elevation(BFE) or Design Flood Elevation(DFE), in Coastal A Zones and in Other Flood Hazard Areas that are not High Risk Flood Hazard Areas."
2. Section 6.2.1 shall be modified to permit dry flood proofing in Coastal A Zones, as follows: " Dry flood proofing of non-residential structures and non-residential areas of mixed -use structures shall not be allowed unless such structures are located outside of High Risk Flood Areas and Coastal High Hazard Areas. Dry Flood proofing shall be permitted in Coastal A Zones provided wave loads and the potential for erosion and local scour are accounted for in the design. Dry floodproofing of residential structures or residential areas of mixed-use structures shall not be permitted."

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Remove the installed Dry Flood Proofing Panels.

Compliance is required on or before: October 20, 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 4th DAY OF NOVEMBER 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.**

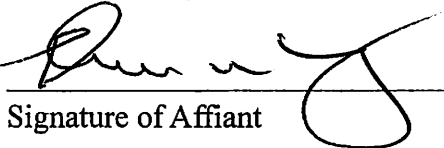
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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 of Affiant

Code Enforcement / Emergency Services Director
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

WESTFIELD DEVELOPMENT LTD
P.O. BOX 93
GIBSONBURG OH 43431

FMB Case Number:	20250793
Certified Mail:	9589071052703142134289
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 360 Seminole Way.
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-005K0.0090

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250793. For the construction or instillation of Dry Flood Proofing barriers in a Coastal A Zone which is in Violation of and defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code . 360 Seminole Way. 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:

WESTFIELD DEVELOPMENT LTD
P.O. BOX 93
GIBSONBURG OH 43431

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

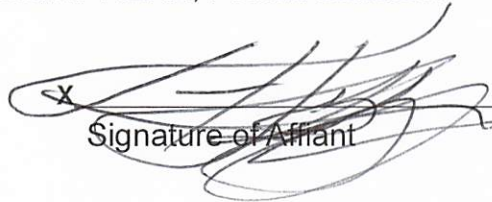
2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 360 Seminole Way, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 7th day of October 2025. A true, accurate and unaltered copy of the photographs are 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.

FORT MYERS BEACH ESTERO ISLAND

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

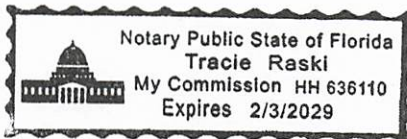


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

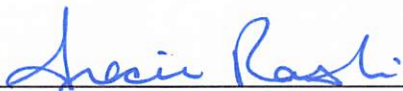

Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either [☒] personal presence or [☐] online notarization this 7 day of October, 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 1342 89

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

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

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To Westfield Dev
LTD PO BOX 93
Street and Apt. No., or PO Box No. Gibsonburg OH 43431
City, State, ZIP+4[®] 15-0193

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



ESTERO ISLAND
Boulevard
Estero, FL 33931

WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBUTG OH 43431



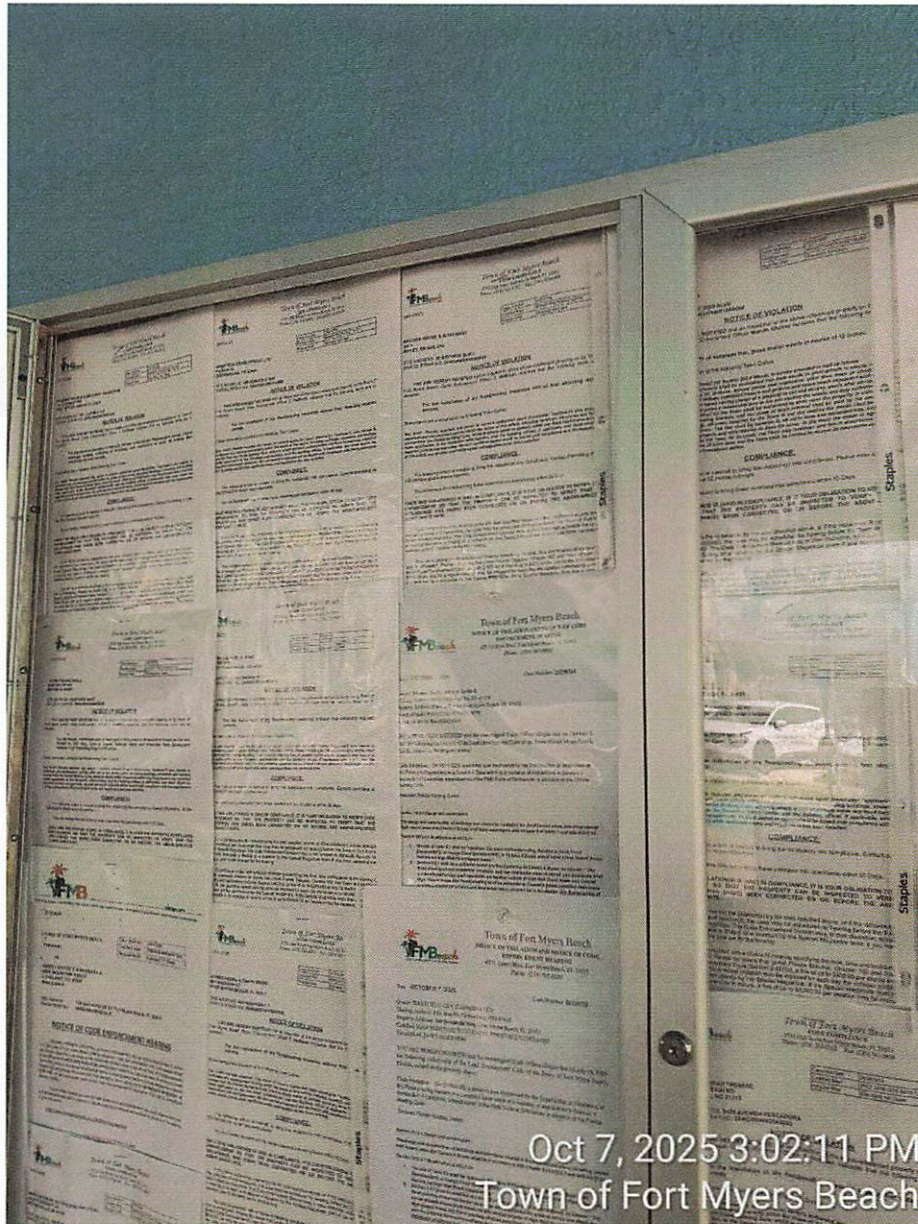
ESTERO ISLAND
Boulevard
Estero, FL 33931

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL[®]

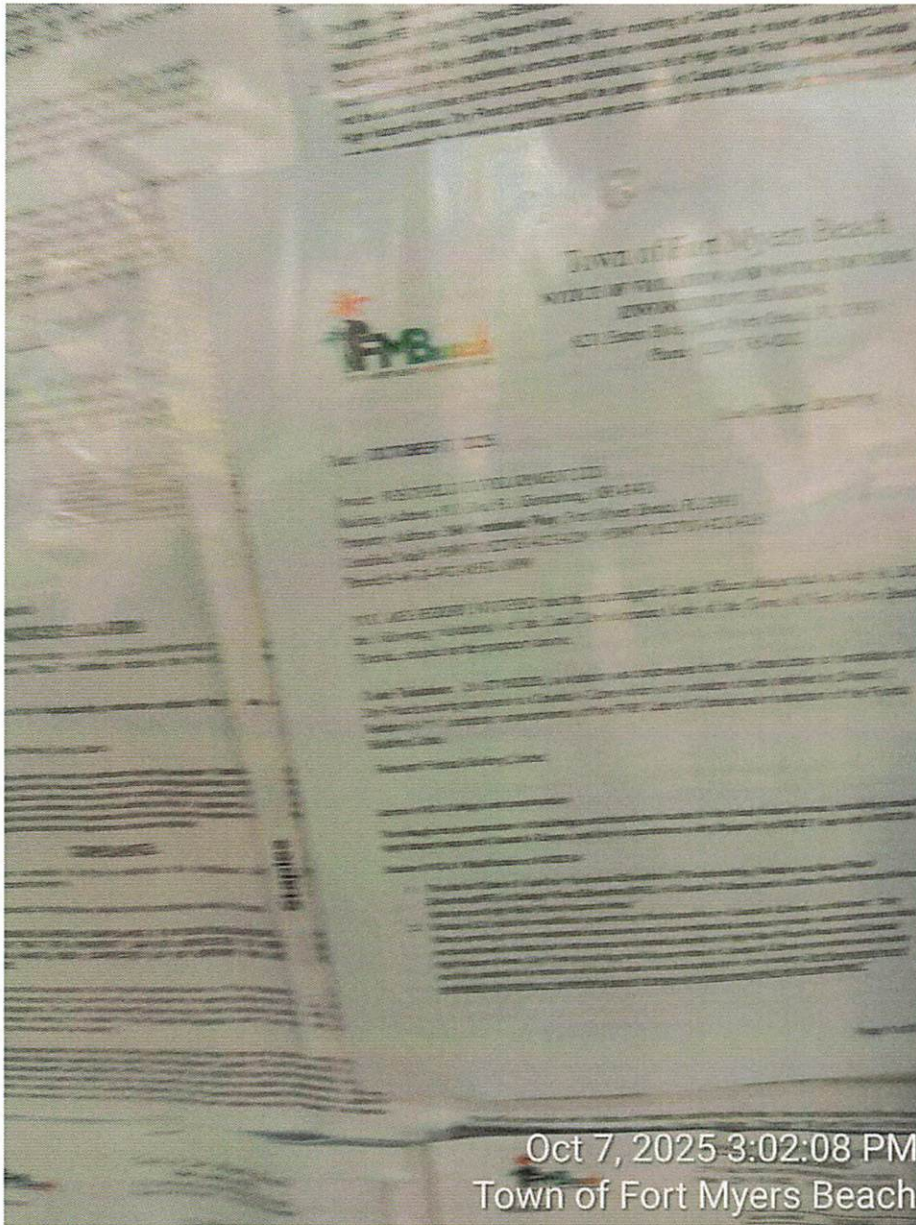


9589 0710 5270 3142 1342 89

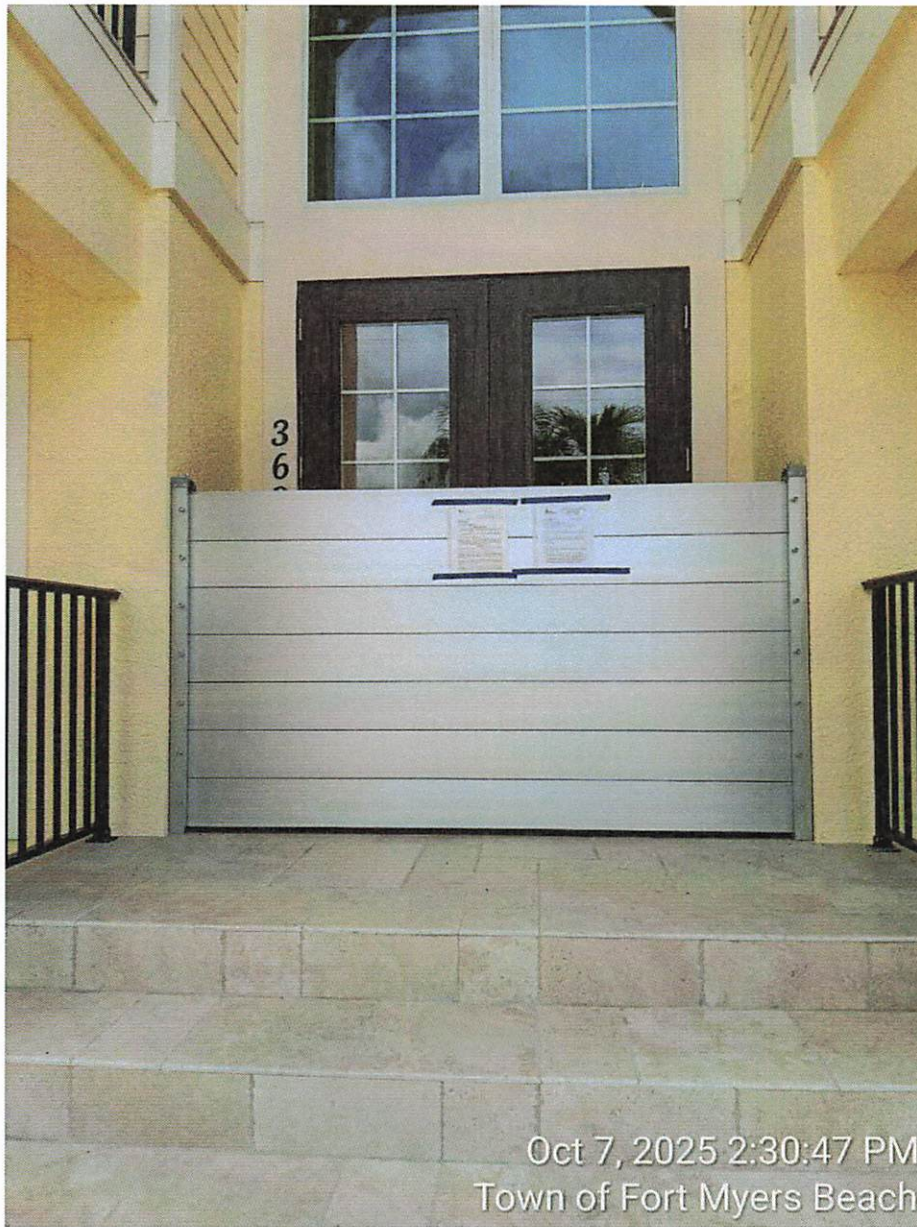
WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBUTG OH 43431



Oct 7, 2025 3:02:11 PM
Town of Fort Myers Beach









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: OCTOBER 7, 2025

Case Number: 20250793

Owner: WESTFIELD DEVELOPMENT LTD
Mailing Address: P.O. Box 93, Gibsonburg, OH 43431
Property Address: 360 Seminole Way, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134289, 9589071052703142134265
Parcel 43-46-24-W2-005K0.0090

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on July 16, 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 07/16/2025, a violation was discovered for the Construction or Installation of Dry Flood proofing barriers in a Coastal A Zone which is in violation of and defined in Division 3 Section 6-111 (adoption, amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Florida Building Codes:

Section 1612.4 Design and construction

The design and construction of buildings and structures located in the flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

Section 1612.4.1 Modification of ASCE 24

1. The title of Table 6.1 shall be "Minimum Elevation of Floodproofing, Relative to Base Flood Elevation (BFE) or Design Flood Elevation (DFE), in Coastal A Zones and in Other Flood Hazard Areas that are not High Risk Flood Hazard Areas."
2. Section 6.2.1 shall be modified to permit dry flood proofing in Coastal A Zones, as follows: "Dry flood proofing of non-residential structures and non-residential areas of mixed-use structures shall not be allowed unless such structures are located outside of High Risk Flood Areas and Coastal High Hazard Areas. Dry Flood proofing shall be permitted in Coastal A Zones provided wave loads and the potential for erosion and local scour are accounted for in the design. Dry flood proofing of residential structures or residential areas of mixed-use structures shall not be permitted."

