



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Tuesday, December 2, 2025

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. November 4, 2025

III. STATUS UPDATE (FINE ASSESSMENTS)

A. FMB Case # 20240936

Property Owner: Giesey Bryce E & Barbara A

Property Address: 126 Anchorage St

Violation: Work without a permit

Officer: T. Weich

IV. VIOLATION CASES

A. FMB Case # 20251015

Property Owner: Rosenbaum Gary & Elanna

Property Address: 7904 Estero Blvd

Status: Property Maintenance

Officer: T. Hoffman

COMPLIANT

B. FMB Case # 20251012

Property Owner: Estero Beach Club East Condo A

Property Address: 2654 Estero Blvd

Status: Property Maintenance

Officer: M. Chavez

C. FMB Case # 20251135

Property Owner: Beach and Sunsets LLC

Property Address: 4255 Estero Blvd

Status: Property Maintenance

Officer: M. Chavez

D. FMB Case # 20250968

Property Owner: Cecilia Gonzalez

Property Address: 155 Hibiscus Dr
Status:Property Maintenance
Officer: T. Weich

E. FMB Case # 20250722

Property Owner: Ronald Yanke
Property Address: 167 Chapel St
Status: Property Maintenance
Officer: T. Weich

F. FMB Case # 20251067

Property Owner: Tiva Invest Real LLC
Property Address: 61 Flamingo St
Status:Property Maintenance
Officer: T. Hoffman

G. FMB Case # 20241153

Property Owner: Copaciu Ruben & Brisc Ioana
Property Address: 5660 Williams Dr
Status:Property Maintenance
Officer: T. Hoffman

H. FMB Case # 20251131

Property Owner: TNI Global LLC
Property Address: 175 Bahia Via
Status:Property Maintenance
Officer: T. Hoffman

I. FMB Case # 20250888

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

COMPLIANT

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 Hearings

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

Minutes

Tuesday, November 4,
2025

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Code Enforcement Manager Michael Hauserman, Town Clerk Administrative Coordinator Lizzette Roman, and Special Magistrate Monica Schmucker.

II. APPROVAL OF MINUTES

- A. October 7, 2025
Special Magistrate Schmucker approved the minutes.

III. VIOLATION CASES

Special Magistrate Schmucker swore in those providing testimony.

- A. FMB Case # 20251033
Property Owner: Jarrell Robert III & Jarrell Robin D
Property Address: 150 Hibiscus Dr
Status: Property Maintenance

Officer Hoffman noted that the documentation was attached as exhibits and he asked that they be accepted into evidence. Special Magistrate Schmucker accepted them. She verified that the respondents were not present.

On September 29, 2025, Officer Hoffman observed garbage and overgrowth of grass or weeds throughout the property. The initial notice of violation and hearing was issued on September 30, 2025, and the respondent was given 30 days to come into compliance. He reinspected the property on October 29, 2025, and November 3, 2025, and the violation still existed. The property owners were directed to contact the code enforcement department to correct the violations, but they have not yet done so. He described the contents of Exhibit C and asked that it be entered as evidence. Special Magistrate Schmucker accepted the exhibit.

The town requested a finding of violation, an administrative fee of \$250.00 and a \$100.00 daily fine to be imposed until all violations are abated.

Special Magistrate Schmucker found a violation existed and allowed the respondents two weeks to achieve compliance. She will order a \$250.00 administrative fee and if the property does not come into compliance within two weeks, a daily fine of \$100.00 will be imposed.

B. FMB Case # 20251030

Property Owner: Ekonomiuk Radoslaw & Wesolowska Iwona

Property Address: 156 Hibiscus Dr

Status: Property Maintenance

The property was verified to be in full compliance prior to the hearing.

No further action was taken.

C. FMB Case # 20251032

Property Owner: Hall Peggy Craft L/E

Property Address: 161 Hibiscus Dr

Status: Property Maintenance

Officer Hoffman noted that the documentation was attached as exhibits and he asked that they be accepted into evidence. Special Magistrate Schmucker accepted them. She verified that the respondents were not present.

On September 29, 2025, Officer Hoffman observed overgrown weeds and the in-ground swimming pool was not properly fenced and contained stagnant water. He submitted Exhibit C as evidence.

He reinspected the property on October 29, 2025, and November 3, 2025, and the pool violation still existed. The overgrown weeds violation was abated and the orange temporary fencing has been repaired and reinstalled. The property was still in violation because the fencing was temporary and the pool still contained stagnant water.

The town requested a finding of violation and an administrative fee of \$250.00. The town asked for an additional 30 days to bring the property into full compliance; otherwise, a daily fine of \$250.00 will be imposed until compliance is achieved.

Special Magistrate Schmucker found a violation existed. She imposed an administrative fee of \$250.00 and granted 30 days to come into compliance. A status conference will be set for the next hearing to determine whether fines will be imposed.

D. FMB Case # 20251034

Property Owner: Traitel Ana & Lopez Mario A Pinot

Property Address: 167 Hibiscus Dr

Status: Property Maintenance

Officer Hoffman noted that the documentation was attached as exhibits and he asked that they be accepted into evidence. He asked that Exhibit B be accepted. Special Magistrate Schmucker accepted the exhibits. She verified that the respondents were not present.

Officer Hoffman revealed that the violation for an accumulation of rubbish or garbage had been abated.

The initial notice of violation and notice of hearing were issued on September 30, 2025, with a 30-day compliance period.

Manager Hauserman noted that permits for the front door and one window were issued. The other windows referenced in the case were not permitted. The town requested a finding of violation, an administrative fee of \$250.00 and a 45-day extension to come into compliance. If compliance is not achieved, a \$250.00 daily fine will be requested.

Special Magistrate Schmucker found a violation existed. She imposed an administrative fee of \$250.00 and granted 45 days to come into compliance. A status conference will be set for the January hearing to determine whether fines will be imposed. If the respondent comes into compliance with the timeframe, the status conference will not be needed.

E. FMB Case # 20250858

Property Owner: Yzaguirre Cynthia O L/E

Property Address: 4963 Estero Blvd

Status: Property Maintenance

The property was verified to be in full compliance prior to the hearing. No further action was taken.

F. FMB Case # 20250814

Property Owner: Open Doors 4U Investments LLC

Property Address: 8000 Lagoon Rd

Status: Property Maintenance

The property was verified to be in full compliance prior to the hearing. No further action was taken.

G. FMB Case # 20250899

Property Owner: Craven James R & Marilynn A

Property Address: 225 Fairweather Ln

Status: Property Maintenance

The property was verified to be in full compliance prior to the hearing. No further action was taken.

H. FMB Case # 20250793

Property Owner: Westfield Development LTD

Property Address: 360 Seminole Way

Status: Property Maintenance

The property was verified to be in full compliance prior to the hearing. No further action was taken.

I. FMB Case # 20250888

Property Owner: Wilcox Lance

Property Address: 1339 Santos Rd

Status: RV without permit

Continued to December.

J. FMB Case # 20250813**COMPLIANT****Property Owner: Deborah Therese Beck****Property Address: 5455 Avenida Pescadora****Status: Dry Flood Proofing Panels**

The property was verified to be in full compliance prior to the hearing.

No further action was taken.

IV. STATUS UPDATE (FINE ASSESMENTS)A. FMB Case # 20240736**Property Owner: Robertson Christopher & Robertson Shannon****Property Address: 4855 Dolphin Ln****Violation: Work without a permit**

Officer Weich noted that the property owner abated the violations and paid the \$250.00 administrative fee. She presented Exhibit A to be entered into the record. Special Magistrate Schmucker accepted the exhibit and will issue an order of compliance.

B. FMB Case # 20240691**Property Owner: Rukavina Andrew J****Property Address: 5560 Avenida Pescadora****Violation: Work without a permit**

Officer Weich reinspected the property on October 30, 2025, and the violation still existed. The property owner has not received a permit and has not paid the \$250.00 in administrative fees. She requested that Exhibit A be accepted into the record. Special Magistrate Schmucker accepted the exhibit.

The town asked for a finding of noncompliance with an order to pay the \$250.00 administrative fee. The town also requested a daily fine of \$250.00 from the order of compliance date of October 31, 2025, until full compliance is met. The property owner needs permits for the brick paver driver, the pillars and the driveway gate. The property owner applied for a driveway gate but did not include the other items.

Special Magistrate Schmucker issued an order of noncompliance as of October 31, 2025, and ordered that the \$100.00 fine will begin on November 1, 2025, and continue until the violation is abated. The property owner will contact the town when they achieve compliance.

C. FMB Case # 20240936**Property Owner: Giesey Bryce E & Barbara A****Property Address: 126 Anchorage St****Violation: Work without a permit**

Officer Weich reinspected the property on October 30, 2025, and the violation still existed. The property owner has not received a permit and has not paid the \$250.00 in administrative fees. She requested that Exhibit A be accepted into the record. Special Magistrate Schmucker accepted the exhibit. They have a permit, but they did work that was not part of that permit. They will have to revise the permit or apply for a new one.

The town requested a finding of noncompliance, an administrative fee of \$250.00 and that a daily fine of \$200.00 be imposed from the compliance date of October 31, 2025, until full compliance is met.

Mr. Giesey applied for a permit in 2018 to raise the home, install a new slab, and add new decks. He completed all the work before Hurricane Ian. He received another permit and decided to rebuild the house after the hurricane. He spoke with Building Official Joe Specht and they decided to combine both permits, which was noted on the inspection report. All the inspections have been done and the house is almost complete. He hired a structural engineer three weeks ago and submitted a letter to the town. He provided Kelly with a certificate of elevation and specifications for the bathroom on the lower level. He revealed that Mr. Specht abandoned the second permit, which is why it was not in the system.

Officer Weich noted that the permits were exactly as Mr. Giesey said. Manager Hauserman suggested that the matter be continued to the December hearing. A meeting with the building official will be scheduled to discuss the issue.

Special Magistrate Schmucker issued an order of continuance and scheduled a status conference in December. She will not impose the fine.

D. 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 present.

Officer Weich reinspected the property on October 22, 2025, and the violation still existed. The property owner has not received a permit for the carport, although they applied for one, which is awaiting resubmittal. They have not paid \$250.00 in administrative fees. She requested that exhibits be accepted into the record. Special Magistrate Schmucker accepted the exhibits.

The town requested a finding of noncompliance, an administrative fee of \$250.00 and a daily fine of \$150.00 from October 21, 2025, until full compliance is met.

Special Magistrate Schmucker issued an order imposing a fine, effective October 22, 2025, until compliance is achieved and an administrative fee of \$250.00. The respondent shall contact the town upon compliance.

E. FMB Case # 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 present.

Officer Chavez reinspected the property on October 31, 2025, and the violation still existed. They had until October 21, 2025, to achieve compliance. The respondent has not contacted the town.

The town requested a daily fine of \$250.00 until compliance is achieved. Special Magistrate Schmucker imposed a fine of \$200.00 per day beginning October 22, 2025, and imposed a \$250.00 administrative fee.

The respondent shall contact the town upon compliance. If the town must install a pool barrier, the cost will be borne by the respondent.

F. FMB Case # 20250675

Property Owner: MSV Holding Trust Corp

Property Address: 140 Flamingo St

Status: Property Maintenance

Officer Hoffman reinspected the property on November 3, 2025, and the violation still existed. The respondents were directed to come into compliance by October 17, 2025. He submitted Exhibit A to be entered into the record. Special Magistrate Schmucker accepted the exhibit.

The town requested that the \$250.00 administrative fee be ordered and a \$100.00 daily fine be imposed starting on October 18, 2025, until compliance is achieved.

Special Magistrate Schmucker issued an order that the daily fine of \$100.00 would begin on October 18, 2025, and ordered that the \$250.00 administrative fee be paid. The respondent will contact the town when they come into compliance.

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

No liens.

VI. LIEN FORECLOSURE CASES

No cases.

VII. BUILDING OFFICIAL APPEALS

No appeals.

VIII. ADJOURNMENT

Special Magistrate Schmucker adjourned the meeting at 10:06 AM.

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Giesey Bryce E & Barbara A
Property Address: 126 Anchorage St
Violation: Work without a permit
Officer: T. Weich

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. At the November 4, 2025 Hearing, Special Magistrate Monica Schmucker continued the status hearing to December 2, 2025 to allow the Town to meet with the owner. Owner submitted additional permit documentation on 11/24/2025 for permit 181692.

Attachments:

1. 20240936_Giesey Bryce E & Barbara A _126 Anchorage St _Signed Order_09.03.25
2. 20240936_Hearing Exhibit A_Affidavit of Non-Compliance
3. 20240936_Status Hearing_Exhitit A_Affidavit of Non-Compliance

Town Recommendations:

Town Approvals:

_____	Date: November 25, 2025
Michael Hauserman, Code Compliance Manager	
_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

PARCEL #: 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

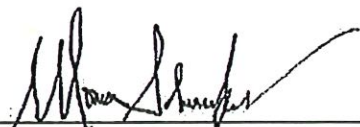
3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to 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: 

Town Clerk and Clerk to the Special Magistrate

Dated: Sept. 15, 2025

HEARING

EXHIBIT

A

- AFFIDAVIT OF NON-COMPLIANCE
- PHOTOS OF VIOLATION TAKEN AFTER ORDER COMPLIANCE DATE
- PRINTOUT OF PERMIT STATUS



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

vs.

**GIESEY BRYCE & BARBARA A
Respondent.**

Case Number:	20240936
Certified Mail:	N/A
Regular Mail:	N/A

Site Address: 126 ANCHORAGE STREET, FORT MYERS BEACH FL
Parcel Strap No.: 294624W2001530020

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 10/30/2025, GIESEY BRYCE & BARBARA (property owner) were found to be NON-COMPLIANT of Town Section 6-411 at the property located at 126 ANCHORAGE STREET, 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 10/30/2025. 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 10/30/2025 and an Affidavit of Non-Compliance. Please accept this into the record.

FURTHER AFFIANT SAYETH NAUGHT.