Oct 7, 2025 2:30:41 PM
Town of Fort Myers Beach

PO BOX 93 GIBSONBURG, OH 43431

Sponsored Links

There are 6 companies that have an address matching Po Box 93 Gibsonburg, OH 43431.

The companies are Westfield Condominium Association Inc, Westfield Electric Inc, Westfield Technologies Ltd, Revive Wellness Group LLC, Advance Supply Company LLC, and Westfield Electric Inc.

NO WESTFIELD Dev. LTD
Listed

WESTFIELD CONDOMINIUM ASSOCIATION, INC.

OHIO CORPORATION FOR NON-PROFIT

[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431

Address Types: Registered Agent

Registered Agent: Sheri Busdeker

Filed: April 30, 2004

File Number: 1460378

[Contact Us About The Company Profile For Westfield Condominium Association, Inc.](#)

WESTFIELD ELECTRIC, INC.

MARYLAND FOREIGN CORPORATION

[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431

Address Types: Principal

Registered Agent: Thomas Busdeker

Filed: August 27, 2008

File Number: F12697355

[Contact Us About The Company Profile For Westfield Electric, Inc.](#)

Sponsored Links

WESTFIELD TECHNOLOGIES, LTD.

OHIO DOMESTIC LIMITED-LIABILITY COMPANY

[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431

Address Types: Registered Agent

Registered Agent: Thomas R Busdeker

Filed: November 21, 2016

File Number: 3961933

REVIVE WELLNESS GROUP LLC

OHIO DOMESTIC LIMITED-LIABILITY COMPANY

[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431

Address Types: Registered Agent

Registered Agent: Sheri Busdeker

Filed: August 23, 2018

File Number: 4223134

[Contact Us About The Company Profile For Westfield Technologies, Ltd.](#)

ADVANCE SUPPLY COMPANY LLC
OHIO DOMESTIC LIMITED-LIABILITY COMPANY
[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431
Address Types: Registered Agent
Registered Agent: Alexander Umberto Sanson Norman
Filed: March 08, 2019
File Number: 4304271

[Contact Us About The Company Profile For Advance Supply Company LLC](#)

[Contact Us About The Company Profile For Revive Wellness Group LLC](#)

WESTFIELD ELECTRIC, INC.
FLORIDA FOREIGN PROFIT CORPORATION
[WRITE REVIEW](#)

Address: Po Box 93
Gibsonburg, OH 43431
Address Types: Mailing
Registered Agent: Busdeker Sheri M
Filed: December 27, 2022
File Number: F22000007869

[Contact Us About The Company Profile For Westfield Electric, Inc.](#)

Sponsored Links

ADDITIONAL LINKS

[Search All Addresses](#)

(Displaying 6 matches)

The information on this page is being provided for the purpose of informing the public about a matter of genuine public interest.



Property Data

STRAP: 33-46-24-W2-005K0.0090 Folio ID: 10230443

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

Generated on 8/4/2025 8:57 AM

Owner Of Record - Sole Owner [Change Mailing Address]



WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG OH 43431

Site Address

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

360 SEMINOLE WAY
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 9

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 8 and 67 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	2,018
1st Year Building on Tax Roll	2015
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	005K0	0090
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43206	-81.90864		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2016 ▶ ☐ View other photos

Last Inspection Date: 07/01/2022

Property Values / Exemptions / TRIM Notices

Generated on 8/4/2025 8:57 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)	1,479,609	489,507	1,479,609	1,479,609	0	0	1,479,609
2024 / Additional Info	2024 (Final Value)	1,334,336	920,087	1,334,336	956,480	55,000	0	901,480
2023 / Additional Info	2023 (Final Value)	1,620,152	543,672	1,620,152	928,621	55,000	0	873,621
2022 / Additional Info	2022 (Final Value)	1,482,100	316,525	1,482,100	901,574	50,500	0	851,074

2021 / Additional Info	2021 (Final Value)	1,012,675	316,525	1,012,675	875,315	50,500	0	824,815
2020 / Additional Info	2020 (Final Value)	870,514	346,525	870,514	863,230	50,500	0	812,730
2019 / Additional Info	2019 (Final Value)	843,822	333,200	843,822	843,822	50,500	0	793,322
2018 / Additional Info	2018 (Final Value)	828,464	333,200	828,464	828,464	50,500	0	777,964
2017 / Additional Info	2017 (Final Value)	860,824	238,000	860,824	825,835	50,500	0	775,335
2016	2016 (Final Value)	808,849	238,000	808,849	808,849	50,500	0	758,349
2015	2015 (Final Value)	238,000	238,000	238,000	238,000	0	0	238,000
2014	2014 (Final Value)	238,000	238,000	238,000	238,000	0	0	238,000
2013	2013 (Final Value)	268,900	268,900	268,900	236,500	0	0	236,500
2012	2012 (Final Value)	215,000	215,000	215,000	215,000	0	0	215,000
2011	2011 (Final Value)	240,000	240,000	240,000	240,000	0	0	240,000
2010	2010 (Final Value)	240,000	240,000	240,000	240,000	0	0	240,000
	2009 (Final Value)	315,000	315,000	315,000	313,500	0	0	313,500
	2008 (Final Value)	285,000	285,000	285,000	285,000	0	0	285,000
	2007 (Final Value)	422,750	422,750	0	422,750	0	0	422,750
	2006 (Final Value)	415,000	415,000	0	415,000	0	0	415,000
	2005 (Final Value)	300,000	300,000	0	300,000	0	0	300,000
	2004 (Final Value)	280,000	280,000	0	280,000	0	0	280,000
	2003 (Final Value)	200,000	200,000	0	200,000	0	0	200,000
	2002 (Final Value)	130,000	130,000	0	130,000	0	0	130,000
	2001 (Final Value)	100,000	100,000	0	100,000	0	0	100,000
	2000 (Final Value)	70,000	70,000	0	70,000	0	0	70,000
	1999 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1998 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1997 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1996 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1995 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1994 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1993 (Final Value)	70,350	70,350	0	70,350	0	0	70,350
	1992 (Final Value)	70,350	70,350	0	70,350	0	0	70,350

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 8/3/2025)

Generated on 8/4/2025 8:57 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

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

SEAWALL - CONCRETE	2015	56
IRRIGATION SYSTEM LAWN	2015	1
FENCE - ALUM/VINYL - 4 FEET	2015	150
PIER - RESIDENTIAL	2015	280
BOAT LIFT	2015	1
DOCK - BOAT - WOODEN	2015	72

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	2015	2016

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,910
CFL - CATHEDRAL FLOOR AREA	Y	108
FLG - FINISHED LOWER GARAGE	N	2,272
FLL - FINISHED LOWER LEVEL	N	44
FOP - FINISHED OPEN PORCH	N	67
FOP - FINISHED OPEN PORCH	N	562
LCP - LOWER CARPORT / OPEN PORCH	N	156
PPT - POOL PATIO	N	744
ULU - UNFINISHED LOWER UTILITY	N	744

Building Features

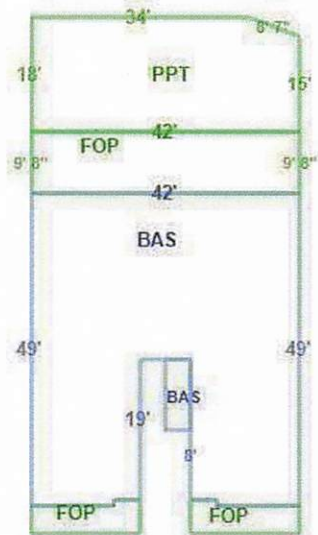
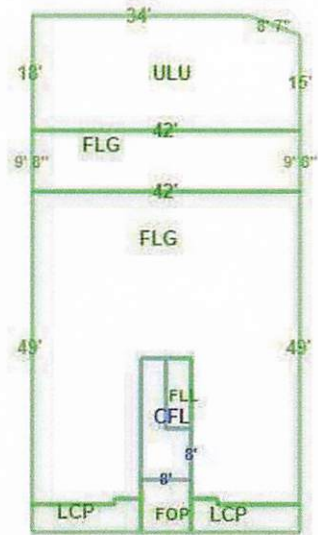
Description	Year Added	Units
POOL - RESIDENTIAL	2015	242
PATIO - BRICK AND TILE	2015	502
ELEVATOR - RESIDENTIAL	2015	1
BOAT HOUSE - OPEN	2015	336
XTRA/ADDITIONAL A/C UNITS	2015	1
JACUZZI - TYPE C	2015	1
PATIO - BRICK AND TILE	2015	432
A/C-POOL HEATERS	2023	1

Building Front Photo

Building Footprint



Photo Date: January of 2016



Property Details (2025 Preliminary)



Generated on 8/4/2025 8:57 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	2015	56
IRRIGATION SYSTEM LAWN	2015	1
FENCE - ALUM/VINYL - 4 FEET	2015	150
PIER - RESIDENTIAL	2015	280
BOAT LIFT	2015	1

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	2015	2016

Building Subareas

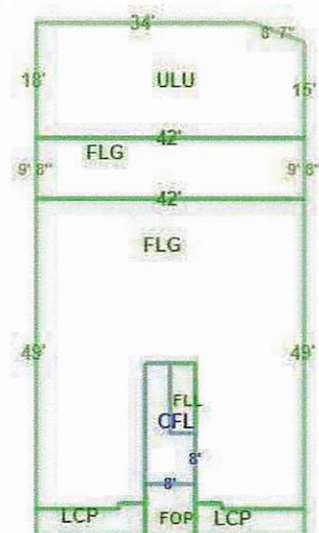
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,910
CFL - CATHEDRAL FLOOR AREA	Y	108
FLG - FINISHED LOWER GARAGE	N	2,272
FLL - FINISHED LOWER LEVEL	N	44
FOP - FINISHED OPEN PORCH	N	67
FOP - FINISHED OPEN PORCH	N	562
LCP - LOWER CARPORT / OPEN PORCH	N	156
PPT - POOL PATIO	N	744
ULU - UNFINISHED LOWER UTILITY	N	744

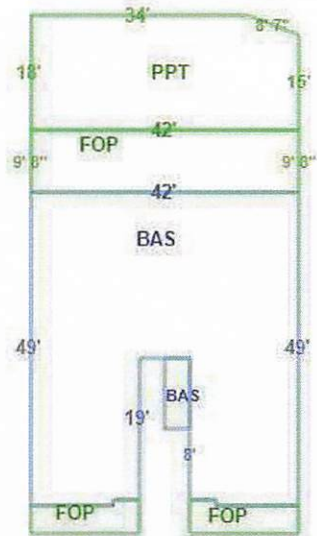
Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	2015	242
PATIO - BRICK AND TILE	2015	502
ELEVATOR - RESIDENTIAL	2015	1
BOAT HOUSE - OPEN	2015	336
XTRA/ADDITIONAL A/C UNITS	2015	1
JACUZZI - TYPE C	2015	1
PATIO - BRICK AND TILE	2015	432
A/C-POOL HEATERS	2023	1

Building Front Photo

Photo Date: January of 2016

Building Footprint



Taxing Authorities

Generated on 8/4/2025 8:57 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 8/4/2025 8:57 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
2,150,000.00	03/08/2024	2024000066808	01		I
1,149,900.00	08/21/2015	2015000184641	01		I
315,000.00	04/09/2013	2013000092390	01		V
		Sales Questionnaire Complete			
100.00	12/01/1990	2196/3957	01		V
100.00	12/01/1986	1885/3478	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 **8** and **67** 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 8/4/2025 8:57 AM

Permit Number	Permit Type	Date
235227	Building Window / Door Replacement	10/03/2023
232635	Building Window / Door Replacement	04/26/2023
ELE15-0328	Electric	11/04/2015
DSH15-0075	Boathouse, Dock & Shoreline	10/19/2015
ROF15-0104	Roof	10/19/2015
DSH15-0060	Boathouse, Dock & Shoreline	09/01/2015
ELE15-0178	Electric	06/10/2015
MEC15-0113	AC New / Change out	04/21/2015
ROF15-0031	Roof	04/07/2015
PLB15-0045	Plumbing	02/17/2015
POL15-0005	Pool & Spa	02/11/2015
ELE15-0033	Electric	02/10/2015
BLD14-0226	Building New Construction	01/13/2015
DRV14-0064	Site Development - Driveway / Sidewalks	01/13/2015

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.

Parcel Numbering History ⓘ

Generated on 8/4/2025 8:57 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-24-05-000K0.0090	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 8/4/2025 8:57 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 8/4/2025 8:57 AM

Community	Panel	Version	Date	Evacuation Zone
071C	0566	G	11/17/2022	A

Generated on 8/4/2025 8:57 AM



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W2-005K0.0090
Alternate Key:
2100593751
Millage Code:
032

Site Address/Legal Description:
360 SEMINOLE WAY
MC PHIE PARK UNIT 3 BLK K PB 8 PG 67 LOT 9



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	1,334,336
Assessed Value	956,480
Taxable Value	956,480
Homestead Exemption	25,000
Additional Homestead Exemption	25,000
Widow Exemption	5,000

★ See message below.

WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG, OH 43431

Paid 02/02/2025 INT-00-03173562 \$12,408.21

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	956,480	55,000	901,480	3,391.64
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	956,480	30,000	926,480	2,082.73
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	956,480	30,000	926,480	2,814.65
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	956,480	55,000	901,480	892.47
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	956,480	55,000	901,480	85.46
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	956,480	55,000	901,480	29.48
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	956,480	55,000	901,480	92.49
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	956,480	55,000	901,480	2,524.14
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	956,480	55,000	901,480	101.24
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	956,480	55,000	901,480	145.32
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	956,480	55,000	901,480	18.03
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	956,480	55,000	901,480	35.52

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone	Rate	Basis	Amount
239-533-8000		ACTL LEVY	320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$12,533.55

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Feb 28, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Paid 02/02/2025 INT-00-03173562 \$12,408.21

Account: 33-46-24-W2-005K0.0090

Site Address: 360 SEMINOLE WAY

Alternate Key: 2100593751

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

WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG, OH 43431

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



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

08/01/2025

Case Number:	20250793
Certified Mail:	9589071052703142132117
Regular Mail	Standard 1st Class

**WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG, OH 43431**

**SITE ADDRESS: 360 SEMINOLE WAY
PARCEL STRAP NO: 334624W2005K00090**

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 installation of dry floodproofing measures 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 30 days.

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

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

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

Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at 239-220-6458 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach

9589 0710 5270 3142 1321 17

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

\$

WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG, OH 43431

202507913
Town of Fort Myers Beach

Postmark

AUG 04 2025

Here

Sent by:

340 SEMINOLE WAY

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

WESTFIELD DEVELOPMENT LTD
PO BOX 93
GIBSONBURG, OH 43431

FMB Case Number:	20250793
Certified Mail:	9589071052703142132117
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 360 Seminole Way,
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-005K0.0090

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 #20250793. For the installation of dry floodproofing measures without first obtaining required permits. 360 Seminole Way. 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 8/04/2025 to the following:

WESTFIELD DEVELOPMENT LTD
P.O. BOX 93
GIBSONBURG, OH 43431

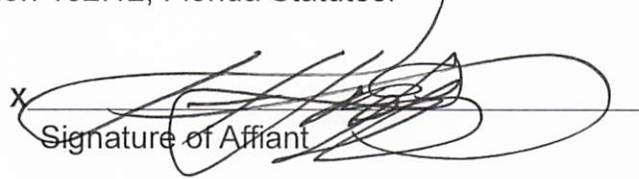
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 360 Seminole Way, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 1st 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 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 4th 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.

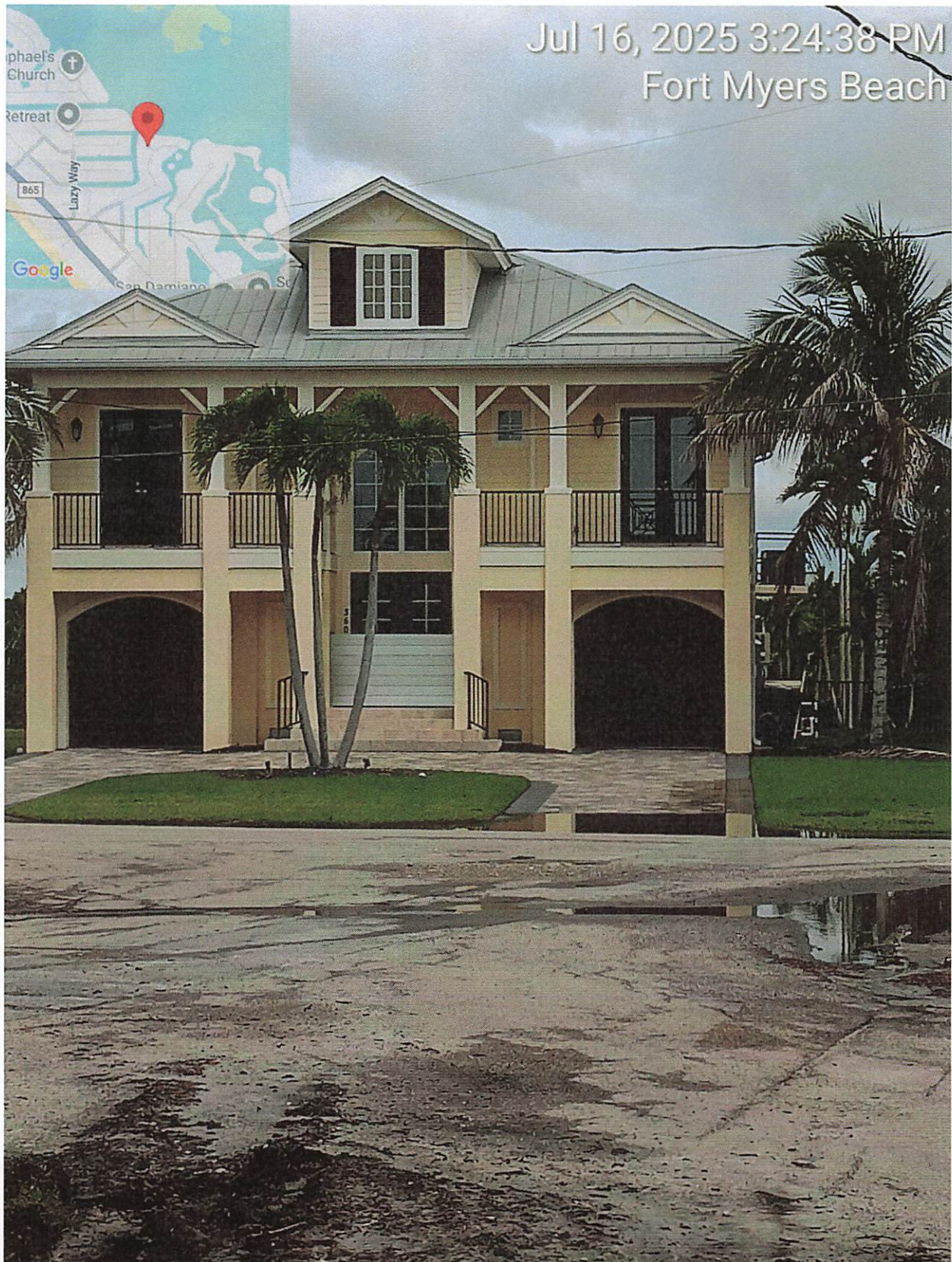
X 
Signature of Affiant

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

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





Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Wilcox Lance
Property Address: 1339 Santos Rd
Status: RV without permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Marcio Chavez

Narrative:

Attachments:

1. 20250888_Hearing Exhibit A_Notice of Violation/Hearing and Affidavit of P

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 24, 2025



Traci Kohler, Deputy Town Manager

Date: October 24, 2025

nancy stuparich, Town Attorney

Date: October 27, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 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.

Wilcox Lance
1339 Santos Rd
Fort Myers Beach, FL 33931

,

Respondent(s).

Case Number:	20250888
Certified Mail:	9589071052703142134661
Regular Mail:	Standard 1 st Class
Posted on	10/07/25
Property:	
Posted at Town Hall:	10/07/25

Full Mailing Address: 1339 Santos Rd
Site Address: **1339 Santos Rd**
Parcel Strap No.: 19-46-24-W4-0060A.0340
Flood Zone: AE

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 10/07/2025 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; ...

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

 X **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 10/24/25.*

___ **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 10/24/25.*

___ **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)*

___ **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 10/24/25.*

__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* _____.

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, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

Select all that apply:

 X 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

[Last Rev. 9/18 NS/CB]

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.

Marcio Chavez



Signature

Code Enforcement Officer
Fort Myers Beach, Florida

[Last Rev. 9/18 NS/CB]

9589 0710 5270 3142 1346 61

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	
Sent by: <u>MC</u>	
Postmark: <u>OCT 07 2025</u>	
Case # <u>20250888</u>	
<u>1339 Santos Rd</u>	
WILCOX LANCE	
1339 SANTOS RD	
FORT MYERS BEACH, FL 33931	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



CERTIFIED MAIL



9589 0710 5270 3142 1346 61

WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931



WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931

FMB Case Number:	20250888
Certified Mail:	9589071052703142134661
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 1339 Santos Rd
Fort Myers Beach, FL, 33931
Parcel Strap No. 19-46-24-W4-0060A.0340

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 #20250888. On 10/07/2025, 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. 1339 Santos Rd. 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:

WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931

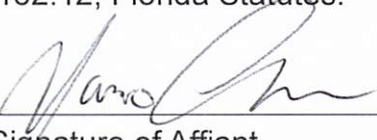
(Property Owner)

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 1339 Santos Rd, 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.



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 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



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.

Wilcox Lance

1339 Santos Rd

Fort Myers Beach, FL 33931

Respondent(s).

Case Number:	20250888
Certified Mail:	9589071052703142134661
Regular Mail:	Standard 1 st Class
Posted on	10/07/25
Property:	
Posted at Town	10/07/25
Hall:	

Full Mailing Address: 1339 Santos Rd

Site Address: 1339 Santos Rd

Parcel Strap No.: 19-46-24-W4-0060A.0340

Flood Zone: AE

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 10/07/2025 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)

☒ **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.**

[Last Rev. 9/18 NS/CB]

Oct 7, 2025 4:47:14 PM

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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.

Wilcox Lance
1339 Santos Rd
Fort Myers Beach, FL 33931

Respondent(s).

Full Mailing Address: 1339 Santos Rd
Site Address: 1339 Santos Rd
Parcel Strap No.: 19-46-24-W4-0060A.0340
Flood Zone: AE

Case Number:	20250888
Certified Mail:	9589071052703142134661
Regular Mail:	Standard 1 st Class
Posted on	10/07/25
Property:	
Posted at Town	10/07/25
Hall:	

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 10/07/2025 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)

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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.

Oct 7, 2025 5:00:16 PM

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Oct 7, 2025 5:00:22 PM



Oct 7, 2025 12:40:01 PM



Oct 7, 2025 12:40:12 PM



Lee County Tax Collector

Noelle Branning

Account Number:
19-46-24-W4-0060A.0340
Alternate Key:
2100387425
Millage Code:
032

Site Address/Legal Description:
1339 SANTOS RD
VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 34



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 738,488
Assessed Value 158,105
Taxable Value 158,105
Homestead Exemption 25,000
Additional Homestead Exemption 25,000

★ See message below.

WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931

Paid 03/13/2025 DP-00-03283012 \$1,580.89

Ad Valorem Taxes Levying Authority

LEE COUNTY GENERAL REVENUE
PUBLIC SCHOOL - BY LOCAL BOARD
PUBLIC SCHOOL - BY STATE LAW
TOWN OF FORT MYERS BEACH
SFL WATER MGMT-DISTRICT LEVY
SFL WATER MGMT-EVERGLADE CONST
SFL WATER MGMT-OKEECHOBEE LEVY
FORT MYERS BEACH FIRE CONTROL DISTRICT
FORT MYERS BEACH MOSQUITO
FORT MYERS BEACH LIBRARY
LEE COUNTY HYACINTH CONTROL
WEST COAST INLAND NAVIGATION DISTRICT

Telephone

239-533-2221
239-337-8215
239-337-8215
239-765-0202
561-686-8800
561-686-8800
561-686-8800
239-590-4200
239-247-1205
239-463-9691
239-694-2174
941-485-9402

Mill Rate

3.7623
2.2480
3.0380
0.9900
0.0948
0.0327
0.1026
2.8000
0.1123
0.1612
0.0200
0.0394

Assessed

158,105
158,105
158,105
158,105
158,105
158,105
158,105
158,105
158,105
158,105
158,105
158,105

Exemption

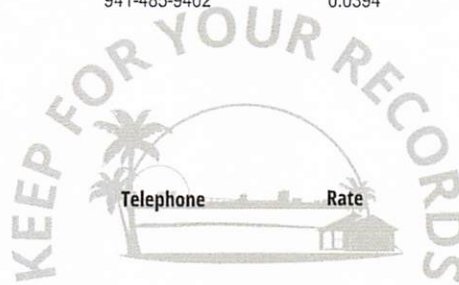
50,000
25,000
25,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

Taxable

108,105
133,105
133,105
108,105
108,105
108,105
108,105
108,105
108,105
108,105
108,105
108,105

Amount

406.72
299.22
404.37
107.02
10.25
3.54
11.09
302.69
12.14
17.43
2.16
4.26



Non-Ad Valorem Assessments Levying Authority

Telephone

Rate

Basis

Amount

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$1,580.89

2024 Real Estate Tax Notice

Return with payment

PAY ONLY ONE AMOUNT

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: 19-46-24-W4-0060A.0340

Site Address: 1339 SANTOS RD

Alternate Key: 2100387425

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

WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH, FL 33931

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



Paid 03/13/2025 DP-00-03283012 \$1,580.89



Property Data

STRAP: 19-46-24-W4-0060A.0340 Folio ID: 10228065

Tax Roll Value Letter 2025 ▾

Generated on 9/24/2025 2:43 PM

Owner Of Record - Sole Owner

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



WILCOX LANCE
1339 SANTOS RD
FORT MYERS BEACH FL 33931

Site Address

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

1339 SANTOS RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 34

[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 70 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	19	0060A	0340
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45229	-81.95135		