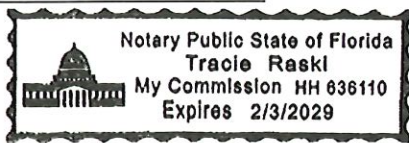
Signature of Affiant: _____

[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 30 day of Oct, 2025, by T. Weich, ☒ who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)

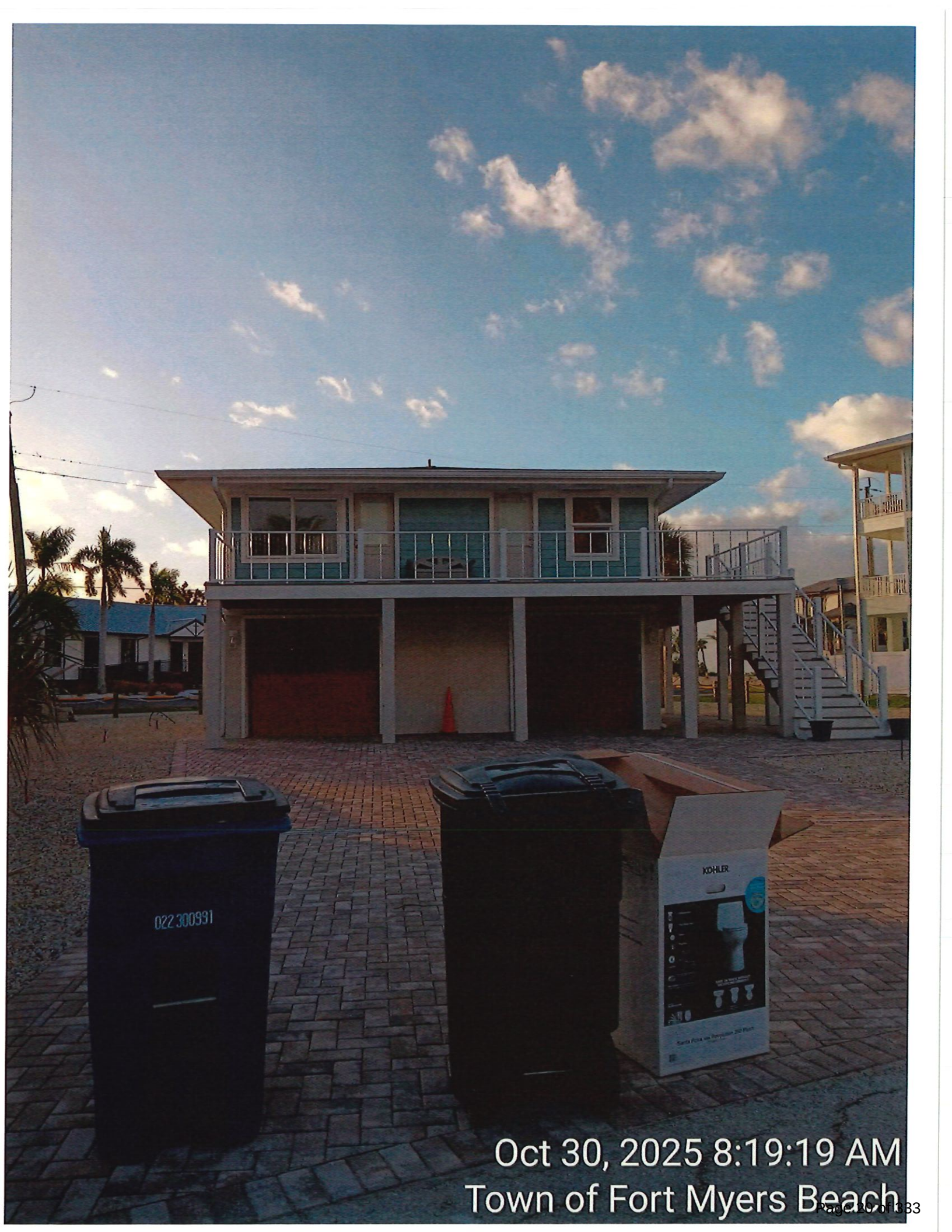


Notary Public Signature: _____

[Handwritten Signature: Tracie Raskl]



Oct 30, 2025 8:19:44 AM
Town of Fort Myers Beach

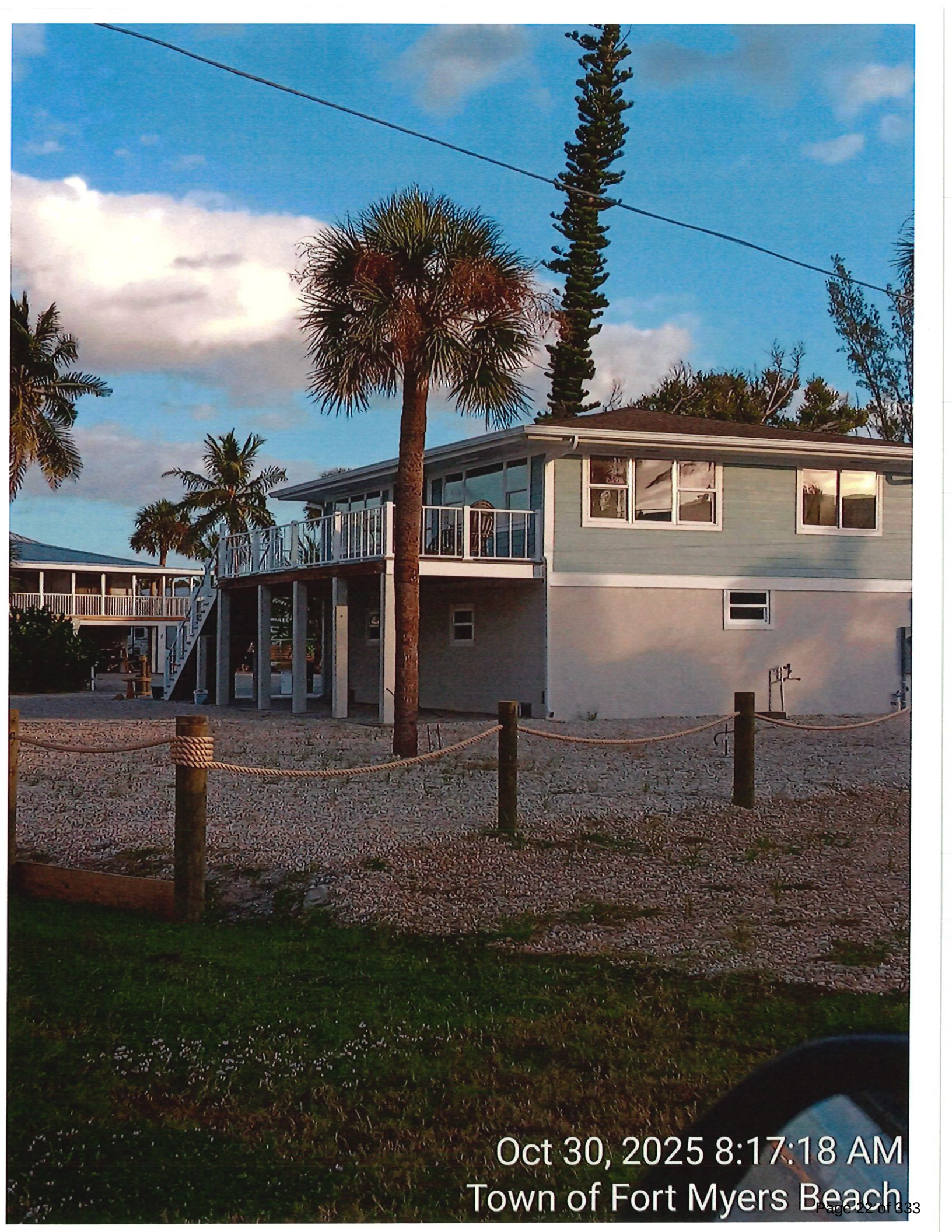


022 300931

Oct 30, 2025 8:19:19 AM
Town of Fort Myers Beach



Oct 30, 2025 8:19:23 AM
Town of Fort Myers Beach



Oct 30, 2025 8:17:18 AM
Town of Fort Myers Beach



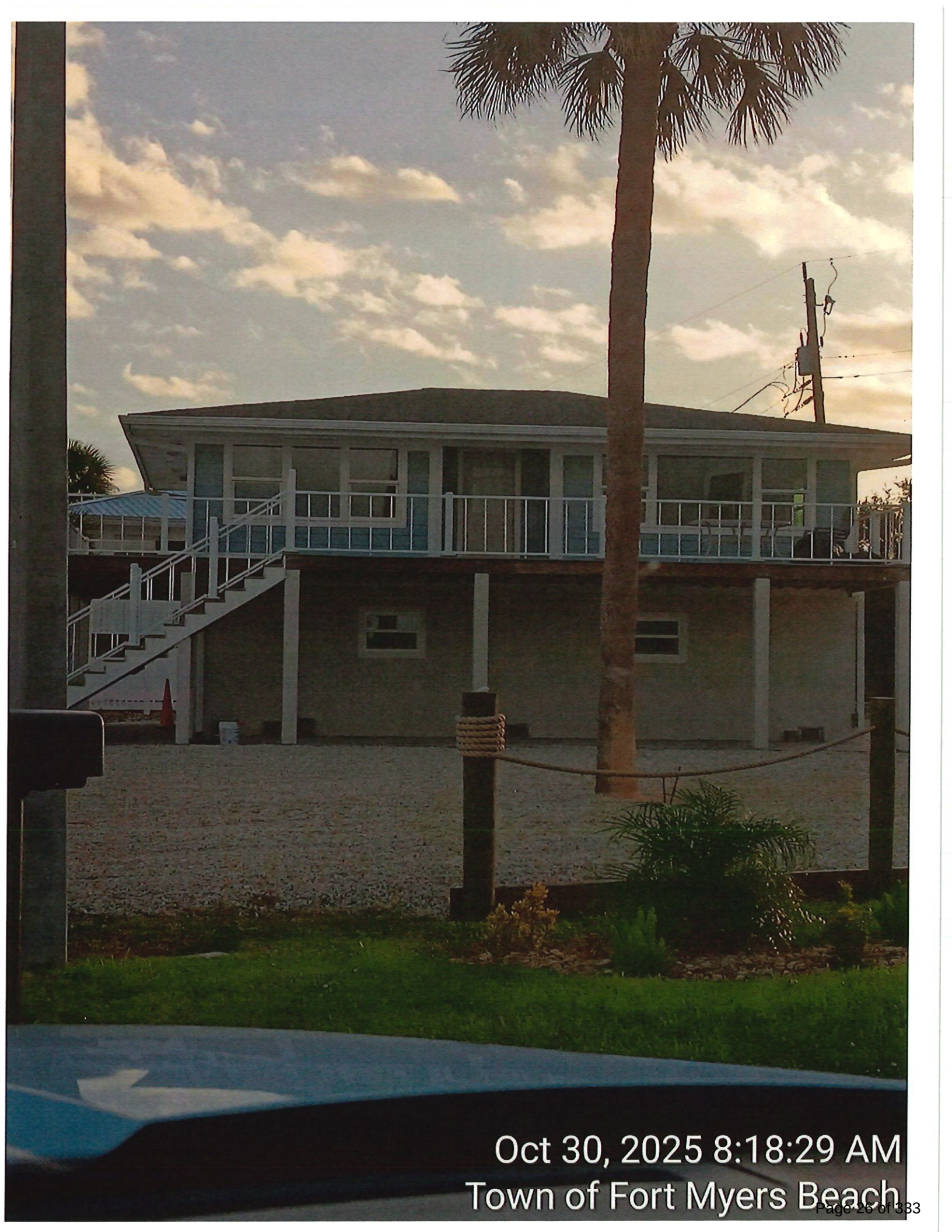
Oct 30, 2025 8:17:24 AM
Town of Fort Myers Beach



Oct 30, 2025 8:17:32 AM
Town of Fort Myers Beach



Oct 30, 2025 8:19:55 AM
Town of Fort Myers Beach



Oct 30, 2025 8:18:29 AM
Town of Fort Myers Beach



Oct 30, 2025 8:20:01 AM

Town of Fort Myers Beach



Oct 30, 2025 8:19:31 AM
Town of Fort Myers Beach



Permit #: 233111

Permit Date: 04/11/23

Permit Type:

Permit Type: Residential

Sub Type: Remodel

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: Owner Builder

Contact Name: Bryce Giesey

Contractor/Applicant Email: bryce.giesey@gmail.com

Contractor/Applicant Phone #: 970-222-3391

Property Owner's Email: bryce.giesey@gmail.com

Current Use: R

Proposed Use: R

Scope of Work: Remodel

Project Cost: 91890

Gross Square Feet: 980

Issued Date:

Expiration Date:

Final Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: ABANDONED

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
294624W2001530020	126 ANCHORAGE ST	LOT 3 + PT LT 2 BLK B ANCHORAGE ESTATES SUB U/R DESC DB 235/535 + DB 250/157 BEING A RESUB LOT 53 CASES SUBD	GIESEY BRYCE E AND BARBARA A. GIESEY		TFC2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
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Bryce Giesey

Bryce Gisey

126 Anchorage St.

Owner Builder

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
04/11/2023	NOC					Open

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
04/11/2023	Review Res. Plan review		CGA	RESUBMITTAL REQUIRED
04/11/2023	Review Flood		CGA	RESUBMITTAL REQUIRED
04/11/2023	Notice of Commencement		*	
04/11/2023	Review FMB Application	Owner builder disclosure statement	Misty Alexander	WAITING ON REQUIRED DOC'S
04/11/2023	Owner Builder AFFIDAVIT		*	
04/11/2023	Review Zoning		Eli Lee	REVIEWED FOR COMPLIANCE
04/14/2023	Rejection Letter Sent	1st Plan and flood review rejection letter.	Ed Larkin	DONE

Notes

Date	Note	Created By:
04/11/2023	Fees waived per Council-permit was VOID on 1/14/23 MUST PROVIDE OWNER BUILDER DISCLOSURE PRIOR TO ISSUANCE	Misty Alexander

Uploaded Files

Date	File Name
04/14/2023	15042026-1st Plan and Flood review rejection letter.pdf
04/12/2023	15022401-Plan.pdf
04/11/2023	15005199-Recorded Deed .pdf
04/11/2023	15005196-Residential Application .pdf
04/11/2023	15005192-WDS Application .pdf
04/11/2023	15005181-Qualifier Acknowledgment .pdf
04/11/2023	15005165-Window Information .pdf
04/11/2023	15005160-Owner ack, Cost form .pdf
04/11/2023	15005153-Repair improv. cost form cont. .pdf
04/11/2023	15005151-Damage Assessment .pdf
04/11/2023	15005149-Elevation Certificate .pdf



TOWN OF FORT MYERS BEACH,

Petitioner,

VS.