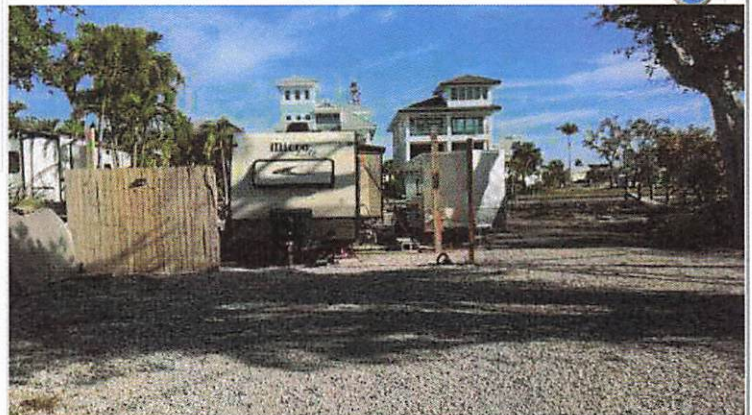
[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date February of 2024 ▶ ☐ View other photos

Last Inspection Date: 02/08/2024

Property Values / Exemptions / TRIM Notices

Generated on 9/24/2025 2:43 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)	829,701	823,641	829,701	162,690	50,722	0	111,968

2024 / Additional Info	2024 (Final Value)	738,488	732,488	738,488	158,105	50,000	0	108,105
2023 / Additional Info	2023 (Final Value)	382,444	378,118	382,444	153,500	50,000	0	103,500
2022 / Additional Info	2022 (Final Value)	822,527	408,994	822,527	149,029	50,000	0	99,029
2021 / Additional Info	2021 (Final Value)	563,733	348,750	563,733	144,688	50,000	0	94,688
2020 / Additional Info	2020 (Final Value)	486,126	298,125	486,126	142,690	50,000	0	92,690
2019 / Additional Info	2019 (Final Value)	472,389	298,125	472,389	139,482	50,000	0	89,482
2018 / Additional Info	2018 (Final Value)	441,702	298,125	441,702	136,881	50,000	0	86,881
2017 / Additional Info	2017 (Final Value)	442,516	247,500	442,516	134,066	50,000	0	84,066
2016	2016 (Final Value)	423,515	247,500	423,515	131,309	50,000	0	81,309
2015	2015 (Final Value)	357,400	248,681	357,400	130,396	50,000	0	80,396
2014	2014 (Final Value)	318,502	139,725	318,502	129,361	50,000	0	79,361
2013	2013 (Final Value)	304,605	214,200	304,605	127,449	50,000	0	77,449
2012	2012 (Final Value)	211,564	135,000	211,564	125,319	50,000	0	75,319
2011	2011 (Final Value)	223,568	123,750	223,568	121,669	50,000	0	71,669
2010	2010 (Final Value)	279,679	180,000	279,679	119,871	50,000	0	69,871
	2009 (Final Value)	322,800	225,000	322,800	116,720	50,000	0	66,720
	2008 (Final Value)	357,070	258,750	357,070	116,610	50,000	0	66,610
	2007 (Final Value)	452,570	337,500	0	112,600	25,000	0	87,600
	2006 (Final Value)	407,210	309,380	0	109,860	25,000	0	84,860
	2005 (Final Value)	372,530	300,000	0	106,660	25,000	0	81,660
	2004 (Final Value)	342,230	253,000	0	103,550	25,000	0	78,550
	2003 (Final Value)	260,970	175,000	0	101,620	25,000	0	76,620
	2002 (Final Value)	139,830	75,000	0	94,960	25,000	0	69,960
	2001 (Final Value)	145,950	95,000	0	93,460	25,000	0	68,460
	2000 (Final Value)	130,360	70,000	0	90,740	25,000	0	65,740
	1999 (Final Value)	115,610	60,500	0	88,350	25,000	0	63,350
	1998 (Final Value)	107,550	60,500	0	86,960	25,000	0	61,960
	1997 (Final Value)	107,060	59,000	0	85,510	25,000	0	60,510
	1996 (Final Value)	87,840	49,630	0	83,020	25,000	0	58,020
	1995 (Final Value)	88,780	40,690	0	77,940	25,000	0	52,940
	1994 (Final Value)	74,450	40,690	0	74,450	25,000	0	49,450
	1993 (Final Value)	74,450	40,690	0	74,450	25,000	0	49,450
	1992 (Final Value)	79,960	40,690	0	79,960	25,000	0	54,960

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) ?

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Land

Land Tracts

Use Code

Use Code Description

Number of Units

Unit of Measure

0

Vacant Residential

5625.00

Square Feet

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1995	50
BOAT LIFT	2003	1



Property Details (2025 TRIM)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	5625.00	Square Feet

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1995	50
BOAT LIFT	2003	1

Taxing Authorities

Generated on 9/24/2025 2:43 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 2:43 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	08/05/2025	2025000221541	11		V
82,500.00	02/01/1988	1973/156	06		I
50,000.00	08/01/1984	1744/2249	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 **6** and **70** 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 2:43 PM

Permit Number	Permit Type	Date
232662	Electric	03/23/2023
230731	Demolition	01/28/2023
FNC17-0087	Fence	01/23/2018
MEC14-0073	AC New / Change out	04/01/2014
RES2007-04252	Building Addition	03/30/2007
ROF2006-00562	Roof	01/17/2006
DSH2002-01088	Boathouse, Dock & Shoreline	01/08/2003
199507464	Boathouse, Dock & Shoreline	08/11/1995
199507466	Boathouse, Dock & Shoreline	08/11/1995
199507349	Boathouse, Dock & Shoreline	08/08/1995
199402744	Residential	03/17/1994

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 2:43 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

Solid Waste (Garbage) Roll Data

Generated on 9/24/2025 2:43 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Thursday		Thursday		Thursday

Flood and Storm Information

Generated on 9/24/2025 2:43 PM

Flood Insurance [Find my flood zone](#)

Community	Panel	Version	Date	Evacuation Zone
071C	0554	G	11/17/2022	A

Generated on 9/24/2025 2:43 PM





Property Address and Owner:

Hearing Date: November 4, 2025

COMPLIANT

Property Owner: Deborah Therese Beck
Property Address: 5455 Avenida Pescadora
Status: Dry Flood Proofing Panels

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Thomas Yozzo

Narrative:

Attachments:

1. 20250813_Affidavit of Compliance and Photographs
2. 20250813_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
3. 20250813_Hearing Exhibit B_Notice of Violation

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 24, 2025



Traci Kohler, Deputy Town Manager

Date: October 24, 2025

nancy stuparich, Town Attorney

Date: October 27, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025



FMBgov.com

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

10/22/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Case Number:	20250813
Certified Mail:	N/A
Regular Mail:	N/A

Beck Deborah Therese
808 Ridgeleigh Rd
Baltimore, MD 21212

Respondent.

Site Address: 5455 Avenida Pescadora
Parcel Strap No.: 284624W40020A0260

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

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

1. I, Marcio Chavez, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.
2. On 10/22/2025, Beck Deborah Therese (property owner) was observed in violation of Sec. 6-441 Permits required at the property located at 5455 Avenida Pescadora, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/07/2025, and sent certified mail to the address of record, 808 Ridgeleigh Rd, Baltimore, MD 21212 posted to the violation property located at 5455 Avenida Pescadora, Fort Myers Beach, FL 33931, and posted to Town Hall located at 6231 Estero Blvd, Fort Myers Beach, FL 33931.
4. Beck Deborah Therese was/were given 30-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/07/2025.
5. I performed an inspection of the Subject Property on 10/22/2025, and the Subject Property was observed to be compliant with the Town of Fort Myers Beach Ordinance.
6. I have attached photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on 10/22/2025. These photographs are true, unaltered and accurate.
7. The Town of Fort Myers Beach hereby has determined the property located at 5455 Avenida Pescadora is in compliance with Fort Myers Beach Code of Ordinances.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant:



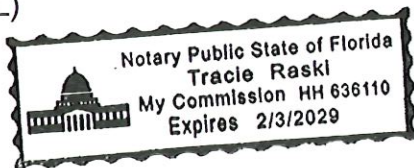
**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 22 day of October, 2025, by Marcio Chavez, ☒ who is personally known to me or ☐ who has produced _____ as identification.

Notary Public Signature:



(SEAL)













HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Remove the installed Dry Flood Proofing Panels.

Compliance is required on or before: October 20, 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 4th DAY OF NOVEMBER 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.**

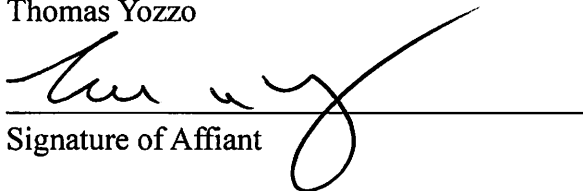
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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 of Affiant

Code Enforcement / Emergency Services Director
Fort Myers Beach, Florida

MB
ESTERO ISLAND
Boulevard
ach, FL 33931

DEBORAH THERESE BECK
808 RIDGELEIGH ROAD
MALTIMORE MD 21212

MB
ESTERO ISLAND
Boulevard
ach, FL 33931

DEBORAH THERESE BECK
808 RIDGELEIGH ROAD
MALTIMORE MD 21212

9589 0710 5270 3142 1342 58

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 | \$ | |

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DEBORAH THERESE BECK
808 RIDGELEIGH ROAD
MALTIMORE MD 21212

25-813

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

CERTIFIED MAIL



9589 0710 5270 3142 1342 58



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

DEBORAH THERESE BECK
808 RIDGELEIGH ROAD
BALTIMORE, MD 21212

FMB Case Number:	20250813
Certified Mail:	9589071052703142134258
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 5455 Avenida Pescadora.
Fort Myers Beach, FL, 33931
Parcel Strap No. 28-46-24-W4-0020A.0260

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 #20250813. For the construction or instillation of Dry Flood Proofing barriers in a Coastal A Zone which is in Violation of and defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code . 5455 Avenida Pescadora. 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:

DEBORAH THERESE BECK
808 RIDGELEIGH ROAD
BALTIMORE, MD 21212

(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 5455 Avenida Pescadora, 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.

FORT MYERS BEACH ESTERO ISLAND

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

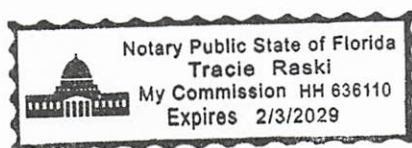


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

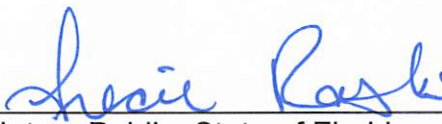
X 
Signature of Affiant

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

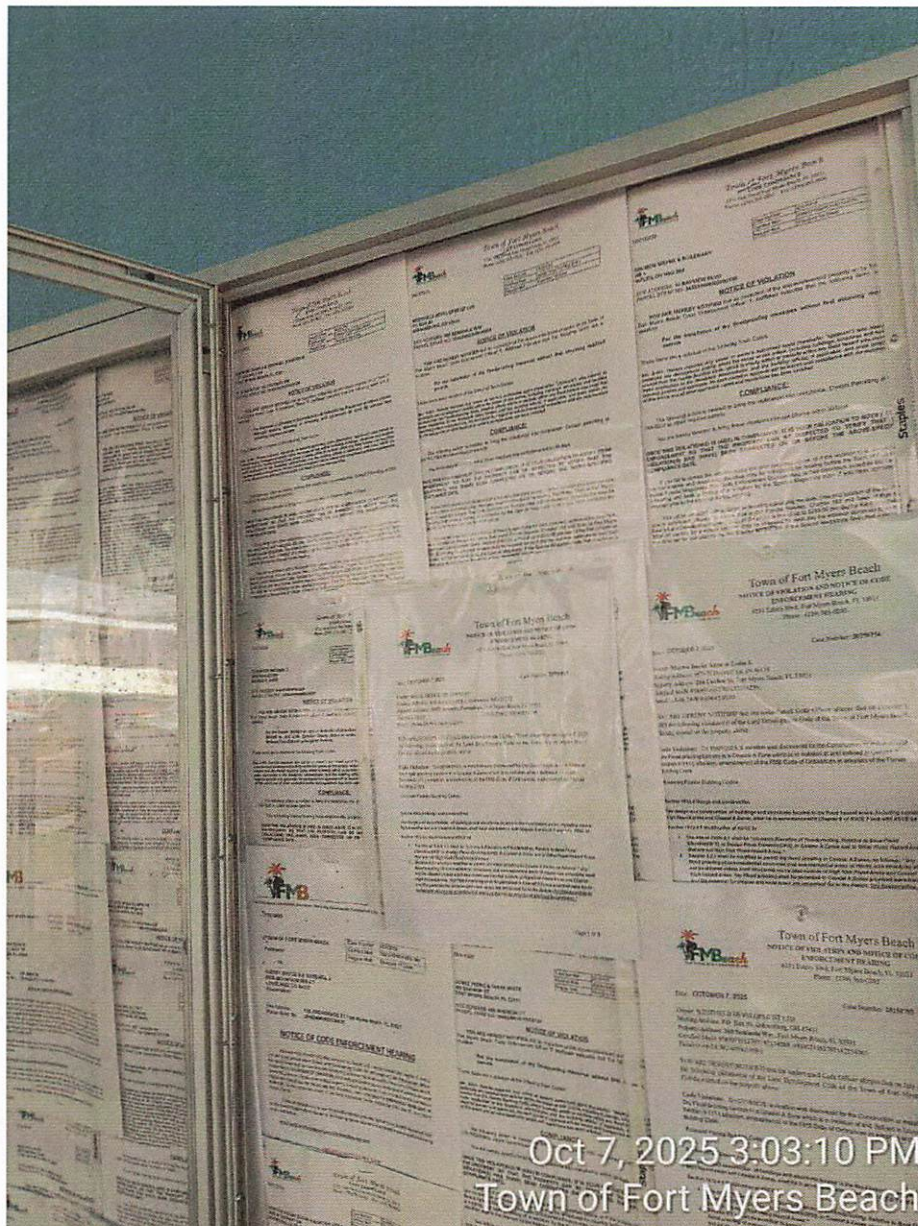


[Notary Seal]


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



Oct 7, 2025 3:03:10 PM
Town of Fort Myers Beach

Magistrate even if you have corrected the violation, the date, time and location of the hearing if, under Chapter 162 and Town of Fort Myers each Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or up to \$250.00 per day 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 \$250.00 per day for each day the violation continues to exist past the date set for compliance by the Special Magistrate.