Case Number:	20240936
Certified Mail:	N/A
Regular Mail:	N/A

GIESEY BRYCE & BARBARA A

5658 MOUNTAIN IRIS CT

LOVELAND, CO 80537

Respondent.

Site Address: 126 Anchorage St, Fort Myers Beach, FL, 33931

Parcel Strap No. 29-46-24-W2-00153.0020

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **Michael J Hauserman** who is the Code Compliance Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250936**.

1. That on **11/24/2025**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **10/31/2025**.
3. That an inspection was performed on **11/24/2025**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.

FORT MYERS BEACH ESTERO ISLAND

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



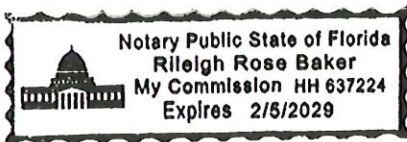
5. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order with a date to come into compliance, to access any and all fines, and administrative fees imposed by the Special Magistrate

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

x 
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

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



[Notary Seal]


Notary Public, State of Florida
Print Name: Raleigh R Baker
My Commission Expires: 02/05/2029



Nov 24, 2025 1:41:58 PM



Nov 24, 2025 1:42:15 PM



Nov 24, 2025 1:42:33 PM



Permit #: 181692

Permit Date: 09/26/18

Permit Type:

Permit Type: Residential

Sub Type: Remodel

Type of Construction:

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: BRYCE GIESEY- OWNER BUILDER

Contact Name: BRYCE GIESEY

Contractor/Applicant Email: BRYCE.GIESEY@GMAIL.COM

Contractor/Applicant Phone #: 970-222-3391

Property Owner's Email: barbara@barbaragiesey.com

Current Use:

Proposed Use:

Scope of Work: HOUSE STRUCTURE ELEVATED, CONCRETE SLAB, NEW DECK

Project Cost: 65361

Gross Square Feet: 0

Issued Date: 06/06/2019

Expiration Date: 02/15/2026

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: REVISION REVIEW

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
294624W2001530020	126 ANCHORAGE ST	LOT 3 + PT LT 2 BLK B ANCHORAGE ESTATES SUB U/R DESC DB 235/535 + DB 250/157 BEING A RESUB LOT 53 CASES SUBD	GIESEY BRYCE E GIESEY BARBARA A T/C		TFC2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
KW Electric Inc. dba Kirkwood Electric	Melodie Schroth	239-574-3449	P.O. Box 152000 Cape Coral FL 33915	Certified Electrical	General Liability Ins.	C701475272
KW Electric Inc. dba Kirkwood Electric	Melodie Schroth	239-574-3449	P.O. Box 152000 Cape Coral FL 33915	Certified Electrical	Workman's Comp Ins.	WC7 14757269
KW Electric Inc. dba Kirkwood Electric	Melodie Schroth	239-574-3449	P.O. Box 152000 Cape Coral FL 33915	Certified Electrical	Electrical Contractor License	EC13009760
Owner-Builder- Contractor	Bruce Gieseey	970-222-3391	5658 Mountain Iris Ct. Loveland CO 80537	Owner Builder		

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
07/23/2025	Building - 107 Insulation	WALKED WITH HOMEOWNER	07/24/2025		Mark Dussault	Pass
07/01/2025	Building - 105 Rough Framing / Windows, Door, Wall Dry In	WALKED JOB	07/01/2025		Mark Dussault	Pass
05/15/2025	Electrical - 303 Service Change Residential / Commercial	Previously approved by Joe to combine with permit 233111 - Needs Electrical for FPL Call 970-222-3391 for Entry	05/19/2025	05/19/2025	Joe Specht	Pass
04/14/2025	Building - 105 Rough Framing / Windows, Door, Wall Dry In	INSPECTOR IS QUESTIONING 1. 110" HEADER OVER WINDOW S FACE NEAR SW CORNER. 2. 2" X 4" HEADERS OVER DOORS NEAR CENTER OF HOUSE. OWNER/BUILDER NEEDS TO PROVIDE ACCEPTED DOCUMENTATION AND OR LETTER FROM DESIGN PROFESSIONAL THAT THESE HEADERS ARE ADEQUATE.	04/15/2025		Evan Nelms	Hold
04/14/2025	Electrical - 304 Rough Electric		04/15/2025			Cancelled
04/14/2025	Mechanical - 401 Rough A/C	Whole home remodel. BM	04/15/2025		Brian Mann	Pass
04/14/2025	Plumbing - 201 Rough Plumbing	Whole home remodel. BM	04/15/2025		Brian Mann	Pass
03/14/2025	Building - Elevation Cert Final	UPLOADED CERT. 03/14/25	03/28/2025	03/28/2025	Carl Thomas	Fail
03/14/2025	Building - 105 Rough Framing / Windows, Door, Wall Dry In	INSPECTOR MET WITH OWNER / BUILDER. THERE IS SOME CONFUSION OVER THIS PERMIT. THE PERMIT IS CURRENTLY UNDER REVIEW BY TOWN FMB. NO FEE	03/17/2025		Evan Nelms	Cancelled

03/14/2025	Electrical - 304 Rough Electric	Inspector: Need revision to permit. BM	03/17/2025		Brian Mann	Cancelled
03/14/2025	Mechanical - 401 Rough A/C	Inspector: Need revision to permit. BM	03/17/2025		Brian Mann	Cancelled
03/14/2025	Plumbing - 201 Rough Plumbing	Inspector: Need revision to permit. BM	03/17/2025		Brian Mann	Cancelled
11/21/2024	Building - Elevation Cert Final		11/26/2024	11/26/2024	Carl Thomas	Fail
05/02/2024	Building - Elevation Cert Final	Documents uploaded for insp. 5/2/24	05/03/2024	05/06/2024	Kristin Schumacher	Fail
06/22/2021	Building - 105 Rough Framing / Windows, Door, Wall Dry In		06/23/2021	06/23/2021	Mark Keohane	Pass
06/22/2021	Electrical - 304 Rough Electric		06/23/2021	06/23/2021	Mark Keohane	Pass
06/22/2021	Plumbing - 201 Rough Plumbing		06/23/2021	06/23/2021	Mark Keohane	Pass
08/21/2019	ZZ - Inactive - Electrical - 310 House Meter Only (Commercial)	Approved to energize Requested by: GIESEY BRYCE E GIESEY BARBARA A T/C - , 53356	08/26/2019	08/26/2019	Mark Keohane	Pass
08/23/2019	Electrical - 312 FPL Reconnect Letter	302 TEMPORARY UNDERGROUND INSPECTION PASSED ON 08/22/2019	08/23/2019		Misty Alexander	Pass
08/22/2019	Electrical - 302 Temp Power / Perm, Power	Approved to energize	08/22/2019	08/22/2019	Mark Keohane	Pass
08/21/2019	Electrical - 304 Rough Electric	approved to energize	08/22/2019	08/22/2019	Mark Keohane	Pass
08/01/2019	102 Slab Undergrade	Pending revision for bathroom	08/02/2019	08/02/2019	John Davis	Partial
07/30/2019	102 Slab Undergrade		07/31/2019	07/31/2019	Mark Keohane	Cancelled
07/30/2019	Plumbing - 201 Rough Plumbing	Revise plans to address ground floor bath renovation.	07/31/2019	07/31/2019	Mark Keohane	Fail
07/10/2019	104 Column Piling, Fill Cells		07/11/2019	07/11/2019	John Davis	Pass
06/25/2019	Electrical - 312 FPL Reconnect Letter	PASSED 301 TEMP POLE 6/12/19	06/25/2019	06/25/2019	Misty Alexander	Pass
06/12/2019	Building - 101 Footing/ Grade Beam/ Pile Cap	Requested by: GIESEY BRYCE E GIESEY BARBARA A T/C - , 74582	06/13/2019	06/13/2019	Mark Keohane	Pass
06/11/2019	Electrical - 301 Temporary Pole		06/12/2019	06/12/2019	Mark Keohane	Pass
01/10/2024	Building - Elevation Cert Final			04/30/2024	Kristin Schumacher	Fail
09/10/2020	Outstanding for CO CC	PLG sub contractor to attach to permit then call final ele, final plg, final 106				Pending

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
09/27/2018	Review FMB Application		Kendra Rosa	DONE
09/27/2018	Review Zoning	COMMENTS SENT ON 10/23/2018	Sarah Propst	RESUBMITTAL REQUIRED

09/27/2018	Review Stormwater	COMMENTS SENT ON 10/23/2018	Sarah Propst	RESUBMITTAL REQUIRED
09/27/2018	Review Flood	SENT COMMENTS ON 11/05/2018	Rae Burns	RESUBMITTAL REQUIRED
09/27/2018	Review Environmental		Rae Burns	REVIEWED FOR COMPLIANCE
09/27/2018	Review Res. Plan review		Jack McStravic	REVIEWED FOR COMPLIANCE
09/27/2018	Notice of Commencement		Andrew Garry	DONE
10/30/2018	Elec. Sub Permit Req.	Sun Electric Service, Inc (EC0002455)	Ilen Exposito	REVIEWED FOR COMPLIANCE
11/05/2018	Review Zoning		Sarah Propst	REVIEWED FOR COMPLIANCE
11/27/2018	Resubmitted (Flood Review)	SENT COMMENTS ON 11/28/2018	Rae Burns	RESUBMITTAL REQUIRED
11/05/2018	Resubmitted (Stormwater Review)		Sarah Propst	REVIEWED FOR COMPLIANCE
12/19/2018	Resubmitted (Flood Review)	ELEVATION CERT ON RAE'S DESK.	Rae Burns	REVIEWED FOR COMPLIANCE
01/09/2019	Reviews completed- Notification sent	NOC/CONTRACTOR NEEDS TO REGISTER OR OWNER NEEDS TO PROVIDE AN OWNER BUILDER STATEMENT	Ilen Exposito	DONE
10/18/2019	Revision Submitted (Plan Review)	REV 1 - LOWER LEVEL ELEVATION;UPLOADED 10/18/19	Jack McStravic	RESUBMITTAL REQUIRED
10/18/2019	Revision Submitted (Flood)	REV 1 ELEV LOWER LEVEL PLAN;UPLOADED 10/18/19	Steve Wick	REVIEWED FOR COMPLIANCE
11/13/2020	Completion Permit Requested	pay fee	Andrew Garry	DONE
01/28/2022	Completion Permit Requested		Ilen Exposito	DONE
06/26/2023	Completion Permit Requested	Request to reinstate permit for final inspections	Misty Alexander	WAITING FOR PAYMENT
02/13/2024	Reviews completed- Notification sent		Misty Alexander	DONE
07/29/2024	Review Flood	Please re-review	Carl Thomas	RESUBMITTAL REQUIRED
08/08/2024	Rejection Letter Sent	1st Rejection Letter - Flood	Brooke Price	DONE
11/21/2024	Completion Permit Requested		Ashley Shepard	DONE
12/02/2024	Review Flood		Carl Thomas	REVIEWED W/CONDITIONS
03/06/2025	Revision Submitted (Plan Review)	REVISION	Joe Specht	REVIEWED FOR COMPLIANCE
05/12/2025	Change of Contractor	Kirkwood Electric EC13009760	Marilyn Silva	DONE
11/14/2025	Permit Extension Requested		Madeleine Tirado	DONE
11/24/2025	Revision Submitted (Flood)	Rev 1 uploaded 11/24/25	Kelli DeFedericis	**IN REVIEW
11/24/2025	Revision Submitted (Plan Review)	Rev 1 uploaded 11/24/25	Peter Haigis	**IN REVIEW

Fees

Fee	Description	Notes	Amount
* MISC- DBPR & DCA Admin Fees			\$9.00
Building Permit	24.24.000.32201		\$200.00
ELE-Elec New / Addition / Alteration	24.24.000.32201		\$75.00
FMB- Application Fee			\$50.00
FMB-Residential Plan Review	24.24.515.32200		\$50.00

FMB-Zoning Residential	24.24.515.32200	\$25.00
FMB-Electrical Review	24.24.000.32201	\$50.00
FMB-Environmental Plan Review		\$25.00
FMB-Flood Plain Fees COM	24.24.515.32200	\$100.00
FMB-Plumbing Review	24.24.000.32200	\$50.00
FMB-Stormwater Review	24.24.515.32200	\$25.00
MEC-A/C Equipment Change Out	24.24.000.32201	\$75.00
PLU- Plumbing- New / Addition / Renovation	24.24.000.32201	\$100.00
*Recording Services	24.24.000.34110	\$12.00
*Re-Inspection Fee	24.24.000.32204	\$50.00
*Revision Fee	24.24.000.32203	\$50.00
*MISC – Reissuance of Expired Permit: Residential (not including Code Enforcement Fees) (2024)		\$250.00
*MISC – Reissuance of Expired Permit: Residential (not including Code Enforcement Fees) (2024)		\$250.00
*MISC – Reissuance of Expired Permit: Residential (not including Code Enforcement Fees) (2024)		\$300.00
*MISC – Permit Extension 1st 3 Months (2024)		\$120.00
*MISC – Permit Extension 2nd 3 Months (2024)		\$180.00
*MISC – Plan Revision (after issuance of permit) (2024)		\$60.00
Total		\$2,106.00