You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if, a is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers each Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation or up to \$250.00 per day 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 \$250.00 per day for each day the violation continues to exist past the date set for compliance by the Special Magistrate.

Town of Fort Myers Beach

Fort My
DE COMPLI
of Fort Myers
6-0202 Fax: 139



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: OCTOBER 7, 2025

Case Number: 20250813

VIOLATION

of the above-n
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Building Official
shall be issued
has been taken

VIOLANCE:

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VIOLANCE. IT IS YOU
CAN BE INSP
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Owner: BECK, DEBORAH THERESE

Mailing Address: 808 Ridgely Rd, Baltimore, MD 21212

Property Address: 5455 Avenida Pescadora, Fort Myers Beach, FL 33931

Certified Mail# :

9589071052703142134258

Parcel: 28-46-24-W4-0020A.0260

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on August 4, 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 08/04/2025, a violation was discovered for the Construction or installation of Dry Flood proofing barriers in a Coastal A Zone which is in violation of and defined in Division 3 Section B-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Florida Building Codes:

Section 1612.4 Design and construction

The design and construction of buildings and structures located in the flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

Section 1612.4.1 Modification of ASCE 24

1. The title of Table 6.1 shall be "Minimum Elevation of Floodproofing, Relative to Base Flood Elevation(BFE) or Design Flood Elevation(DFE), in Coastal A Zones and in Other Flood Hazard Areas that are not High Risk Flood Hazard Areas."
2. Section 6.2.1 shall be modified to permit dry flood proofing in Coastal A Zones, as follows: "Dry flood proofing of non-residential structures and non-residential areas of mixed-use structures shall not be allowed unless such structures are located outside of High Risk Flood Areas and Coastal High Hazard Areas. Dry Flood proofing shall be permitted in Coastal A Zones provided wave loads and the potential for erosion and local scour are accounted for in the design. Dry floodproofing of residential structures or residential areas of mixed-use structures shall not be permitted."

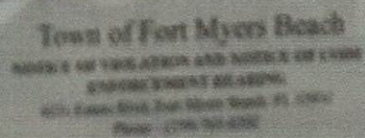
Page 1 of 3

Case Number: 20240935
Certified Mail: 7622 2410 9600 8470 1921
Regular Mail: Standard 1st Class

06/01/2025

GOMEZ PEDRO & TANYA WHITE
405 MADISON CT
FORT MYERS BEACH

Oct 7, 2025 3:03:07 PM
Town of Fort Myers Beach



Case Number: 2007-00003

[illegible][illegible]

4. **Self-Reflection:** In approximately 2-3 sentences, reflect on the experience of participating in this course. What did you learn? How did you feel? What advice would you give to someone who is considering taking this course? (100 words)

Page 10 of 10

[illegible]

1. The first step in the process of identifying a problem is to define the problem. This involves identifying the symptoms of the problem and determining the scope of the problem. Once the problem has been defined, the next step is to identify the causes of the problem. This involves identifying the factors that are contributing to the problem and determining the underlying causes. Once the causes have been identified, the next step is to develop a plan of action. This involves identifying the steps that need to be taken to solve the problem and determining the resources that will be needed to implement the plan. Finally, the last step is to implement the plan and monitor the results. This involves putting the plan into action and tracking the progress of the solution. Once the problem has been solved, the final step is to evaluate the results and determine if the solution was effective. This involves comparing the results of the solution to the original problem and determining if the problem has been solved.

Oct 7, 2025 2:34:24 PM
Town of Fort Myers Beach





Oct 7, 2025 2:34:28 PM
Town of Fort Myers Beach



Oct 7, 2025 12:09:08 PM
Town of Fort Myers Beach Page 316 of 383



Oct 7, 2025 12:08:57 PM
Town of Fort Myers Beach



Lee County Tax Collector

Noelle Branning

Account Number:
28-46-24-W4-0020A.0260
Alternate Key:
2100519182
Millage Code:
032

Site Address/Legal Description:
5455 AVENIDA PESCADORA
HOLIDAY HEIGHTS SUB BLK A PB 9 PG 58 LOT 26
+ W 1/2 LOT 27



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 934,578
Assessed Value 379,608
Taxable Value 379,608
Homestead Exemption 25,000
Additional Homestead Exemption 25,000

★ See message below.

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

Paid 11/27/2024 OBP-00-02928506 \$4,674.91

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	379,608	50,000	329,608	1,240.08
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	379,608	25,000	354,608	797.16
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	379,608	25,000	354,608	1,077.30
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	379,608	50,000	329,608	326.31
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	379,608	50,000	329,608	31.25
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	379,608	50,000	329,608	10.78
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	379,608	50,000	329,608	33.82
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	379,608	50,000	329,608	922.90
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	379,608	50,000	329,608	37.01
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	379,608	50,000	329,608	53.13
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	379,608	50,000	329,608	6.59
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	379,608	50,000	329,608	12.99

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone	Rate	Basis	Amount
239-533-8000		ACTL LEVY	320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$4,869.70

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.

Paid 11/27/2024 OBP-00-02928506 \$4,674.91

Account: 28-46-24-W4-0020A.0260

Site Address: 5455 AVENIDA PESCADORA

Alternate Key: 2100519182

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

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

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





Property Data

STRAP: 28-46-24-W4-0020A.0260 Folio ID: 10228714

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

Generated on 8/5/2025 8:40 AM

20250813

Owner Of Record - Sole Owner

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



BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE MD 21212

Site Address

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

5455 AVENIDA PESCADORA
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HOLIDAY HEIGHTS SUB BLK A PB 9 PG 58 LOT 26 + W 1/2 LOT 27

[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 58 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,376
1st Year Building on Tax Roll	1962
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	28	0020A	0260
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4334	-81.91353		

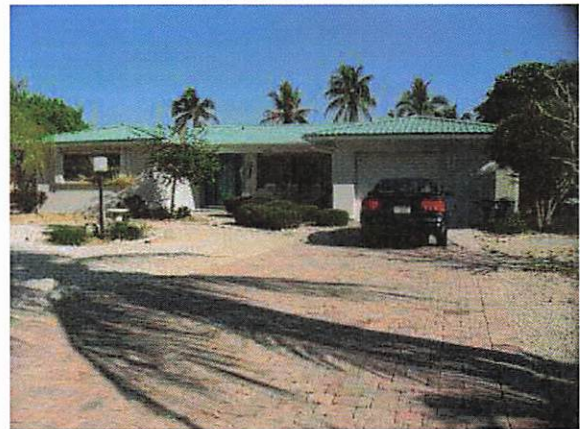
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date March of 2004 ▶ ☐ View other photos

Last Inspection Date: 04/10/2018

Property Values / Exemptions / TRIM Notices

Generated on 8/5/2025 8:40 AM

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 (Preliminary Value)	1,103,639	857,925	1,103,639	390,617	50,722	0	339,895
2024 / Additional Info	2024 (Final Value)	934,578	857,925	934,578	379,608	50,000	0	329,608
2023 / Additional Info	2023 (Final Value)	525,528	525,518	525,528	368,552	50,000	0	318,552
2022 / Additional Info	2022 (Final Value)	902,172	316,525	902,172	357,817	50,000	0	307,817
2021 / Additional Info	2021 (Final Value)	612,575	316,525	612,575	347,395	50,000	0	297,395
2020 / Additional Info	2020 (Final Value)	523,258	346,525	523,258	342,599	50,000	0	292,599
2019 / Additional Info	2019 (Final Value)	503,882	333,200	503,882	334,896	50,000	0	284,896
2018 / Additional Info	2018 (Final Value)	496,618	333,200	496,618	328,652	50,000	0	278,652
2017 / Additional Info	2017 (Final Value)	493,393	238,000	493,393	321,892	50,000	0	271,892
2016	2016 (Final Value)	500,382	238,000	500,382	315,271	50,000	0	265,271
2015	2015 (Final Value)	458,194	238,000	458,194	313,079	50,000	0	263,079
2014	2014 (Final Value)	428,790	238,000	428,790	310,594	50,000	0	260,594
2013	2013 (Final Value)	315,109	207,200	315,109	306,004	50,000	0	256,004
2012	2012 (Final Value)	300,889	215,000	300,889	300,889	50,000	0	250,889
2011	2011 (Final Value)	328,328	240,000	328,328	328,328	50,000	0	278,328
2010	2010 (Final Value)	333,366	240,000	333,366	333,366	50,000	0	283,366
	2009 (Final Value)	399,970	315,000	399,970	399,970	0	0	399,970
	2008 (Final Value)	417,270	313,570	417,270	417,270	0	0	417,270
	2007 (Final Value)	555,250	459,030	0	555,250	0	0	555,250
	2006 (Final Value)	549,800	459,480	0	549,800	0	0	549,800
	2005 (Final Value)	400,660	338,400	0	400,660	0	0	400,660
	2004 (Final Value)	359,620	293,700	0	359,620	0	0	359,620
	2003 (Final Value)	295,710	208,490	0	295,710	0	0	295,710
	2002 (Final Value)	238,040	137,390	0	238,040	0	0	238,040
	2001 (Final Value)	183,560	107,400	0	183,560	0	0	183,560
	2000 (Final Value)	161,130	90,910	0	161,130	0	0	161,130
	1999 (Final Value)	145,260	77,420	0	145,260	0	0	145,260
	1998 (Final Value)	146,330	77,430	0	146,330	0	0	146,330
	1997 (Final Value)	145,050	74,150	0	145,050	0	0	145,050
	1996 (Final Value)	130,470	74,320	0	130,470	0	0	130,470
	1995 (Final Value)	131,470	74,480	0	131,470	0	0	131,470
	1994 (Final Value)	141,850	74,650	0	141,850	0	0	141,850
	1993 (Final Value)	132,090	74,820	0	132,090	0	0	132,090
	1992 (Final Value)	134,890	74,980	0	134,890	0	0	134,890

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 8/4/2025)

Generated on 8/5/2025 8:40 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
PIER - RESIDENTIAL	1989	368
SLAB - CONCRETE	1993	320
SEAWALL - CONCRETE	1962	80
DOCK - BOAT - WOODEN	2001	72
BOAT LIFT	2001	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
2	2.0	1962	1994

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,376
FEP - FINISHED ENCLOSED PORCH	N	195
FGR - FINISHED GARAGE	N	331
FOP - FINISHED OPEN PORCH	N	84
PLR - POOL RESIDENTIAL	N	341
PPT - POOL PATIO	N	298
PS1 - 1 STORY SCREEN ENCL	N	639
UOP - UNFINISHED OPEN PORCH	N	558

Building Features

Description	Year Added	Units
PATIO - CONCRETE	2003	298
POOL - RESIDENTIAL	2003	341
A/C-POOL HEATERS	2003	1

Building Front Photo

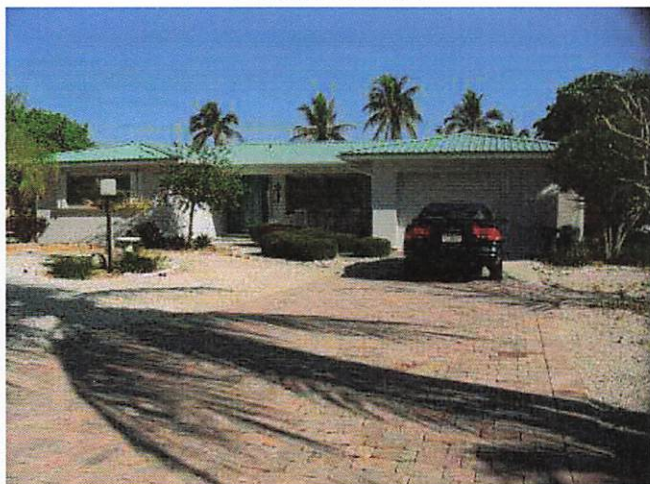
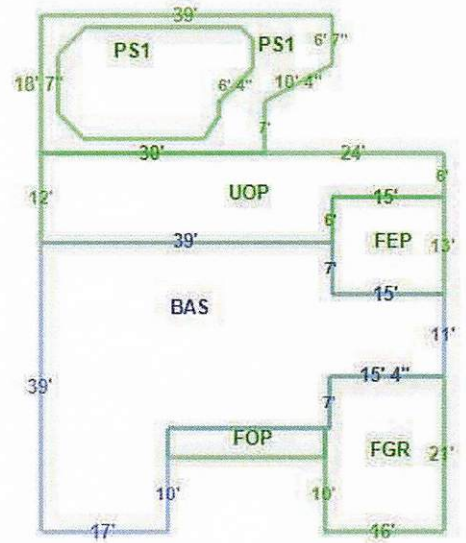
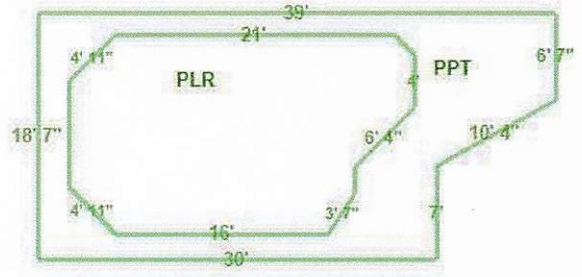