Attached Letters

Date	Letter	Description	Completion Permit
08/11/2023	Building Permit		Completion Permit
08/18/2022	Expired Permit Notice		
12/27/2019	Plans Correction / Tracking Sheet		Bld.- Revision
06/06/2019	Building Permit		

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
06/06/2019	OWNER	#5197	CHECK	Ilen Exposito	\$846.00
08/01/2019	OWNER	#243473	AMEX	Ilen Exposito	\$50.00
12/29/2020	Bryce Giesey	Invoice: 166658			\$300.00
02/15/2022	Owner	CHECK 5496	CHECK 5496	Andrew Garry	\$250.00
08/10/2023	Bryce Giesey	Invoice: 672190			\$300.00
01/16/2024	Bryce Giesey	Invoice: 787615			\$120.00
11/14/2025	Bryce E Giesey	1464762			\$180.00
Outstanding Balance					\$60.00

Notes

Date	Note	Created By:
04/25/2025	Sent Home Owner a change of electrical contractor form	Amena Henderson
04/02/2025	AS PER BUILDING OFFICIAL JOE SPECHT, COMBINING PERMIT 233111 OVER TO THIS PERMIT 181692 HAS BEEN APPROVED.	Gissela Corea

11/21/2024	Since Hurricanes (Ian etc) NO AC on this permit - EL has been tore out and both will be on separate permits to replace/repair	Ashley Shepard
	Emailed owner regarding missing inspections.	
	102 – Slab passed partial needs to be rescheduled	
	103 Tie Beam	
	106 Final Building	
04/25/2024	107 Insulation	Marilyn Silva
	142 SWP3 Silt Fence	
	305 Final Electric	
	204 Final Plumbing	
	402 A/C Final Inspection	
08/02/2023	Per Steve P. EXPIRED BEFORE THE HURRICANE completion fee must be paid to re-issue permit. Need to pass final plumbing, final electric and 106 final building.	Andrew Garry
06/19/2020	Note: the cost form includes the washroom renovation (see attached added letter).	Steve Wick
10/18/2019	THE REVISION DID NOT INCLUDE A COVER LETTER; I HAD EMAILED THE OWNER IN AUGUST 2019	Misty Alexander

Uploaded Files

Date	File Name
11/24/2025	29684149-Permit Revision Form - Knee Wall Changes submitted 11.20.2025.pdf
11/24/2025	29684145-Permit Revision Engineers Letter - Breakaway Knee Wall.pdf
11/24/2025	29684142-Permit Revision Drawing - Knee Wall 11.20.2025.pdf
11/14/2025	29446521-#181692-FMB Building Dept #181692 11.13.2025 Bldg Permit Extension.pdf
05/12/2025	25860117-FMB Building Department - Change of Contractor - 2025 Electrical Permit Kirkwood Electric.pdf
04/09/2025	25272584-15005196-Residential Application .pdf
04/09/2025	25272585-15005153-Repair improv. cost form cont. .pdf
04/09/2025	25272586-15005181-Qualifier Acknowledgment .pdf
04/09/2025	25272587-15042026-1st Plan and Flood review rejection letter.pdf
04/09/2025	25272588-15005192-WDS Application .pdf
04/09/2025	25272578-15005199-Recorded Deed .pdf
04/09/2025	25272579-15005160-Owner ack, Cost form .pdf
04/09/2025	25272580-15005165-Window Information .pdf
04/09/2025	25272581-15005151-Damage Assessment .pdf
04/09/2025	25272582-15005149-Elevation Certificate .pdf
04/09/2025	25272583-15022401-Plan.pdf
03/14/2025	24904833-20250314092939258.pdf
03/10/2025	24821977-JOBSITE COPY 181692.pdf
12/04/2024	23390885-20241204154858803.pdf
12/02/2024	23349163-Backflow Valve Location on Plan Highlighted.jpg
12/02/2024	23349164-Backflow Valve Photo - 126 Anchorage St. #181692 GIESEY.jpg
12/02/2024	23349165-Platform showing BackFlow Valve Location Underneath.jpg
12/02/2024	23349150-Statement Re Washer & Dryer located on 2nd level - November 29, 2024.pdf
11/21/2024	23270370-Completion Req 181692.pdf
11/21/2024	23269996-20241121102858140.pdf
08/08/2024	21926958-181692 1st Rejection Letter - Flood.pdf
05/02/2024	20350263-ICC-ES Evaluation Report - ESR-2074 FBC Supplement.pdf
05/02/2024	20350259-Kristin Schumacher Email & Elevation Certificate.pdf
01/30/2024	18368629-Elevation Certificate.pdf
01/16/2024	18192731-Building Permit Extension #181692.pdf
06/26/2023	15870710-181692 Completion Request .pdf
01/28/2022	10623271-FM Beach Building Dept - Completion Request 1.28.22.pdf
11/13/2020	7690851-Completion request.pdf
06/19/2020	6851339-Town of FMB - Washroom Repair-Improvement Cost Form 6-18-2020 (002).pdf

06/17/2020	<u>6840042-Cost Form for Rev 1 Flood.pdf</u>
06/09/2020	<u>6786554-126 Anchorage Permit 181692.pdf</u>
10/18/2019	<u>5768570-REVISION 1 STRUCTURE ELEVATION LOWER LEVEL.pdf</u>
08/29/2019	<u>5530941-181692 SENT EMAIL.pdf</u>
06/11/2019	<u>5175256-181692.pdf</u>
06/07/2019	<u>5165583-Electric Sub.pdf</u>
06/06/2019	<u>5157642-Owner Builder.pdf</u>
11/27/2018	<u>4226391-4226188-Decks Zoning Stormwater and Environmental.pdf</u>
11/27/2018	<u>4226188-Decks Zoning Stormwater.pdf</u>
11/05/2018	<u>4152544-RE-SUB SURVEY.pdf</u>
10/30/2018	<u>4131945-3987791-elevation- engineer drawing.pdf</u>
09/27/2018	<u>3987819-survey plat.pdf</u>
09/27/2018	<u>3987791-elevation- engineer drawing.pdf</u>
09/27/2018	<u>3987666-APP 181692.pdf</u>

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Rosenbaum Gary & Elanna
Property Address: 7904 Estero Blvd
Status: Property Maintenance
Officer: T. Hoffman
COMPLIANT

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20251015_Hearing Exhibit A_Notice of Violation and Notice of Posting
2. 20251015_Hearing Exhibit B_Initial Inspection Photos

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- Notice of 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 22, 2025

Case Number: 20251015

Owner: **ROSENBAUM GARY & ELANNA**

Mailing Address: 4625 Pine Tree Dr. Miami, FL 33140

Property Address: **7904 ESTERO BLVD**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134845

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 22, 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 09/22/2025, violations were discovered for the structure on property being unsafe, unsecure and in unsanitary/unsafe condition. In Example but not limited to: Remaining parts of structure on property are unsafe and in disrepair and / or deteriorating condition and unsecured, Parts of the structure are hanging and not properly secured, Loose black wiring/cables and other wiring is visible and unsecured. Accumulation of rubbish and or garbage throughout the property. Weeds and or grass more than 12" in height. Unsecured pool on property and in disrepair containing stagnant water all 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.

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. 6-2 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.

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) Repair, secure or demo remaining parts of structure on property and ensure sanitary and safe conditions exist to the structure on property that is in disrepair. (2) Clean and clear property of all rubbish and garbage and maintain property per Town Code Requirements. (3) Mow and or trim all grass and weeds throughout the property to under 12 inches in height and maintain property per Town Code Requirements. (4) 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. (5) Drain and remove stagnant water and any debris from pool per Town Code Requirements. (6) . It is recommended that you contact permitting at 239-765-0202 to obtain any required permits to correct the Violations listed above.

Compliance is required on or before: October 22, 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

A handwritten signature in black ink, appearing to be 'T. Hoffman', written over a horizontal line. The signature is stylized with loops and flourishes.

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1348 45

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	\$ 20251015
Extra Services & Fees (check box and add fee)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ SEP 22 2025
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	Sent by: 
Total Postage and Fees	\$ 7904 EST 120 BNY
ROSENBAUM GARY & ELANNA 4625 PINE TREE DR MIAMI, FL 33140	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1348 45

U.S. Postal Service TM	
CERTIFIED MAIL [®] RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
OFFICIAL USE	
Certified Mail Fee	\$ 20251015
Extra Services & Fees (check box)	Town of Fort Myers Beach
☐ Return Receipt (hardcopy)	
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☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage	Sent by: 
Total Postage and Fees	\$ 7904 ESTERZO BLVD
ROSENBAUM GARY & ELANNA	
4625 PINE TREE DR	
MIAMI, FL 33140	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

ROSENBAUM GARY & ELANNA
4625 PINE TREE DR
MIAMI, FL 33140

FMB Case Number:	20251015
Certified Mail:	9589071052703142134845
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 7904 Estero Blvd.
Fort Myers Beach, FL, 33931
Parcel Strap No. 03-47-24-W4-00017.002B

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 #20251015. On 09/22/2025, violations were discovered for the structure on property being unsafe, unsecure and in unsanitary/unsafe condition. In Example but not limited to: Remaining parts of structure on property are unsafe and in disrepair and / or deteriorating condition and unsecured, Parts of the structure are hanging and not properly secured, Loose black wiring/cables and other wiring is visible and unsecured. Accumulation of rubbish and or garbage throughout the property. Weeds and or grass more than 12" in height. Unsecured pool on property and in disrepair containing stagnant water all causing a safety concern to the general public. 7904 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 and Notice of Code Enforcement Hearing 09/22/2025 to the following:

ROSENBAUM GARY & ELANNA
4625 PINE TREE DR
MIAMI, FL 33140

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

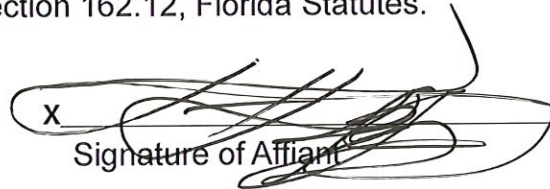
2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 7904 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 22nd day of September 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 22nd day of September 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

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

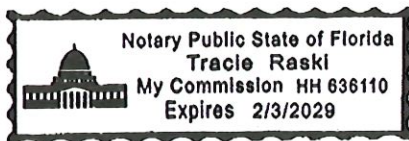


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

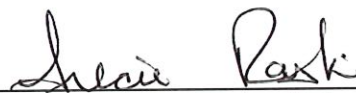
X 
Signature of Affiant

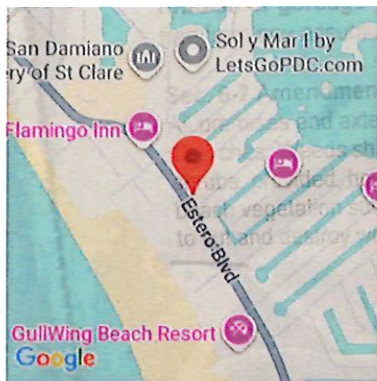
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 22 day of September, 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



Sep 22, 2025 11:22:36 AM
Fort Myers Beach

ation of rubbish or garbage.

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

Page 1 of 4



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 22, 2025

Case Number: 20251015

Owner: ROSENBAUM GARY & ELANNA
Mailing Address: 4625 Pine Tree Dr. Miami, FL 33140
Property Address: 7904 ESTERO BLVD, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134845
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 22, 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 09/22/2025, violations were discovered for the structure on property being unsafe, unsecure and in unsanitary/unsafe condition. In Example but not limited to: Remaining parts of structure on property are unsafe and in disrepair and / or deteriorating condition and unsecured, Parts of the structure are hanging and not properly secured, Loose black wiring/cables and other wiring is visible and unsecured. Accumulation of rubbish and or garbage throughout the property. Weeds and or grass more than 12" in height. Unsecured pool on property and in disrepair containing stagnant water all 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.

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. 6-2 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

Page 1 of 4

Sep 22, 2025 2:56:40 PM
Fort Myers Beach



Sep 22, 2025 2:56:26 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 22, 2025

Case Number: 20251015

Owner: ROSENBAUM GARY & ELANNA
Mailing Address: 4625 Pine Tree Dr. Miami, FL 33140
Property Address: 7904 ESTERO BLVD, Fort Myers Beach, FL 33931
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Page 1 of 4



Lee County Tax Collector

Noelle Branning

Account Number:
03-47-24-W4-00017.002B
Alternate Key:
2100155444
Millage Code:
032

Site Address/Legal Description:
7904 ESTERO BLVD
PARL IN GOVT LOT 4 DESC IN OR 1341 PG 1729



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 1,160,877
Assessed Value 1,160,877
Taxable Value 1,160,877

★ See message below.