Photo Date: March of 2004

Building Footprint



Property Details (2025 Preliminary)



Generated on 8/5/2025 8:40 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
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Building 1 of 1

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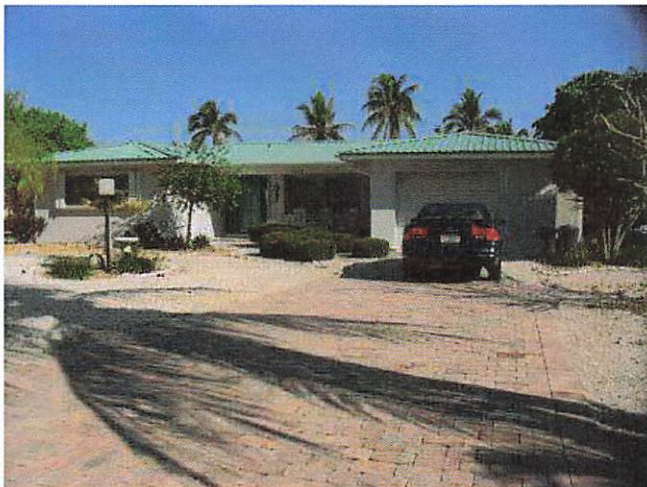
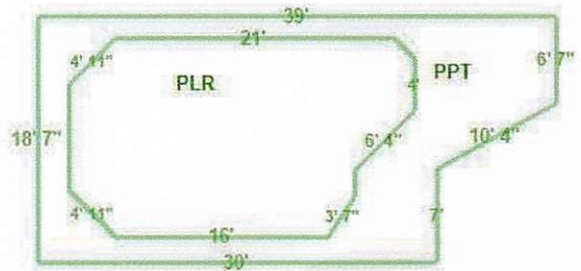
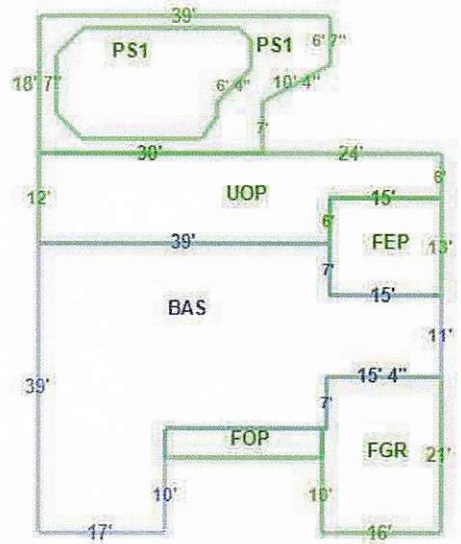


Photo Date: March of 2004

Building Footprint





Taxing Authorities

Generated on 8/5/2025 8:40 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 8/5/2025 8:40 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
480,000.00	04/01/2008	2008000093157	06		I
100.00	04/01/2008	2008000093155	01		I
190,000.00	05/13/1999	3237/4664	01		I
189,900.00	03/05/1999	3088/3251	01		I
193,000.00	10/01/1991	2257/3520	06		I
123,000.00	05/01/1988	1994/4193	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 **9** 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 8/5/2025 8:40 AM

Permit Number	Permit Type	Date
241499	Roof	06/11/2024
232257	Building Remodel / Repair	03/20/2023
MEC14-0107	AC New / Change out	05/09/2014
FNC08-0006	Fence	06/26/2008
FNC2006-02389	Fence	06/18/2008
RES2003-09848	Pool & Spa	10/17/2003
ROF2003-01908	Roof	08/12/2003
POL2003-00878	Pool & Spa	06/02/2003
DSH2001-00588	Boathouse, Dock & Shoreline	12/05/2001
RES1992-09739	Residential	11/20/1992
DSH1989-11392	Boathouse, Dock & Shoreline	10/23/1989

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 8/5/2025 8:40 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-24-02-0000A.0260	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 8/5/2025 8:40 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 8/5/2025 8:40 AM

Flood Insurance Find my flood zone					Evacuation Zone
Community	Panel	Version	Date		
071C	0566	G	11/17/2022		A

Generated on 8/5/2025 8:40 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

08/06/2025

Case Number:	20250813
Certified Mail:	7022 2410 0000 8470 1907
Regular Mail	Standard 1st Class

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

SITE ADDRESS: 5455 AVENIDA PESCADORA
PARCEL STRAP NO: 284624W40020A0260

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 installation of dry floodproofing measures 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 30 Days..

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

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

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

Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation has been corrected prior to the hearing.

Please contact the Town of Fort Myers Beach Code Enforcement Division at 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

\$

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 To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Town of Fort Myers Beach
 Here

AUG 07 2025

Sent by:

5455

a Venidese

7022 2410 0000 8470 1907

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

See Reverse for Instructions



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

FMB Case Number:	20250813
Certified Mail:	70222410000084701907
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 5455 Avenida Pescadora,
Fort Myers Beach, FL, 33931
Parcel Strap No. 28-46-24-W4-0020A.0260

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 #20250813. For the installation of dry floodproofing measures without first obtaining required permits. 5455 Avenida Pescadora. 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 8/07/2025 to the following:

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 5455 Avenida Pescadora, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 7th 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 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 7th day of August 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.

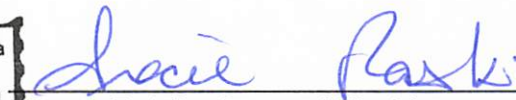
X 
Signature of Affiant

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



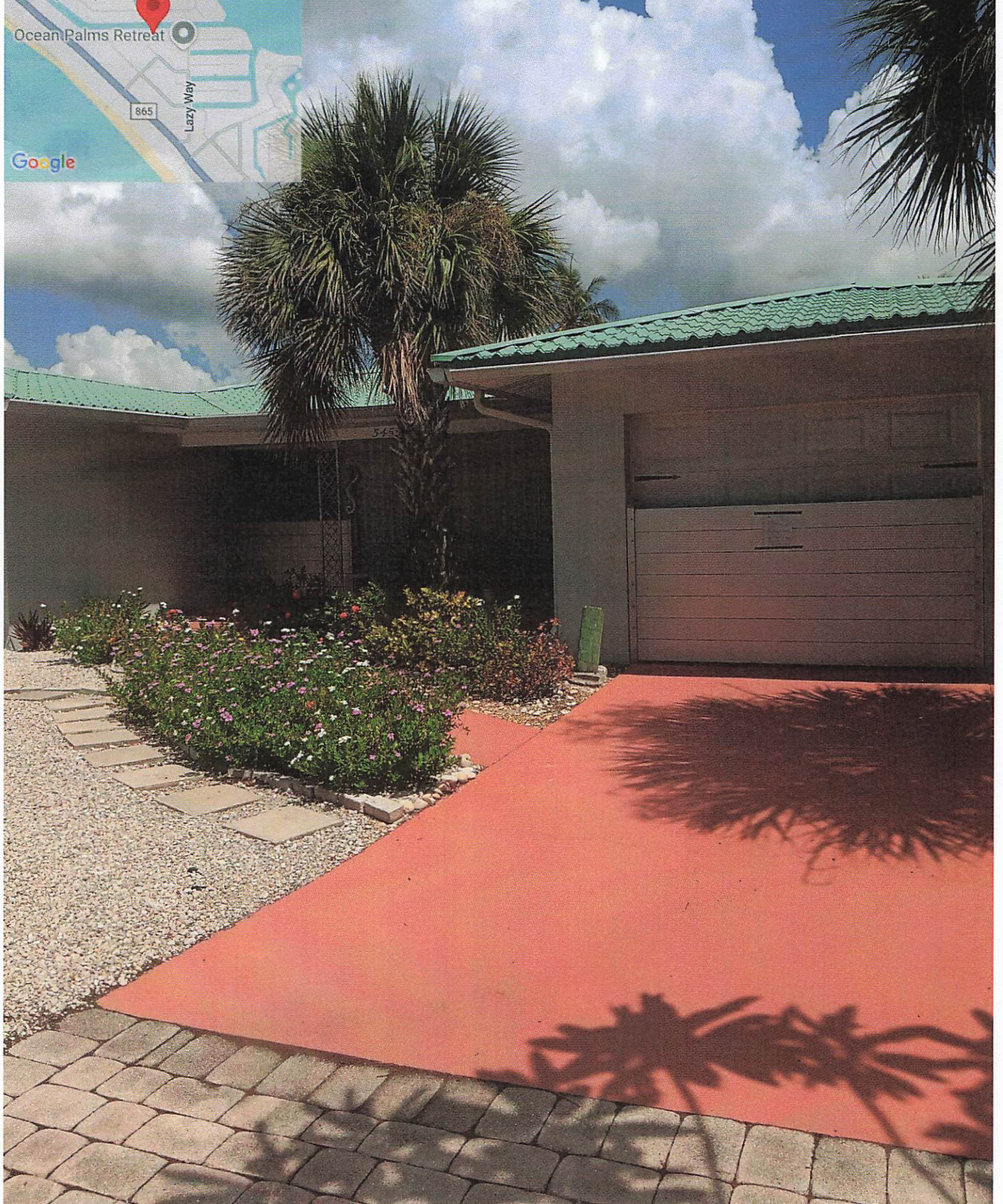
[Notary Seal]


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

iblix Super Market
Fort Myers Beach



Aug 7, 2025 12:07:25 PM
Fort Myers Beach



St. Raphael's
Episcopal Church
Ocean Palms Retreat

865

Lazy Way

Google

Aug 7, 2025 12:07:08 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

08/06/2025

Case Number:	20250813
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Regular Mail	Standard 1st Class

BECK DEBORAH THERESE
808 RIDGELEIGH RD
BALTIMORE, MD 21212

SITE ADDRESS: 5455 AVENIDA PESCADORA
PARCEL STRAP NO: 284624W40020A0260

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COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact permitting at 239-765-0202 to obtain required permits.

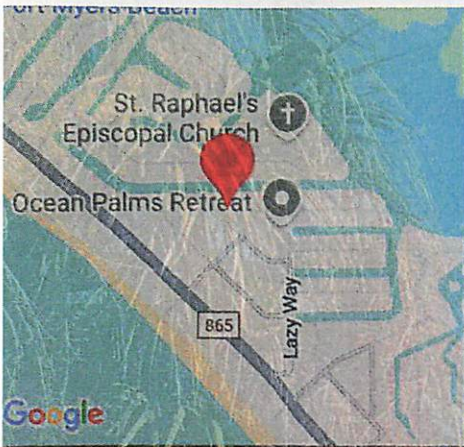
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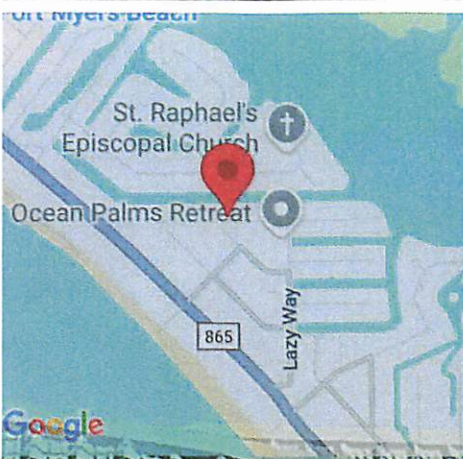
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Aug 4, 2025 9:49:24 AM
Fort Myers Beach



Aug 4, 2025 9:49:29 AM
Fort Myers Beach



Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Robertson Christopher & Robertson Shannon
Property Address: 4855 Dolphin Ln
Violation: Work without a permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Terri Weich

Narrative:

At the hearing held on September 3, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 12, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Compliance was filed on October 23, 2025 attesting to compliance on October 15, 2025 for siding permits.

Attachments:

1. 20240736 Robertson 4855 Dolphin Ln Order 09.12.25 Signed (002)
2. 20240736_Assessment Hearing Exhibit A_ Affidavit of Compliance & Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 28, 2025

Thomas Yozzo, Emergency Services Director

Date: October 28, 2025



Traci Kohler, Deputy Town Manager

Date: October 28, 2025

nancy stuparich, Town Attorney

Date: October 28, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 284624W40010D0020
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20240736

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

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for a status conference hearing on September 3, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach to determine the status of compliance with the Code Enforcement Order dated June 6, 2025. Respondents appeared at this hearing but left after a recess and before the conclusion of the hearing. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

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

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

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

3. Respondents were given thirty days to come into compliance with the Town's Ordinances, which was to occur by September 16, 2024, but failed to do so.
4. A hearing was held on June 6, 2025, wherein Respondents were given until July 6, 2025 to correct the violations.
5. This status of compliance hearing was held to determine whether Respondents have taken the necessary steps to come into compliance. Respondents were properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
6. Respondents have submitted some paperwork to obtain permits for the scope of work completed.
7. On June 4, 2025, Respondents were provided with a denial letter, that included a list of items that were still needed by Petitioner in order for Respondents to obtain all necessary permits for the unpermitted work completed.
8. The parties both testified at hearing that Respondents have turned in some of paperwork for the issuing of the necessary permits. Petitioner testified that the permit is on hold for a substantial damage review.
9. After a recess for verification of items still pending, Petitioner testified that Respondents have not provided any of the information or items listed in the June 4, 2024 denial letter.
10. While Respondents have taken some steps towards compliance, they have not taken significant steps to come into compliance since the code enforcement hearing and order issued on June 6, 2025, as the items listed in the denial letter have not been addressed. Petitioner proved that these items have been pending since the previous hearing, and Respondents failed to prove any steps taken to address these.
11. Respondents have been on notice of their violations for completing work without a permit for over a year.