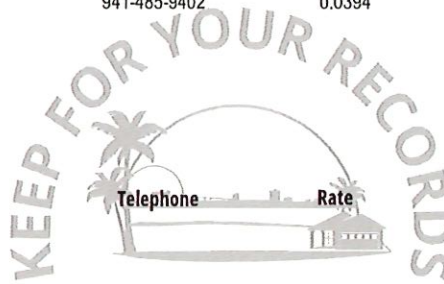
ROSENBAUM GARY & ELANNA
4625 PINE TREE DR
MIAMI, FL 33140

Paid 11/29/2024 INT-00-02940589 \$14,934.98

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,160,877	0	1,160,877	4,367.57
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,160,877	0	1,160,877	2,609.65
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	1,160,877	0	1,160,877	3,526.74
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	1,160,877	0	1,160,877	1,149.27
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,160,877	0	1,160,877	110.05
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,160,877	0	1,160,877	37.96
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,160,877	0	1,160,877	119.11
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	1,160,877	0	1,160,877	3,250.46
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,160,877	0	1,160,877	130.37
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,160,877	0	1,160,877	187.13
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	1,160,877	0	1,160,877	23.22
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,160,877	0	1,160,877	45.74

Non-Ad Valorem Assessments Levying Authority



Basis Amount

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$15,557.27

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
☐
☐
☐
☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 03-47-24-W4-00017.002B

Site Address: 7904 ESTERO BLVD

Alternate Key: 2100155444

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

ROSENBAUM GARY & ELANNA
4625 PINE TREE DR
MIAMI, FL 33140

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



Paid 11/29/2024 INT-00-02940589 \$14,934.98



Property Data

STRAP: 03-47-24-W4-00017.002B Folio ID: 10234627

Tax Roll Value Letter 2025 ▾

Generated on 9/22/2025 8:28 AM

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



ROSENBAUM GARY & ELANNA
4625 PINE TREE DR
MIAMI FL 33140

Site Address

Site Address maintained by **E911 Program Addressing**

7904 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



PARL IN GOVT LOT 4 DESC IN OR 1341 PG 1729

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1341 and 1729 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
47	24E	03		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40502	-81.89526		

[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 9/22/2025 8:28 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)	2,754,816	2,724,457	2,754,816	1,276,965	0	0	1,276,965
2024 / Additional Info	2024 (Final Value)	1,160,877	1,130,246	1,160,877	1,160,877	0	0	1,160,877
2023 / Additional Info	2023 (Final Value)	1,593,046	1,574,946	1,593,046	1,593,046	0	0	1,593,046

2022 / Additional Info	2022 (Final Value)	2,157,514	1,122,000	2,157,514	1,672,871	0	0	1,672,871
2021 / Additional Info	2021 (Final Value)	1,670,341	1,020,000	1,670,341	1,520,792	0	0	1,520,792
2020 / Additional Info	2020 (Final Value)	1,531,012	1,020,000	1,531,012	1,382,538	0	0	1,382,538
2019 / Additional Info	2019 (Final Value)	1,489,855	1,042,500	1,489,855	1,256,853	0	0	1,256,853
2018 / Additional Info	2018 (Final Value)	1,503,553	1,042,500	1,503,553	1,142,594	0	0	1,142,594
2017 / Additional Info	2017 (Final Value)	1,537,480	660,000	1,537,480	1,038,722	0	0	1,038,722
2016	2016 (Corrected Value)	1,200,000	664,349	1,200,000	944,293	0	0	944,293
2015	2015 (Final Value)	858,448	605,625	858,448	858,448	0	0	858,448
2014	2014 (Final Value)	1,088,302	659,250	1,088,302	994,453	0	0	994,453
2013	2013 (Final Value)	979,335	413,300	979,335	904,048	0	0	904,048
2012	2012 (Final Value)	821,862	622,500	821,862	821,862	0	0	821,862
2011	2011 (Final Value)	949,288	712,500	949,288	949,288	0	0	949,288
2010	2010 (Final Value)	952,436	716,250	952,436	952,436	0	0	952,436
	2009 (Final Value)	1,046,090	787,500	1,046,090	1,046,090	0	0	1,046,090
	2008 (Final Value)	1,200,230	937,500	1,200,230	1,200,230	50,000	0	1,150,230
	2007 (Final Value)	1,406,920	1,140,000	0	1,281,900	25,000	0	1,256,900
	2006 (Final Value)	1,243,960	997,500	0	1,243,960	25,000	0	1,218,960
	2005 (Final Value)	1,112,310	826,900	0	1,112,310	0	0	1,112,310
	2004 (Final Value)	1,092,440	827,770	0	1,092,440	0	0	1,092,440
	2003 (Final Value)	631,380	465,980	0	631,380	25,000	0	606,380
	2002 (Final Value)	554,070	290,370	0	554,070	0	0	554,070
	2001 (Final Value)	541,050	278,260	0	541,050	0	0	541,050
	2000 (Final Value)	526,450	216,880	0	526,450	0	0	526,450
	1999 (Final Value)	529,480	215,890	0	529,480	0	0	529,480
	1998 (Final Value)	511,190	215,900	0	511,190	0	0	511,190
	1997 (Final Value)	515,020	215,980	0	515,020	0	0	515,020
	1996 (Final Value)	503,840	201,070	0	503,840	0	0	503,840
	1995 (Final Value)	445,050	181,270	0	445,050	0	0	445,050
	1994 (Final Value)	439,250	181,290	0	439,250	0	0	439,250
	1993 (Final Value)	422,270	182,750	0	422,270	0	0	422,270
	1992 (Final Value)	425,490	182,830	0	425,490	0	0	425,490

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 9/21/2025)

Generated on 9/22/2025 8:28 AM

Land Land Tracts

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



Property Details (2025 TRIM)

Generated on 9/22/2025 8:28 AM

Land

Land Tracts

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

Taxing Authorities

Generated on 9/22/2025 8:28 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 9/22/2025 8:28 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,000,000.00	09/27/2014	2014000207879 Sales Questionnaire Complete	01		I
100.00	03/09/2004	4228/908	01		I

670,000.00	07/28/2000	3285/3890	06	I
260,000.00	05/01/1986	1844/1153	06	I
145,000.00	04/01/1979	1341/1729	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 **1341** and **1729** for the book and page numbers and **Official Records** 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 9/22/2025 8:28 AM

Permit Number	Permit Type	Date
BLD16-0226	Building Miscellaneous	02/08/2017
BLD14-0214	Building Window / Door Replacement	12/03/2014
FNC2004-01858	Fence	12/01/2004
ROF2001-02925	Roof	11/14/2001
RES2001-00068	Building Remodel / Repair	01/30/2001
199304459	Pool & Spa	05/12/1993
612082	Fence	11/26/1988
709243	Fence	07/21/1987

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

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

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

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

Parcel Numbering History ⓘ

Generated on 9/22/2025 8:28 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
03-47-24-00-00017.002B	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 9/22/2025 8:28 AM

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

Flood and Storm Information

Generated on 9/22/2025 8:28 AM

Flood Insurance **Find my flood zone****Community****Panel****Version****Date****Evacuation Zone**

071C

0569

G

11/17/2022

A

Generated on 9/22/2025 8:28 AM

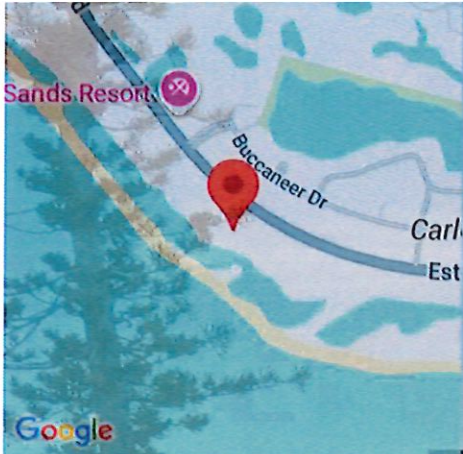
HEARING

EXHIBIT

B

- Notice of Violation

Sep 22, 2025 7:59:16 AM
Fort Myers Beach



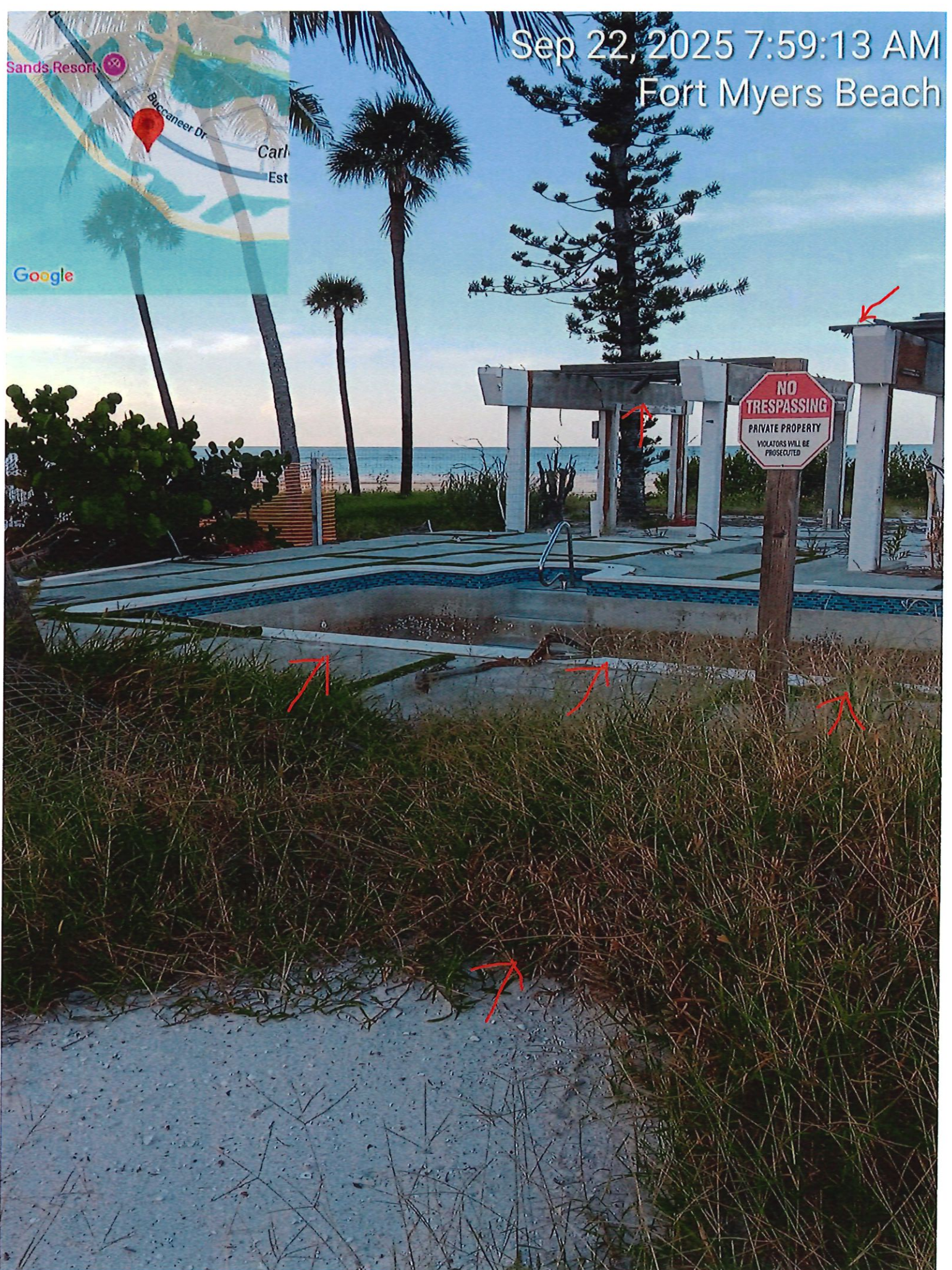
Sep 22, 2025 7:59:13 AM
Fort Myers Beach