B. CONCLUSION OF LAW

1. Respondents remain in violation of Section 6-441 of the Fort Myers Beach Land Development Code.

2. Respondents have not exhibited substantial compliance with the Notice of Violation and with the June 6, 2025 Order to come into compliance.
3. Respondents have been on notice of these violations for over a year and have not addressed the items in the June 4, 2025 decision letter, which was provided to Respondents before the initial code enforcement hearing in this matter. While taking into consideration that Respondents have taken some steps towards compliance, the overall circumstances warrant the imposition of penalties at this point.

C. ORDER

It is HEREBY ORDERED:

1. Respondents shall submit all requested documentation to obtain all necessary permits for the full scope of work completed on the property, including all work done on the lower level. This includes submitting any additional documents/information for a proper permit for the full scope of the work completed and/or applying for any additional permits for any of the work that must be permitted separately and/or addressing all items in the June 4, 2025 denial letter. Otherwise, Respondent must remove all unpermitted structures and development activity and restore the property to its prior condition.
2. All necessary steps to come into substantial compliance shall be done by:

OCTOBER 12, 2025

3. Respondents shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondents contact the Town of Fort Myers Beach Code Enforcement Department. **Respondents will NOT be deemed to be in compliance until they contact the Town and such compliance is verified.**
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondents achieved compliance by the October 12, 2025 deadline, and to assess the imposition of fines. **All parties shall appear at this hearing, which is currently scheduled for:**

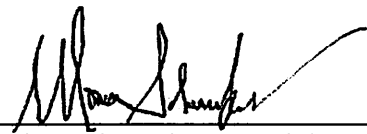
**November 4, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondents fail to come into compliance pursuant to this Order by October 12, 2025, a daily fine of \$150.00 per day will be imposed for each day thereafter that the Property remains in violation. A fine will be imposed for each day of

noncompliance after the October 12, 2025 deadline date, even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.

6. **Respondent is hereby assessed \$250.00 in administrative costs and fees** to cover the Town's costs for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. **Such payment shall be made to the Town of Fort Myers Beach within thirty (30) days of this Order.**

ORDERED this 12th day of September, 2025.



Monica Schmucker, Special Magistrate

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

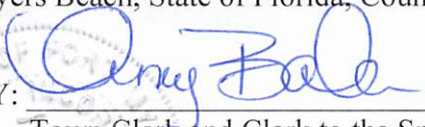
Pursuant to Chapter 162.09 (3), Florida Statutes, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 15th day of September, 2025 to:

Robertson Christopher & Robertson Shannon
4855 Dolphin Ln
Fort Myers Beach, FL 33931

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 

Town Clerk and Clerk to the Special Magistrate

Dated: Sept. 15, 2025

HEARING

EXHIBIT

A

- AFFIDAVIT OF COMPLIANCE
- PHOTOS OF VIOLATION TAKEN AFTER
ORDER COMPLIANCE DATE



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

10-23-2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

Case Number:	20240736
Certified Mail:	N/A
Regular Mail:	N/A

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
Respondent.

Site Address: 4855 DOLPHIN LANE FORT MYERS BEACH FL
Parcel Strap No.: 284624W40010D0020

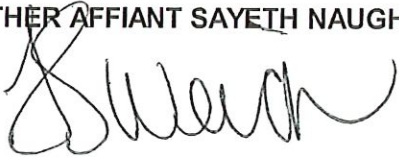
AFFIDAVIT OF COMPLIANCE

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 10-15-2025, **CHRISTOPHER AND SHANNON ROBERTSON** (property owner) were found to be in compliance of Town Section 6-411 permit required at the property located at 4855 DOLPHIN LANE, Fort Myers Beach, FL 33931 ("Subject Property"). The administration fee of \$250.00 was paid on 09-23-2025
3. I have photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property. I personally observed on 10/15/2025. 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. I have attached Exhibit A, which are photographs from my inspection on 10-10-2025 and an Affidavit of Compliance. Please accept this into the record.

FURTHER AFFIANT SAYETH NAUGHT.

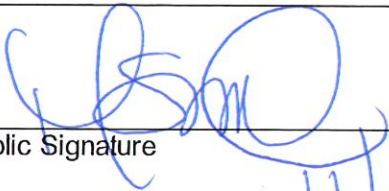


Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ✓ physical presence OR
____ online notarization, this 15th day of Oct, 2025, by _____,
who is personally known to me OR ____ who has produced _____ as identification.

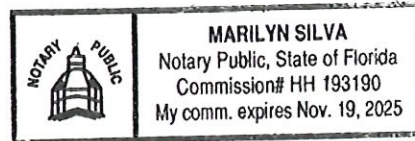
(SEAL)



Notary Public Signature

My Commission Expires: _____

11/19/2025





Oct 15, 2025 3:16:14 PM
Town of Fort Myers Beach



Oct 15, 2025 3:16:13 PM
Town of Fort Myers Beach



Permit #: 251874

Permit Date: 09/22/25

Permit Type:

Permit Type: Residential

Sub Type: OTC Other Miscellaneous

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: Craftsman Roofing and Restoration

Contact Name: Craftsman Roofing and Restoration

Contractor/Applicant Email: info@craftsmanroofs.com

Contractor/Applicant Phone #: 8333167663

Property Owner's Email: robertson0313@hotmail.com

Current Use: R

Proposed Use: R

Scope of Work: Replace vinyl siding like for like

Project Cost: 15000

Gross Square Feet: 1600

Issued Date: 10/01/2025

Expiration Date: 04/01/2026

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: ISSUED

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
284624W40010D0020	4855 DOLPHIN LN	HOLIDAY SHORES BLK D PB 9 PG 33 LOT 2 LESS PAR 2-A	ROBERTSON CHRISTOPHER &		RS-1

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Craftsman Roofing and Restoration LLC	Joseph Tunello	239-238-8540	4632 Del Prado Blvd S	Certified General	Liability Insurance	WLRC72798132



Permit #: 242455

Permit Date: 09/10/24

Permit Type:

Permit Type: Residential

Sub Type: Remodel

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: Owner Builder/ CHRISTOPHER ROBERTSON

Contact Name: CHRISTOPHER ROBERTSON

Contractor/Applicant Email: ROBERTSON0313@HOTMAIL.COM

Contractor/Applicant Phone #: 904-506-8330

Property Owner's Email:

Current Use: 4855 DOLPHIN LN

Proposed Use: FT. MYERS BEACH FL, 33931

Scope of Work: ENCLOSE CARPORT AFTER IAN DAMAGE

Project Cost: 1028

Gross Square Feet: 400

Issued Date: 09/23/2025

Expiration Date: 03/23/2026

Final Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: ISSUED

Assigned To: *

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
284624W40010D0020	4855 DOLPHIN LN	HOLIDAY SHORES BLK D PB 9 PG 33 LOT 2 LESS PAR 2-A	ROBERTSON CHRISTOPHER & ROBERTSON SHANNON		RS-1

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
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Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Rukavina Andrew J
Property Address: 5560 Avenida Pescadora
Violation: Work without a permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

At the hearing held on September 3, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 31, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Compliance/Non-Compliance to be filed.

Attachments:

1. 20240691_Rukavina Andrew_5560 Avenida Pescadora_Signed Order_09.03.25

Town Recommendations:

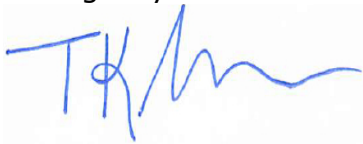
Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 24, 2025



Traci Kohler, Deputy Town Manager

Date: October 24, 2025

nancy stuparich, Town Attorney

Date: October 27, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 334624W20090D0050
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20240691

RUKAVINA ANDREW J

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on September 3, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent was present via video conferencing. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, ANDREW RUKAVINA ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 5560 Avenida Pescadora, Fort Myers Beach, Florida, 33931 ("Property").
2. On May 30, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the Property and observed the following:

Work done without permits, including but not limited to installing two structures on either side of driveway with lighting, paved driveway, and driveway gate; all said work without permits.

3. The officer found this to be a violation of Town of Fort Myers Beach Land Development Code Section 6-441 for failure to obtain permits.
4. On May 30, 2025, Code Enforcement issued a Notice of Violation, giving Respondent thirty days to come into compliance with the Town's Ordinances, which was to occur by June 30, 2025.
5. On July 30, 2025, and again on September 3, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and observed that the Property remained in violation.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
7. At hearing, Respondent testified that he called the Town before construction began to inquire about a permit and was told his project did not require one. Upon receiving a Notice of Violation, Respondent applied for a permit that includes the entire scope of work, as described in the Notice of Violation. Respondent submitted evidence that the Permit Application was executed August 22, 2025, and included as the scope of work the following: laying paver bricks on top of existing concrete driveway, two stucco pillars on either side of driveway, and 100 square feet slatted brown metal gate connected to the two pillars on either side of driveway.
8. At hearing, Petitioner testified that the project would require separate permits for the driveway, pillars, and gate, and that the notice of commencement only includes the paver bricks over the existing driveway. Petitioner testified that Respondent would have to apply for those separate permits to come into complete compliance.
9. Respondent has taken steps to come into compliance, and the permit for the driveway is under review.

B. CONCLUSION OF LAW

1. The Code requires Respondent to obtain permitting for the full scope of work completed, and Respondent was in violation of Section 6-441 for failure to obtain a permit.
2. Respondents actions since the Notice of Compliance constitute reasonable actions necessary to come into compliance upon receipt of the Notice of Violation, warranting the deferral of the imposition of any fines.

C. ORDER

It is HEREBY ORDERED:

1. Respondent shall obtain all necessary permits for the full scope of work completed on and surrounding the driveway, including the driveway, pillars, lighting, and gates. This includes submitting any additional documents/information for a proper permit for the full scope of the work completed and/or applying for any additional permits for any of the work that must be permitted separately. Otherwise, Respondent must remove all unpermitted structures and development activity and restore the property to its prior condition.
2. All necessary steps to come into compliance shall be done by:

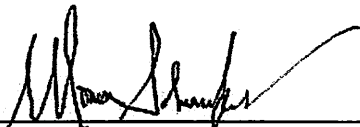
OCTOBER 31, 2025

3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.**
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved compliance by the October 31, 2025 deadline, and to assess the necessity and value of imposing a fine. **Both parties shall appear at this hearing, which is currently scheduled for:**

**November 4, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondent has not come into substantial compliance by October 31, 2025, a daily fine of \$100.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved substantial compliance by the October 31, 2025 deadline, a fine may be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
6. Respondent may also be assessed administrative costs and fees of \$250 to cover the Town's cost for bringing this matter before the Special Magistrate.

ORDERED this 12th day of September, 2025.



Monica Schmucker, Special Magistrate

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

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

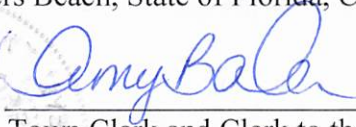
CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 12th day of September, 2025 to:

Rukavina Andrew J
28643 N Sky Crest Dr
Mundelein, IL 60060

Rukavina Andrew J
5560 Avenida Pescadora
Fort Myers Beach, FL 33931

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 

Town Clerk and Clerk to the Special Magistrate

Dated: Sept. 12, 2025

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Giesey Bryce E & Barbara A
Property Address: 126 Anchorage St
Violation: Work without a permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

At the hearing held on September 3, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 31, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Compliance/Non-Compliance to be filed.

Attachments:

1. 20240936__Giesey Bryce E & Barbara A _126 Anchorage St _Signed Order_09.03.25

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 23, 2025

Thomas Yozzo, Emergency Services Director

Date: October 24, 2025



Traci Kohler, Deputy Town Manager

Date: October 24, 2025

nancy stuparich, Town Attorney

Date: October 27, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 294624W2001530020
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20240936

GIESEY BRYCE & BARBARA A

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on September 3, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent did not appear. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, BRYCE E & BARBARA A GIESEY ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 126 Anchorage St, Fort Myers Beach, Florida, 33931 ("Property").
2. On November 8, 2024, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the Property and observed the following:

Work without permitting, including but not limited to window installation, lower level improvements, and exterior improvements, lower level.

3. The officer found this to be a violation of Town of Fort Myers Beach Land Development Code Section 6-441 for failure to obtain permits.
4. On November 14, 2024, Code Enforcement issued a Notice of Violation, giving Respondent thirty days to come into compliance with the Town's Ordinances, which was to occur by December 15, 2024.
5. On July 31, 2025, and again on September 3, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and observed that the Property remained in violation.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
7. At hearing, Petitioner testified that a building permit had been issued in 2023 to elevate the home and for a new concrete slab. The permit did not include the installation of windows or the enclosure of the lower level. The lower level was to only have a knee wall, about 36" high. The lower level, however, now includes full walls and windows completely enclosing the lower level.
8. The work completed by Respondent was a substantial departure from the permissible scope of the original permit.
9. Respondent has not taken reasonable steps to come into compliance since the Notice of Compliance was issued.

B. CONCLUSION OF LAW

1. The Code requires Respondent to obtain permitting for the full scope of work completed, and Respondent is in violation of Section 6-441 of the Fort Myers Beach Land Development Code for failure to obtain a permit for the full scope of work completed.
2. The work completed on the lower level, including but not limited to the enclosure, walls, and windows, is in violation of Section 6-441.
3. In order for Respondent to come into compliance, Respondent must obtain proper permitting for all the work completed and/or remove all of the unpermitted development to the property and restore it to its prior condition.