Sands Resort

Buccaneer Dr

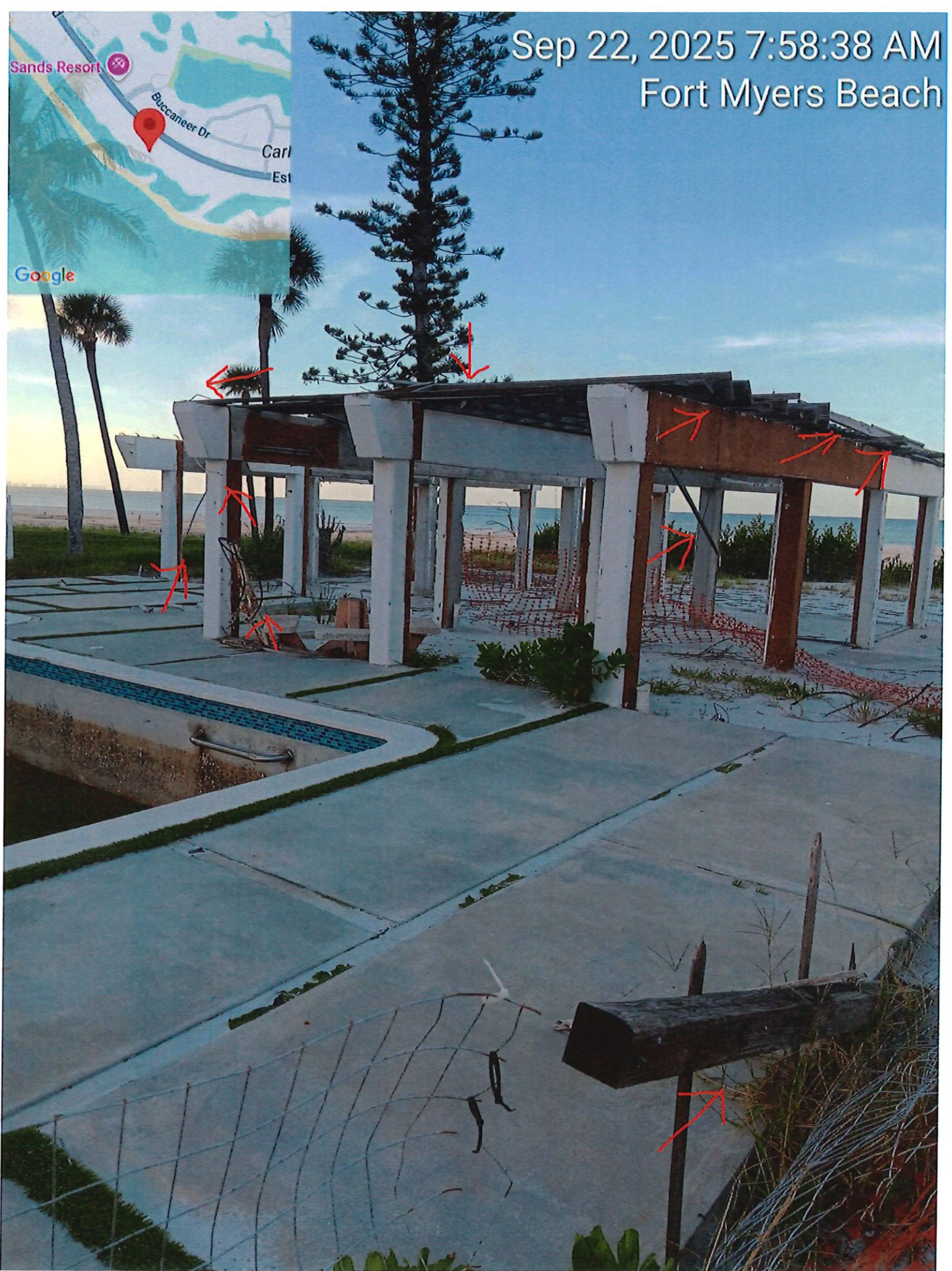
Carl
Est

Google

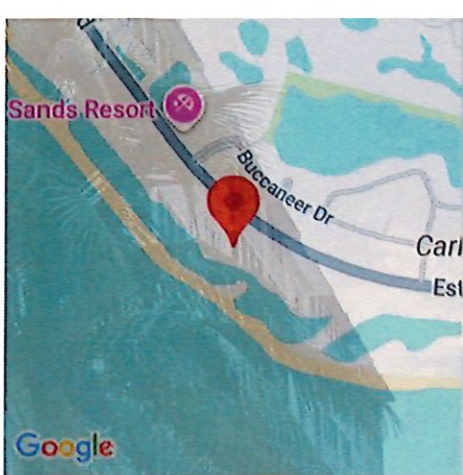




Sep 22, 2025 7:58:38 AM
Fort Myers Beach



Sep 22, 2025 7:58:25 AM
Fort Myers Beach



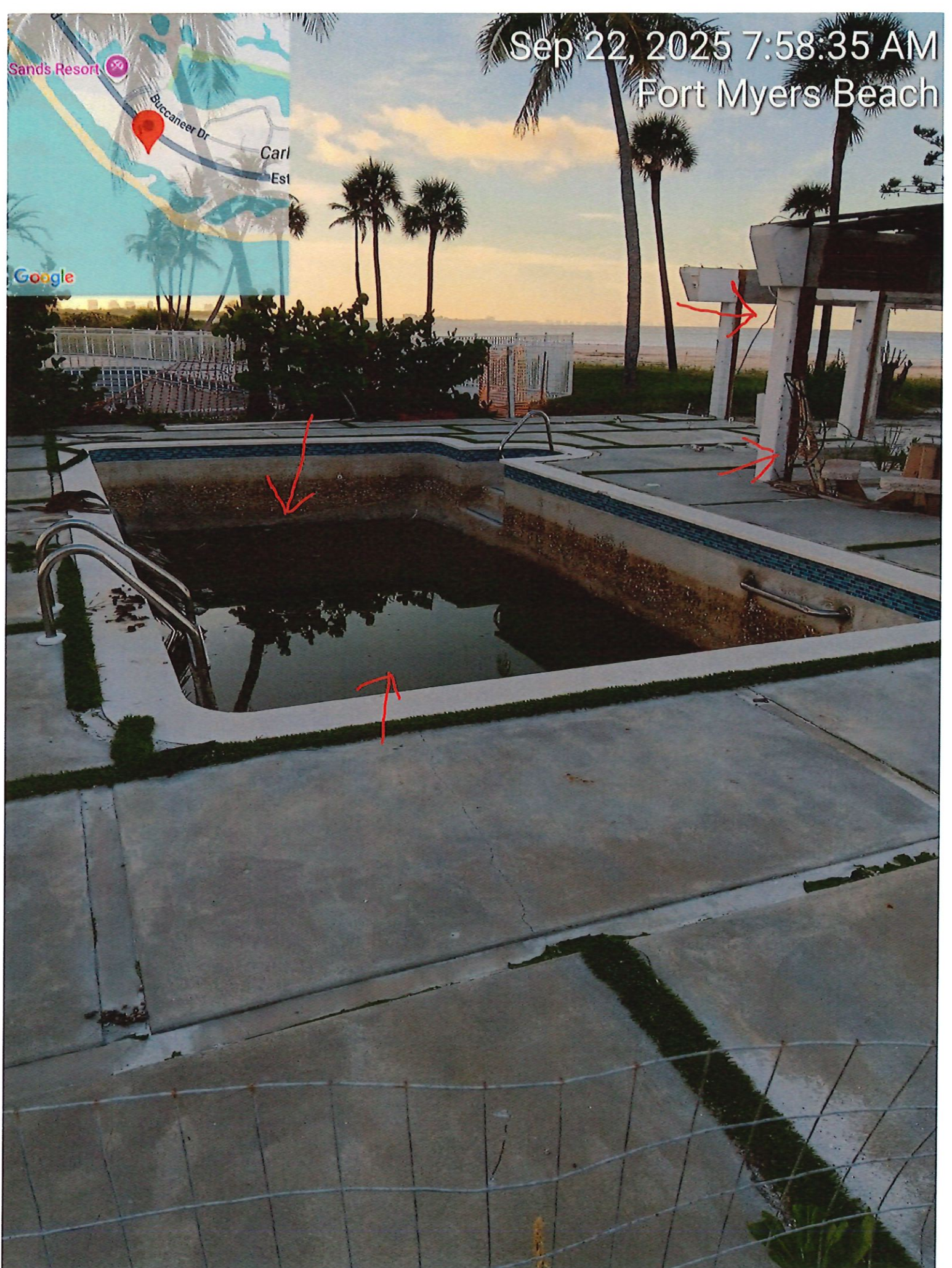
Sep 22, 2025 7:58:35 AM
Fort Myers Beach

Sands Resort



Carl
Est

Google



Sep 22, 2025 7:57:43 AM
Fort Myers Beach



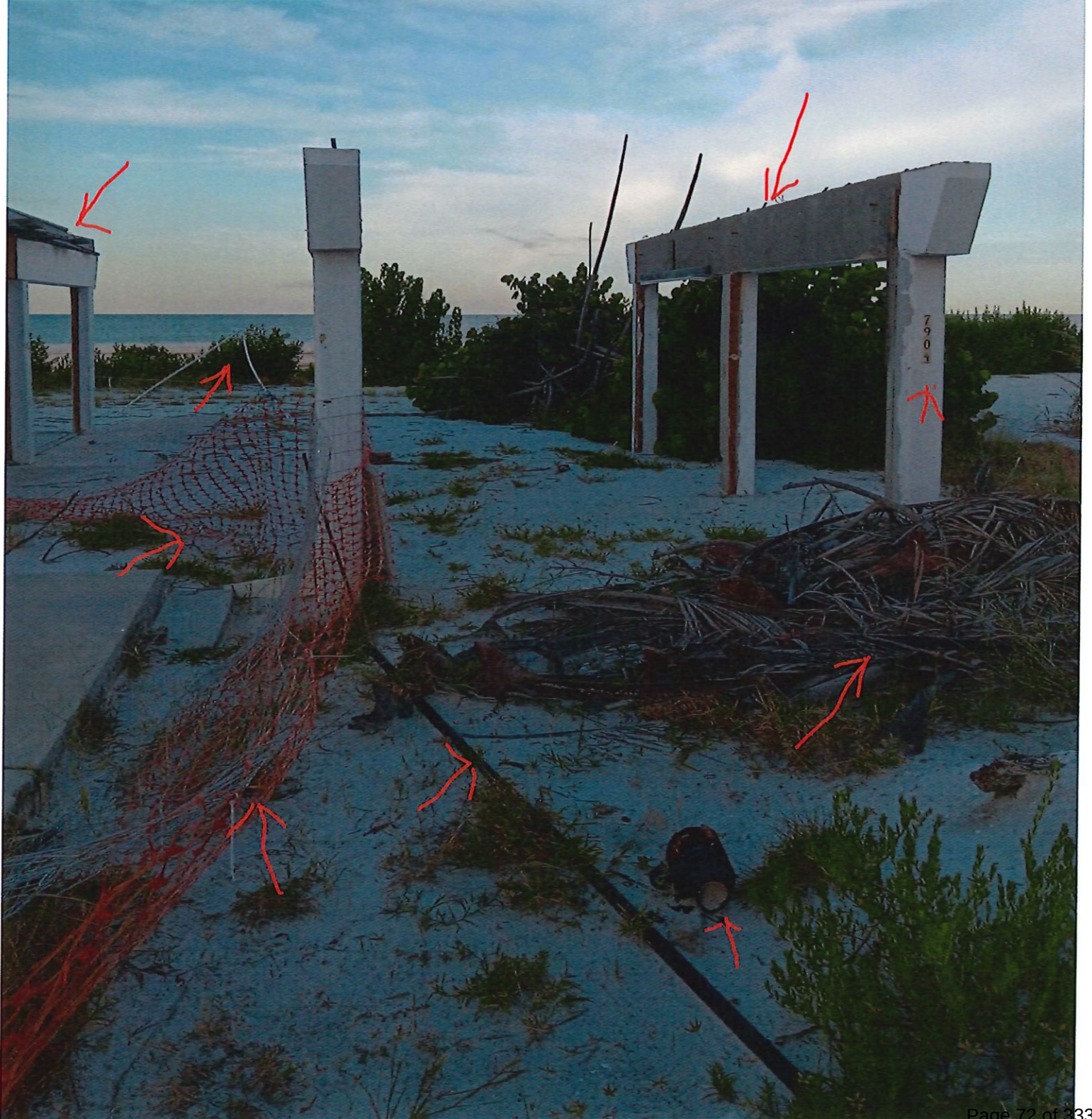
Sep 22, 2025 7:57:46 AM
Fort Myers Beach



Sep 22, 2025 7:57:41 AM
Fort Myers Beach



Sep 22, 2025 7:58:41 AM
Fort Myers Beach



Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Estero Beach Club East Condo A
Property Address: 2654 Estero Blvd
Status: Property Maintenance
Officer: M. Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

M. Chavez

Narrative:

Attachments:

1. 20251012_Hearing Exhibit A_Notice of Hearing
2. 20251012_Hearing Exhibit B_Notice of Violation

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- **Notice of Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



11/06/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907
Respondent.

Case Number:	20251012
Certified Mail:	9589071052703142134401 9589071052703142134425
Regular Mail:	Standard 1 st Class

Site Address: 2654 Estero Blvd
Parcel Strap No.: 19-46-24-W3-02100.00CE

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another copy of which is enclosed herewith), exists on the above described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **Tuesday 12/02/2025 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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907

Respondent,

FMB Case Number:	20251012
Certified Mail:	9589071052703142134401 9589071052703142134425
Regular Mail:	Standard 1 st Class
DOAH Case Number:	N/A

Site Address: 2654 Estero Blvd,
Fort Myers Beach, FL 33931
Parcel Strap No. 19-46-24-W3-02100.00CE

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 #20251012 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:

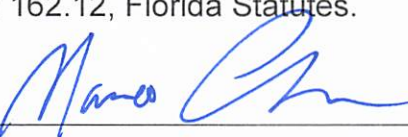
- a. **Estero Beach Club East Condo A**
13831 Vector Ave
Fort Myers, FL 33907
Certified Mail No. **9589071052703142134401**
(Listed Leepa.org Property Owner Address)
- b. Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Certified Mail No. 9589071052703142134425

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

1. I posted a copy of the Notice at 2654 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 24th day of September 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24th day of September 2025 are attached in Hearing Exhibit A.

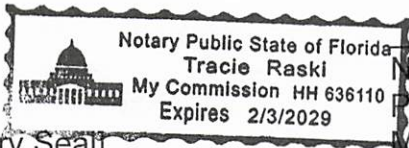
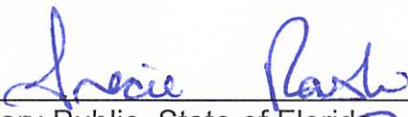


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

x 
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

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

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

FORT MYERS BEACH ESTERO ISLAND

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

9589 0710 5270 3142 1344 01

U.S. Postal ServiceTM
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 \$

NOV 06 2025

Sent by:

Postman Here MC

Case # 20251012

2634 Estero Blvd

Postage \$
Total Postage and Fees \$

ESTERO BEACH CLUB EAST CONDO A C/O ALLIANT
PROPERTY MANAGEMENT
13831 VECTOR AVE
FORT MYERS, FL 33907

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

9589 0710 5270 3142 1344 25

U.S. Postal ServiceTM
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 \$

NOV 06 2025

Sent by:

Postman Here MC

Case # 20251012

2634 Estero Blvd

Postage \$
Total Postage and Fees \$

Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Fort Myers, FL 33966

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



FMBgov.com

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

11/06/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907
Respondent.

Case Number:	20251012
Certified Mail:	9589071052703142134401 9589071052703142134425
Regular Mail:	Standard 1 st Class

Site Address: 2654 Estero Blvd
Parcel Strap No.: 19-46-24-W3-02100.00CE

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FORT MYERS BEACH, ESTERO ISLAND

P. 239-765-0202 | F. 239-765-0200 | 13331 G. L. S.

Staples

Nov 6, 2025 10:48:02 AM

Page 81 of 333





FMBgov.com

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

11/06/25

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907
Respondent.

Case Number:	20251012
Certified Mail:	9589071052703142134401 9589071052703142134425
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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)

Date: October 23, 2025

Case Number: 20251

Case Number

& Redenius Nancy G TR For Redenius Trust
set Strip Fort Myers, FL 33908
iams Dr Fort Myers Beach, FL 33931
703142134524
.0090

Owner: Quedevez Barion Properties LLC
Mailing Address: 1317 N Mian St #M Box 18 Summerville SC 29483
Property Address: 180 Bahia Via Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134494
Parcel: 34-46-24-W4-00025.0000

IFIED that the undersigned Code Officer alleges that
a(s) of the Land Development Code of the Town
erty above:

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that
2025 the following violation(s) of the Land Development Code of the Town of
Florida, existed on the property above:
Nov 6, 2025 10:06:21 AM
Page 83 of 333



Property Data

STRAP: 19-46-24-W3-02100.00CE Folio ID: 10462580

Tax Roll Value Letter 2025 ▾

Generated on 9/19/2025 1:54 PM

Owner Of Record - Sole Owner

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

ESTERO BEACH CLUB EAST CONDO A
c/o ALLIANT PROPERTY MANAGEMENT
13831 VECTOR AVE
FORT MYERS FL 33907

+ Site Address

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

2654 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



CONDO IN SEC 19 + 30 TWP 46 R 24 RECORDED OR 916 PG 513 THRU 551
COMMON ELEMENTS

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the
Lee County Clerk of Courts website, using 916 and 513 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	30	02100	00CE
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44736	-81.94088		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

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

Last Inspection Date: 06/23/2025



Property Values / Exemptions / TRIM Notices

Generated on 9/19/2025 1:54 PM



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

Generated on 9/19/2025 1:54 PM



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:
19-46-24-W3-02100.00CE
Alternate Key:
2100387156
Millage Code:
032

Site Address/Legal Description:
2654 ESTERO BLVD
CONDO IN SEC 19 + 30 TWP 46 R 24 RECORDED
OR 916 PG 513 THRU 551 COMMON ELEMENTS



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

Exemptions/Values	
Market Value	0
Assessed Value	0
Taxable Value	0

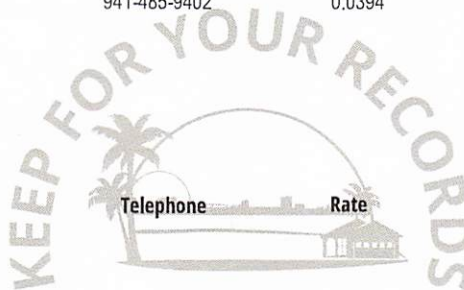
★ See message below.

ESTERO BEACH CLUB EAST CONDO A
C/O ALLIANT PROPERTY MANAGEMENT
13831 VECTOR AVE
FORT MYERS, FL 33907

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	0	0	0	0.00
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	0	0	0	0.00
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	0	0	0	0.00
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	0	0	0	0.00
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	0	0	0	0.00
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	0	0	0	0.00
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	0	0	0	0.00
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	0	0	0	0.00
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	0	0	0	0.00
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	0	0	0	0.00
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	0	0	0	0.00
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	0	0	0	0.00

Non-Ad Valorem Assessments Levying Authority



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

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$0.00

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 19-46-24-W3-02100.00CE

Site Address: 2654 ESTERO BLVD

Alternate Key: 2100387156

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

ESTERO BEACH CLUB EAST CONDO A
C/O ALLIANT PROPERTY MANAGEMENT
13831 VECTOR AVE
FORT MYERS, FL 33907

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



Return with payment

HEARING

EXHIBIT

B

- **Notice of Violation**
- **Affidavit & Proof of Service**
- **Initial Inspection Photographs and Evidence**



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

09/19/2025

Case Number:	20251012
Certified Mail:	9589071052703142134838
Regular Mail	Standard 1st Class

ESTERO BEACH CLUB EAST CONDO A
13831 VECTOR AVE
FORT MYERS, FL 33907

SITE ADDRESS: 2654 ESTERO BLVD
PARCEL STRAP NO: 194624W30210000CE

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 remodel or repair of interior and/or exterior work without first obtaining required permit(s). As well as the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

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

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

Sec. 6-2. - Amendments. (Motor Vehicles) (x)Section 302.8 Motor Vehicles, is hereby amended to read as follows: Section 302.8 Motor Vehicles and Boats. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle or boat shall be parked, kept or stored on any premises, and no vehicle or boat shall at any time be in a state of major disassemble, disrepair, or in the process of being stripped or dismantled. Painting of vehicles or boats is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle or boat of any type is permitted to undergo major overhaul, including body or hull work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

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. Please contact permitting 239-765-0202 to obtain the required permit(s). 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 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 request(s) the case may be scheduled for hearing before the Town of Fort Myers



09/24/2025

Case Number:	20251012
Certified Mail:	9589071052703142134821
Regular Mail	Standard 1st Class

Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Fort Myers, FL 33966

SITE ADDRESS: 2654 ESTERO BLVD
PARCEL STRAP NO: 194624W30210000CE

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Exception: A vehicle or boat of any type is permitted to undergo major overhaul, including body or hull work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

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. Please contact permitting 239-765-0202 to obtain the required permit(s). 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 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

violation prior to the time set for the hearing.

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

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

Respectfully,

Marclo Chavez
Code Enforcement Officer
Town of Fort Myers Beach



Sep 19, 2025 9:16:08 AM



Sep 19, 2025 9:16:21 AM



Sep 19, 2025 9:16:35 AM



Sep 19, 2025 9:17:22 AM



Sep 19, 2025 9:17:30 AM



Sep 19, 2025 9:27:27 AM



Sep 19, 2025 9:27:29 AM



Sep 19, 2025 9:27:34 AM



Sep 19, 2025 9:27:35 AM



Sep 19, 2025 9:27:36 AM



Sep 19, 2025 9:28:13 AM



Sep 19, 2025 9:28:21 AM



Sep 19, 2025 9:28:23 AM



Sep 19, 2025 9:28:24 AM



Sep 19, 2025 9:28:34 AM



Sep 19, 2025 9:28:51 AM



Sep 19, 2025 9:29:31 AM



Sep 19, 2025 9:29:34 AM



Sep 19, 2025 9:29:57 AM



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907

FMB Case Number:	20251012
Certified Mail:	9589071052703142134838 9589071052703142134821
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 2654 Estero Blvd
Fort Myers Beach, FL, 33931
Parcel Strap No. 19-46-24-W3-02100.00CE

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 #20251012 Sec. 6-1, Sec. 303.1 Swimming Pools, Sec. 34-1176 (C,1) In-ground Swimming Pools, Sec. 6-2 Motor Vehicles, and Sec. 6-441 Permits 2654 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 09/24/2025 to the following:

Estero Beach Club East Condo A
13831 Vector Ave
Fort Myers, FL 33907

Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Fort Myers, FL 33966

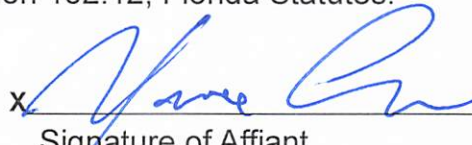
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 2654 Estero Blvd, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 24th day of September 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 24th day of September 2025 are attached.

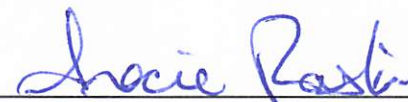


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

x 
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

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

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

9589 0710 5270 3142 1348 38

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 \$

Postmark Here

Sent by: MC

Case # 20251012

2654 Estero Blvd

ESTERO BEACH CLUB EAST CONDO A
13831 VECTOR AVE
FORT MYERS, FL 33907

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

9589 0710 5270 3142 1348 21

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 \$

Postmark Here

Sent by: MC

Case # 20251012

654 Estero Blvd

Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Fort Myers, FL 33966

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



TOWN OF FORT MYERS BEACH
CODE COMPLIANCE
2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

09/19/2025

Case Number:	20251012
Certified Mail:	9589071052703142134838
Regular Mail	Standard 1st Class

ESTERO BEACH CLUB EAST CONDO A
13831 VECTOR AVE
FORT MYERS, FL 33907

SITE ADDRESS: 2654 ESTERO BLVD
PARCEL STRAP NO: 194624W30210000CE

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 remodel or repair of interior and/or exterior work without first obtaining required permit(s). As well as the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal, required pool barrier.

These items are a violation of the following Town Codes:

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

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

Sec. 6-2 - Amendments. (Motor Vehicles) (x)Section 302.8 Motor Vehicles, is hereby amended to read as follows: Section 302.8 Motor Vehicles and Boats. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle or boat shall be parked, kept or stored on any premises, and no vehicle or boat shall at any time be in a state of major disassemble, disrepair, or in the process of being stripped or dismantled. Painting of vehicles or boats is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle or boat of any type is permitted to undergo major overhaul, including body or hull work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

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. Please contact permitting 239-765-0202 to obtain the required permit(s). 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.

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Staples

Sep 24, 2025 12:00:20 PM



Sep 24, 2025 12:00:30 PM



TOWN OF FORT MYERS BEACH
 CODE COMPLIANCE
 2731 Oak Street Fort Myers Beach, FL 33931
 Phone: (239) 765-0202 Fax: (239) 765-0909

09/19/2025

Case Number:	20251012
Certified Mail:	9589071052703142134838
Regular Mail	Standard 1st Class

ESTERO BEACH CLUB EAST CONDO A
 13831 VECTOR AVE
 FORT MYERS, FL 33907

SITE ADDRESS: 2654 ESTERO BLVD
 PARCEL STRAP NO: 194624W30210000CE

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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 Code Enforcement Administrator. The Town of Fort Myers Code Enforcement Administrator shall have the authority to take any action necessary to enforce the code.

Sep 25, 2025 2:43:37 PM



TOWN OF Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

09/24/2025

Case Number:	20251012
Certified Mail:	9589071052703142134821
Regular Mail	Standard 1st Class

Valentine, Craig
C/O SWFL CAM Services
10231 Metro Pkwy Suite 204
Fort Myers, FL 33966

SITE ADDRESS: 2654 ESTERO BLVD
PARCEL STRAP NO: 194624W30210000CE

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:

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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.

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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 reoccurs, the case may be scheduled for hearing before the Town of Fort Myers

Sep 25, 2025 2:43:13 PM

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Beach and Sunsets LLC
Property Address: 4255 Estero Blvd
Status: Property Maintenance
Officer: M. Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

M. Chavez

Narrative:

Attachments:

1. 20251135_Hearing Exhibit A_Notice of Violation & Hearing
2. 20251135_Hearing Exhibit B_Initial Inspection Photographs and Evidence

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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: November 4, 2025

Case Number: **20251135**

Owner: **Beach and Sunsets LLC**

Mailing Address: 4201 N Ocean Dr #607 Hollywood, FL 33019

Property Address: **4255 Estero Blvd Fort Myers Beach, FL 33931**

Certified Mail# 9589071052703142134449, 9589071052703142134432

Parcel: 29-46-24-W3-01001.0000

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on November 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 11/04/2025, a violation was discovered for the overgrowth of weeds over 12 inches and exterior property free of any accumulation of rubbish or garbage of the FMB Code of Ordinances was identified as a violation 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. 6-2 Weeds

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:

Please mow and maintain grass and/or weeds below 12 inches in height, and remove the boulder and debris from property.

Compliance is required on or before: November 24, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Code Officer) Marcio Chavez at (239) 460-7560.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 2ND DAY OF DECEMBER 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, November 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.

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida



Town of Fort Myers Beach

6231 Estero Blvd, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0909

**TOWN OF FORT MYERS BEACH,
FLORIDA,**

**Petitioner,
vs.**

**BEACH AND SUNSETS LLC
4201 N OCEAN DR. #607
HOLLYWOOD, FL 33019
Respondent.**

Certified Mail:	9589071052703142134449 9589071052703142134432
Regular Mail:	USPS 11/05/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who being duly sworn by me, on oath, deposes and says the following regarding that certain Notice of Violation and Notice of Hearing attached hereto as **Exhibit A** (“the Notice”):

1. My name is Marcio Chavez. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.

2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach (“Town”).

3. On 11/05/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **4201 N Ocean Dr. #607 Hollywood, FL 33019**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

[Last Rev. 9/17 NS/CB]

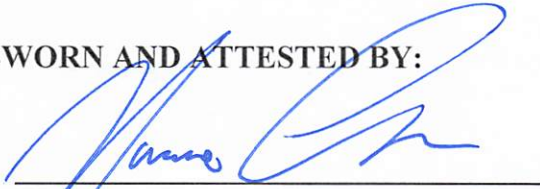
- b. [N/A] To the following additional address(es) reasonably believed to be valid for the property owner: _____. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by **Beach and Sunsets LLC**, a business entity registered in the State of Florida. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's Registered Agent, Pieratt, Nicole, at the following address: **4201 N Ocean Dr. #607 Hollywood, FL 33019**. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 11/05/2025 I posted a copy of the Notice at 4255 Estero Blvd, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 11/05/2025 I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **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 of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:



Signature of Affiant

Printed Name: Marcio Chavez

Title: Code Enforcement Officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 5th day of November, 2025, by *Marcio Chavez*, who ☒ is personally known to me ☐ or has produced _____ as identification.

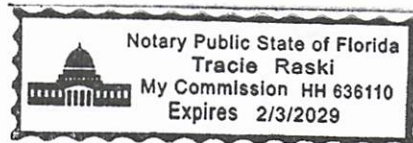


Notary Public, State of Florida

Printed Name: *Tracie Raski*

My Commission No.: *HH636110*

My Commission Expires: *2/3/2029*





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: November 4, 2025

Case Number: 20251135

Owner: Beach and Sunsets LLC

Mailing Address: 4201 N Ocean Dr #607 Hollywood, FL 33019

Property Address: 4255 Estero Blvd Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134449, 9589071052703142134432

Parcel: 29-46-24-W3-01001.0000

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on November 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 11/04/2025, a violation was discovered for the overgrowth of weeds over 12 inches and exterior property free of any accumulation of rubbish or garbage of the FMB Code of Ordinances was identified as a violation 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 but not limited to concrete mass and/or boulder containing metal rods.

Sec. 6-2 Weeds

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 the 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 2

Nov 5, 2025 1:58:32 PM



Nov 5, 2025 1:58:43 PM



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: November 4, 2025

Case Number: 20251135

Owner: Beach and Sunsets LLC

Mailing Address: 4201 N Ocean Dr #607 Hollywood, FL 33019

Property Address: 4255 Estero Blvd Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134449, 9589071052703142134432

Parcel: 29-46-24-W3-01001.0000

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

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Page 1 of 3

Page 1 of 4

OWN OF

etitioner,

vs.