C. ORDER

It is HEREBY ORDERED:

1. Respondent shall obtain all necessary permits for the full scope of work completed on the property, including all work done on the lower level and windows installed

on the property. This includes submitting any additional documents/information for a proper permit for the full scope of the work completed and/or applying for any additional permits for any of the work that must be permitted separately. Otherwise, Respondent must remove all unpermitted structures and development activity and restore the property to its prior condition.

2. All necessary steps to come into substantial compliance shall be done by:

OCTOBER 31, 2025

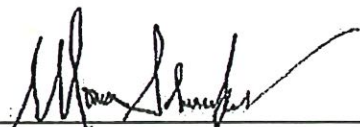
3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.**
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved compliance by the October 31, 2025 deadline, and to assess the necessity and value of imposing a fine. **Both parties shall appear at this hearing, which is currently scheduled for:**

November 4, 2025, at 9:00 a.m.

at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.

5. If Respondent fails to come into substantial compliance by October 31, 2025, a daily fine of \$200.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved substantial compliance by the October 31, 2025 deadline, a fine may be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
6. Respondent will also be assessed administrative costs and fees of \$250 to cover the Town's cost for bringing this matter before the Special Magistrate.

ORDERED this 12th day of September, 2025.



Monica Schmucker, Special Magistrate

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 15th day of September, 2025 to:

Giesey Bryce E & Barbara A
5658 Mountain Iris Ct
Loveland, CO 80537

Giesey Bryce E & Barbara A
126 Anchorage St
Fort Myers Beach, FL 33931

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY:



Cheryl Bale

Town Clerk and Clerk to the Special Magistrate

Dated:

Sept. 15, 2025

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Lopez Mario A Pinto & Traitel Ana
Property Address: 8100 Lagoon Rd
Violation: Work without a permit

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

At the hearing held on October 7, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 21, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Non-Compliance was filed on October 22, 2025 and non-compliance was observed on October 22, 2025.

Attachments:

1. 20250560 8100 Lagoon Rd Order dated 101725 - Signed
2. 20250560_Assessment Hearing_ Exhibit A_Affidavit of Non-Compliance & Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 28, 2025

Thomas Yozzo, Emergency Services Director

Date: October 28, 2025



Traci Kohler, Deputy Town Manager

Date: October 28, 2025

nancy stuparich, Town Attorney

Date: October 28, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 034724W3001020250

This Document Prepared By and Return To:

Town of Fort Myers Beach Code Enforcement Department

6231 Estero Blvd.

Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250560

LOPEZ MARIO A PINTO & TRAITEL ANA,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on October 7, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent did not appear at the hearing. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, Mario S. Pinto Lopez and Ana Traitel (“Respondent”), are the owners, lessees, responsible entities or otherwise in charge of or responsible for the subject property located at 8100 Lagoon Road, Fort Myers Beach, FL, 33931 (“Property”).
2. On June 18, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed construction of a structure on the Property without a permit, which the Officer found to be in violation of Sections 26-45 and 6-441 of the Town of Fort Myers Beach Land Development Code.
3. On June 21, 2025, a Notice of Violation was issued giving Respondent thirty days to come into compliance with the Town’s Ordinances, which was to occur by July 22, 2025.

4. On September 4, 2025, and again on October 4, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and records and observed that the Property remained in violation at those times.
5. On September 30, 2025, Respondent applied for a permit for the structure, a wooden car port, but the permit has not been issued because the Town is waiting on more documents to be submitted by Respondent.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSION OF LAW

1. Respondent, by reason of the foregoing facts, is in violation of Section 6-441 of the of the Town of Fort Myers Beach Land Development Code.
2. There is insufficient evidence of a violation of Section 26-45, as the evidence does not establish that this is a shoreline structure, to which Article 26 applies.

C. ORDER

It is HEREBY ORDERED:

1. Respondent is hereby found to be in violation of Section 6-441 of the of the Town of Fort Myers Beach Land Development Code.
2. Respondent shall take all necessary steps to CORRECT THE VIOLATION, such as provide the necessary documents to obtain the necessary permit and/or remove the unpermitted structure by:

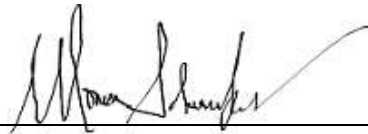
October 21, 2025

3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved full compliance by the October 21, 2025 deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:

**November 4, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondent has not come into compliance by October 21, 2025, a daily fine of \$150.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by the October 21, 2025 deadline, a fine will be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
6. Respondent shall pay administrative costs and fees of \$250.00 to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such costs shall be paid within 30 days of the execution of this Order.

ORDERED the 7th day of October, 2025, and executed this 17th day of October, 2025.



Monica Schmucker, Special Magistrate

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 20th day of October, 2025 to:

Mario S. Pinto Lopez & Ana Traitel
3585 Northcrest Rd
Atlanta, GA 30340-4028

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Oct 20, 2025 13:44:16 EDT)
Town Clerk and Clerk to the Special Magistrate

Dated: Oct 20, 2025

HEARING

EXHIBIT

A

- AFFIDAVIT OF NON-COMPLIANCE
- PHOTOS OF VIOLATION TAKEN AFTER
ORDER COMPLIANCE DATE



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.

**LOPEZ MARIO A PINTO & TRAITEL ANA
Respondent.**

Case Number:	20250560
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: **8100 LAGOON ROAD, FORT MYERS BEACH FL**
Parcel Strap No.: **034724E3001020150**

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, LOPEZ MARIO A PINTO & TRAITEL ANA (property owner) were found to be in NON-COMPLIANCE of Town Section 26-45 AND 6-441 at the property located at 8100 Lagoon Road, 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. I have attached Exhibit A, which are photographs from my inspection on 10-22-2025 and an Affidavit of Non-Compliance. Please accept this into the record.

FURTHER AFFIANT SAYETH NAUGHT.

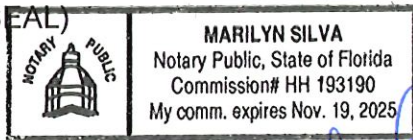
Signature of Affiant: _____

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence OR _____ online notarization, this 2nd day of Oct, 2023, by _____, ☒ who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)



Notary Public Signature: _____

[Handwritten Signature]



Oct 22, 2025 10:13:25 AM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: Drebes Lawrence T Jr TR for Drebes Family Trust
Property Address: 5850 Estero Blvd
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Marcio Chavez

Narrative:

At the hearing held on October 7, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 21, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Non/Compliance to be filed at hearing.

Attachments:

1. 20250341 5850 Estero Blvd C0de Enf. Order dated 102025 - Signed

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 28, 2025

Thomas Yozzo, Emergency Services Director

Date: October 28, 2025



Traci Kohler, Deputy Town Manager

Date: October 28, 2025

nancy stuparich, Town Attorney

Date: October 28, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 33-46-24-W2-0030C.0050
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250341

**DREBES LAWRENCE T JR TR FOR DREBES
FAMILY TRUST,**

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on October 7, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent was not present. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, DREBES LAWRENCE T JR. TR FOR DREBES FAMILY TRUST (“Respondent”), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 5850 Estero Boulevard, Fort Myers Beach, Florida, 33931 (“Property”).
2. On April 8, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed the maintaining of a green and/or stagnant pool indicating possible broken filtration system creating it to be unsafe and unsanitary, and observed that the required pool barrier was in need of repair and/or removal.

3. The Officer found these conditions to be in violation of International Property Maintenance Code Section 303.1, adopted by Fort Myers Beach Land Development Code Section 6-1 and in violation of FMBLDC Section 34-1176 (c) (1).
4. On April 10, 2025, Code Enforcement issued a Notice of Violation, giving Respondent ten days to come into compliance with the Town's Ordinances, which was to occur by April 20, 2025.
5. On April 29, 2025, and again on October 2, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and observed that the Property remained in violation.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSION OF LAW

1. Respondent is in violation of FMBLDC Section 6-1 adopting IPMC Section 303.1, which states:
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
2. Respondent is in violation of FMBLDC Section 34-1176 (c) (1), which states:
Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.
3. Respondent failed to bring the property into compliance within the time initially provided by the code enforcement officer in the Notice of Violation and is therefore subject to fines.

C. ORDER

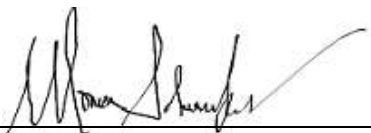
It is HEREBY ORDERED:

1. Respondent shall bring the Property into compliance with the aforementioned Code Sections by:
 - a. Bringing the pool into a clean and sanitary condition and repairing the pool barrier as required by law; or
 - b. Removing the pool.
2. Respondent shall obtain any and all required permitting for the work necessary to bring the Property into full compliance.

3. Respondent shall take all necessary steps to CORRECT THE VIOLATIONS by:
October 21, 2025
4. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.**
5. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved full compliance by the October 21, 2025 deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for

**November 4, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**
6. If Respondent has not come into compliance by October 21, 2025, a daily fine of \$200.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by the October 21, 2025 deadline, a fine will be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
7. Respondent shall pay administrative costs and fees of \$250.00 to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such costs shall be paid within 30 days of the execution of this Order.
8. If deemed necessary and if the violation persists at the next hearing, an order may also be entered ordering the Town to secure the Property or otherwise correct the violations in order to make the property safe. Such expense would then be charged against the Property and a lien placed on the Real Property for that cost.

ORDERED the 7th day of October, 2025, and executed this 20th day of October, 2025.



Monica Schmucker, Special Magistrate

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 20th day of October, 2025 to:

Drebes Lawrence T JR TR for
Drebes Family Trust
3820 Gulf Blvd
Apt 504
Saint Pete Beach, FL 33706

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Oct 20, 2025 14:42:52 EDT)
Town Clerk and Clerk to the Special Magistrate

Dated: Oct 20, 2025

Property Address and Owner:

Hearing Date: November 4, 2025

Property Owner: MSV Holding Trust Corp
Property Address: 140 Flamingo St
Status: Property Maintenance

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

At the hearing held on October 7, 2025, Special Magistrate Monica Schmucker directed that compliance be achieved by October 17, 2025 and that a status review be scheduled for November 4, 2025. Affidavit of Non/Compliance to be filed at the time of the hearing.

Attachments:

1. 20250675 140 Flamingo St Code Enf. Order dated 10/20/25 - Signed

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: October 28, 2025

Thomas Yozzo, Emergency Services Director

Date: October 28, 2025



Traci Kohler, Deputy Town Manager

Date: October 28, 2025

nancy stuparich, Town Attorney

Date: October 28, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: October 28, 2025

Amy Baker, Town Clerk

Date: October 28, 2025

PARCEL #: 33-46-24-W3-0010C.0320
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250675

MSV HOLDING TRUST CORP

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on October 7, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent was not present. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, MSV HOLDING TRUST CORP (“Respondent”), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 140 Flamingo Street, Fort Myers Beach, Florida, 33931 (“Property”).
2. On June 28, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed the overgrown of grass and/or weeds exceeding 12 inches in height throughout the property and failure to keep the exterior of the property free of rubbish and/or debris, for example brick pile, yard debris, and other miscellaneous items throughout the property.
3. The Officer found these conditions to be a violation of:

- a. International Property Maintenance Code Section 308.1, adopted by Fort Myers Beach Land Development Code Section 6-1; and
 - b. Fort Myers Beach Land Development Code Section 6-2(w) adopting and amending International Property Maintenance Code Section 302.4.
4. On July 2, 2025, Code Enforcement issued a Notice of Violation, giving Respondent thirty days to come into compliance with the Town's Ordinances, which was to occur by August 2, 2025.
5. On September 9, 2025, and again on October 6, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and observed that the Property remained in violation.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSION OF LAW

1. Respondent is in violation of IPMC Section 308.1 adopted by FMBLDC Section 6-1, which states, in relevant part:
Exterior property and premises . . . shall be free from any accumulation of rubbish or garbage.
2. Respondent is in violation of FMBLDC Section 6-2(w) adopting and amending IPMC Section 302.4, which states:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

3. Respondent failed to bring the property into compliance as to any of the above violations within the time initially provided by the code enforcement officer in the Notice of Violation.

C. ORDER

It is HEREBY ORDERED:

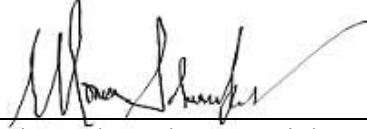
1. Respondent shall bring the Property into compliance with the aforementioned Code Sections by mowing and/or trimming all grass and weeds to under 12 inches in height throughout the property and clearing the property of all trash, rubbish, and/or debris such as the brick pile, yard debris, and other miscellaneous items throughout the property, and otherwise maintain the property per Town Code Requirements.
2. Respondent shall take all necessary steps to CORRECT THE VIOLATIONS by:
October 17, 2025
3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.**
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved full compliance by the October 17, 2025 deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for

**November 4, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondent has not come into compliance by October 17, 2025, a daily fine of \$100.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by the October 17, 2025 deadline, a fine will be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
6. Respondent shall pay administrative costs and fees of \$250.00 to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such costs shall be paid within 30 days of the execution of this Order.
7. If deemed necessary and if the violation persists at the next hearing, an order may also be entered permitting the Town to correct the violations. Such expense would

then be charged against the Property and a lien placed on the Real Property for that cost.

ORDERED the 7th day of October, 2025, and executed this 20th day of October , 2025.

A handwritten signature in black ink, appearing to read 'Monica Schmucker', written over a horizontal line.

Monica Schmucker, Special Magistrate

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 20th day of October, 2025 to:

MSV Holding Trust Corp
140 Flamingo St.
Ft Myers Beach, FHL 33931

Thomas Kobe
11211 Yellow Poplar Dr.
Fort Myers, FL 33913

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Oct 20, 2025 13:41:23 EDT)
Town Clerk and Clerk to the Special Magistrate

Dated: Oct 20, 2025