Brooks Mar
130 Elsie In
Mahtomedi,
Respondent

Site Address:
Parcel Strap N

YOU ARE HE
V of the Town of For
has documented that
as described in the NC
herewith), exists on th
Magistrate concerning
A.M. in the community
Fort Myers Beach, Florid

A copy of the evic
to the Special Magistrate
at the link below:

<http://www.fortmyer>

NO ADDITIONAL NO
hearing, the Code Enforcem
present, and may assess fine

P. 239-765-0202

(Last 06/2024)

Nov 5, 2025 2:23:59 PM

9589 0710 5270 3142 1344 49

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)	\$	NOV U 5 2025	
☐ Return Receipt (electronic)	\$	Postmark Here	
☐ Certified Mail Restricted Delivery	\$	MC	
☐ Adult Signature Required	\$	Sent by:	
☐ Adult Signature Restricted Delivery	\$	Case # 2025 1135	
Postage		4255 Egmont Blvd	
\$			
Total Postage and Fees			
\$			
Se			
Str			
City			
BEACH AND SUNSETS LLC 4201 N OCEAN DR #607 HOLLYWOOD, FL 33019			

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

9589 0710 5270 3142 1344 32

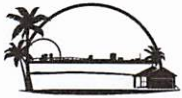
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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)	\$	NOV U 5 2025	
☐ Return Receipt (electronic)	\$	Postmark Here	
☐ Certified Mail Restricted Delivery	\$	Sent by:	
☐ Adult Signature Required	\$	Case # 2025 1135	
☐ Adult Signature Restricted Delivery	\$	4255 Egmont Blvd	
Postage			
\$			
Total Postage and Fees			
\$			
Se			
Str			
City			
PIERATT, NICOLE 4201 N OCEAN DRIVE #607 HOLLYWOOD, FL 33019			

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



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W3-01001.0000
Alternate Key:
2100536057
Millage Code:
032

Site Address/Legal Description:
4255 ESTERO BLVD
SABAL SHORES PB 10 PG 64 LOT 1.



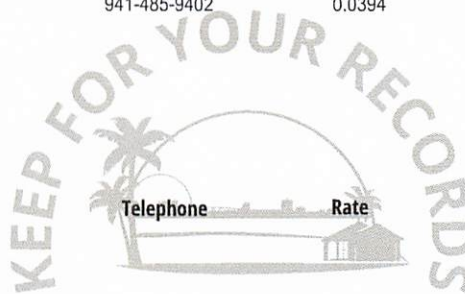
SCAN
THIS CODE
to pay online
or visit
LeeTC.com/pay-online

Exemptions/Values	
Market Value	674,961
Assessed Value	674,961
Taxable Value	590,648

★ See message below.

BEACH AND SUNSETS LLC
4201 N OCEAN DR #607
HOLLYWOOD, FL 33019

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	590.648	0	590.648	2,222.19
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	674.961	0	674.961	1,517.31
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	674.961	0	674.961	2,072.81
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	590.648	0	590.648	608.01
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	590.648	0	590.648	55.99
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	590.648	0	590.648	19.31
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	590.648	0	590.648	60.60
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	590.648	0	590.648	1,630.19
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	590.648	0	590.648	66.33
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	590.648	0	590.648	95.21
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	590.648	0	590.648	11.34
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	590.648	0	590.648	23.27



Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
--	-----------	------	-------	--------

2025 Combined Total Ad Valorem and Non-Ad Valorem: \$8,382.56

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐ Dec 31, 2025
- ☐ Jan 31, 2026
- ☐ Feb 28, 2026
- ☐ Mar 31, 2026

Amount Due:

\$8,047.26
\$8,131.08
\$8,214.91
\$8,298.73
\$8,382.56

Phone/Email Contact: _____

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

Account: 29-46-24-W3-01001.0000

Site Address: 4255 ESTERO BLVD

Alternate Key: 2100536057

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

BEACH AND SUNSETS LLC
4201 N OCEAN DR #607
HOLLYWOOD, FL 33019

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-W3-01001.0000 Folio ID: 10229970

Tax Roll Value Letter 2025 ▾

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Owner Of Record - Sole Owner

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



BEACH AND SUNSETS LLC
4201 N OCEAN DR #607
HOLLYWOOD FL 33019

Site Address

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

4255 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



SABAL SHORES PB 10 PG 64 LOT 1.

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 10 and 64 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	01001	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43896	-81.92405		

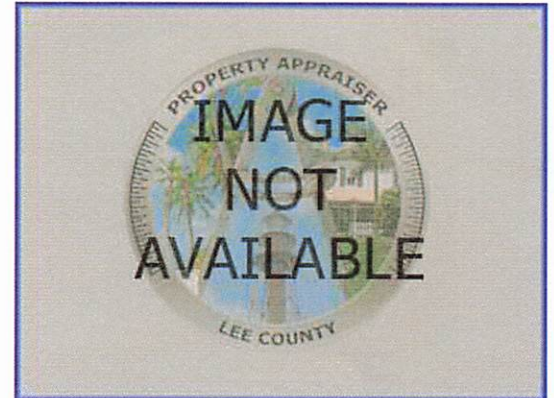
[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 11/5/2025 9:43 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	1
2025 / Additional Info	2025 (Final Value)	674,961	674,961	674,961	590,648	0	0	
2024 / Additional Info	2024 (Final Value)	998,565	998,565	998,565	536,953	0	0	

2023 / Additional Info	2023 (Final Value)	488,139	488,129	488,139	488,139	0	0
2022 / Additional Info	2022 (Final Value)	799,188	401,300	799,188	799,188	0	0
2021 / Additional Info	2021 (Final Value)	515,602	292,450	515,602	451,176	50,000	0
2020 / Additional Info	2020 (Final Value)	444,947	292,450	444,947	444,947	50,000	0
2019 / Additional Info	2019 (Final Value)	433,634	270,400	433,634	433,634	0	0
2018 / Additional Info	2018 (Final Value)	427,986	270,400	427,986	427,986	0	0
2017 / Additional Info	2017 (Final Value)	426,352	257,500	426,352	426,352	0	0
2016	2016 (Final Value)	422,814	257,500	422,814	397,964	0	0
2015	2015 (Final Value)	362,013	257,500	362,013	361,785	0	0
2014	2014 (Final Value)	328,895	167,200	328,895	328,895	0	0
2013	2013 (Final Value)	290,703	162,800	290,703	242,147	50,000	0
2012	2012 (Final Value)	339,626	200,000	339,626	238,099	50,000	0
2011	2011 (Final Value)	345,370	200,000	345,370	231,164	50,000	0
2010	2010 (Final Value)	344,630	200,000	344,630	227,748	50,000	0
	2009 (Final Value)	361,530	210,000	361,530	221,760	50,000	0
	2008 (Final Value)	468,570	300,000	468,570	221,540	50,000	0
	2007 (Final Value)	470,400	300,000	0	215,090	25,000	0
	2006 (Final Value)	486,310	260,000	0	209,840	25,000	0
	2005 (Final Value)	337,510	190,000	0	203,730	25,000	0
	2004 (Final Value)	305,760	180,000	0	197,800	25,000	0
	2003 (Final Value)	246,460	130,000	0	194,110	25,000	0
	2002 (Final Value)	226,710	110,500	0	189,560	25,000	0
	2001 (Final Value)	182,920	75,000	0	178,180	25,000	0
	2000 (Final Value)	172,990	67,890	0	172,990	25,000	0
	1999 (Final Value)	174,020	67,890	0	170,790	25,000	0
	1998 (Final Value)	157,250	67,890	0	157,250	25,000	0
	1997 (Final Value)	169,280	67,890	0	164,830	25,000	0
	1996 (Final Value)	160,030	63,450	0	160,030	25,000	0
	1995 (Final Value)	141,610	40,870	0	141,610	25,000	0
	1994 (Final Value)	146,780	40,870	0	146,780	25,000	0
	1993 (Final Value)	160,950	40,870	0	160,950	25,000	0
	1992 (Final Value)	145,680	40,870	0	145,680	25,000	0

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

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

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

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

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

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

Property Details (Current as of 11/4/2025)

Generated on 11/5/2025 9:43 AM

Land
Land Tracts

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



Property Details (2025 Tax Roll)



Generated on 11/5/2025 9:43 AM

Land
Land Tracts

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

Taxing Authorities

Generated on 11/5/2025 9:43 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 11/5/2025 9:43 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vaca Impro
860,238.00	07/02/2021	2021000224318	01		I
10.00	07/14/2020	2020000187413	11		I
425,000.00	12/03/2013	2013000270052	01		I
		Sales Questionnaire Complete			
182,500.00	05/01/1995	2604/413	06		I
49,900.00	09/01/1989	2098/2173	06		V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **10** and **64** for the book and page numbers and **Plats Book** for the l

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

Building / Construction Permit Data

Generated on 11/5/2025 9:43 AM

Permit Number	Permit Type	Date
231853	Demolition	02/22/2023
MEC15-0258	AC New / Change out	08/17/2015
ELE14-0350	Electric	12/11/2014
BLD12-0195	Screen Room / Enclosure	12/04/2012
MEC10-0032	AC New / Change out	03/10/2010
FNC2000-00105	Fence	02/14/2000
POL199804930	Pool & Spa	05/27/1998
199002372	Residential	02/26/1990

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

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

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

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

Parcel Numbering History ⓘ

Generated on 11/5/2025 9:43 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-10-00001.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 11/5/2025 9:43 AM

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

Flood and Storm Information

Generated on 11/5/2025 9:43 AM

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

Generated on 11/5/2025 9:43 AM

HEARING

EXHIBIT

B

- **Initial Inspection Photographs and Evidence**



Nov 4, 2025 1:13 20 PM



Nov 4, 2025 1:13:22 PM



Nov 4, 2025 1:13:24 PM



Nov 4, 2025 1:13:32 PM



Nov 4, 2025 1:13:35 PM

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Cecilia Gonzalez
Property Address: 155 Hibiscus Dr
Status: Property Maintenance
Officer: T. Weich

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

Attachments:

1. 20250968_Hearing Exhibit A_Notice of Violation & Hearing
2. 20250968_Hearing Exhibit B_Initial Inspection Photographs and Evidence
3. 20250968_Hearing Exhibit C_Affidavit of Non-Compliance

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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 16, 2025

Case Number: 20250968

Owner: CECILIA C GONZALEZ

Mailing Address: 13224 SW 9TH TERRACE MIAMI FL 33184

Property Address: 155 HIBISCUS DRIVE, FORT MYERS BEACH FL 33931

Certified Mail# 9589 0710 5270 3142 1343

Parcel: 294624W2014260000

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 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 09/04/2025, a violation was discovered for the overgrown lot, unsecured pool, stagnant pool water. Defined in Section 6-1 SEC303.1, SEC 6-1 308.1 SEC 34-1176 C1, 6-2 302.4 of the FMB Code of Ordinances. was identified as a violation of the Town's Codes:

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

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. 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.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. By mowing and maintaining the lawn below 12" in height.

Secure the pool, remove the water, or demolish the pool. If demolishing the pool, a permit will be required. If installing a permanent pool security fence a permit will be required. If the pool water remains you must monthly treat the pool water to eliminate mosquito larvae.

Compliance is required on or before: November 1, 2025

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 2nd DAY OF DECEMBER 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

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

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

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

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

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

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

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

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

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

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

Terri Weich



Signature of Affiant

Code Enforcement/Fort Myers Beach, Florida



Town of Fort Myers Beach

6231 Estero Blvd, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0909

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,

CASE NO.: 20250968

vs.

CECILIA C GONZALEZ
Respondent.

_____ /

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared TERRI WEICH, who being duly sworn by me, on oath, deposes and says the following regarding that certain Notice of Violation and Notice of Hearing attached hereto as **Exhibit A** ("the Notice"):

1. My name is TERRI WEICH. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.

2. I am employed as the CODE COMPLIANCE OFFICER for the Town of Fort Myers Beach ("Town").

3. On OCTOBER 16, 2025 I personally mailed a copy of the Notice by certified mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: 13224 SW 9TH TERRACE MIAMI FL 33184. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

4. On OCTOBER 17, 2025, I posted a copy of the Notice at 155 HIBISCUS DRIVE, FORT MYERS BEACH FL 33931, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On OCTOBER 17, 2025 I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **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 of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

[Signature]
Signature of Affiant
Printed Name: T Welch
Title: Code Compliance

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 17 day of October, 2025, by _____, who ☒ is personally known to me ☐ or has produced _____ as identification.

[Signature]
Notary Public, State of Florida
Printed Name: Tracie Raski
My Commission No.: HH636110
My Commission Expires: 2/3/2029



Page 149 of 333



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: 20250968

October 16, 2025

TO: CECILIA C GONZALEZ
g Address: 13224 SW 9TH TERRACE MIAMI FL 33184
y Address: 155 HIBISCUS DRIVE, FORT MYERS BEACH FL 33931
d Mail# 9589 0710 5270 3142 1343
294624W2014260000

WE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 4, 2025 the violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Violation: On 09/04/2025, a violation was discovered for the overgrown lot, unsecured pool, pool water. Defined in Section 6-1 SEC303.1, SEC 6-1 308.1 SEC 34-1176 C1, 6-2 302.4 of the Town of Ordinances. was identified as a violation of the Town's Codes:

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

Sec. 308.1 - Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or debris on the exterior property and premises, and the interior of every structure, shall be free from any accumulation of garbage.

Sec. 34-1176 (C.1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than 4 feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not 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.

Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows: All premises and the surrounding 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 occupant to pay the 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. The cost of such removal shall be paid by the owner or agent responsible for the weeds. All costs and the costs of such removal shall be a lien upon such property and shall be payable for said costs. The lien shall be a first lien on the property.

Oct 17, 2025 11:36:14 AM
Town of Fort Myers Beach



To: [REDACTED] Fort Myers Beach
NOTICE OF VIOLATION / NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone: (239) 765-0202

Date: October 16, 2025

Case Number: 20250968

Owner: CECILIA C GONZALEZ
Mailing Address: 13224 SW 9TH TERRACE MIAMI FL 33184
Property Address: 155 HIBISCUS DRIVE, FORT MYERS BEACH FL 33931
Certified Mail# 9589 0710 5270 3142 1343
Parcel: 294624W2014260000

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 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 09/04/2025, a violation was discovered for the overgrown lot, unsecured pool, stagnant pool water. Defined in Section 6-1 SEC103.1, SEC 6-1 308.1 SEC 34-1176 C1, 6-2 302.4 of the FMB Code of Ordinances, was identified as a violation of the Town's Codes.

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

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. 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.

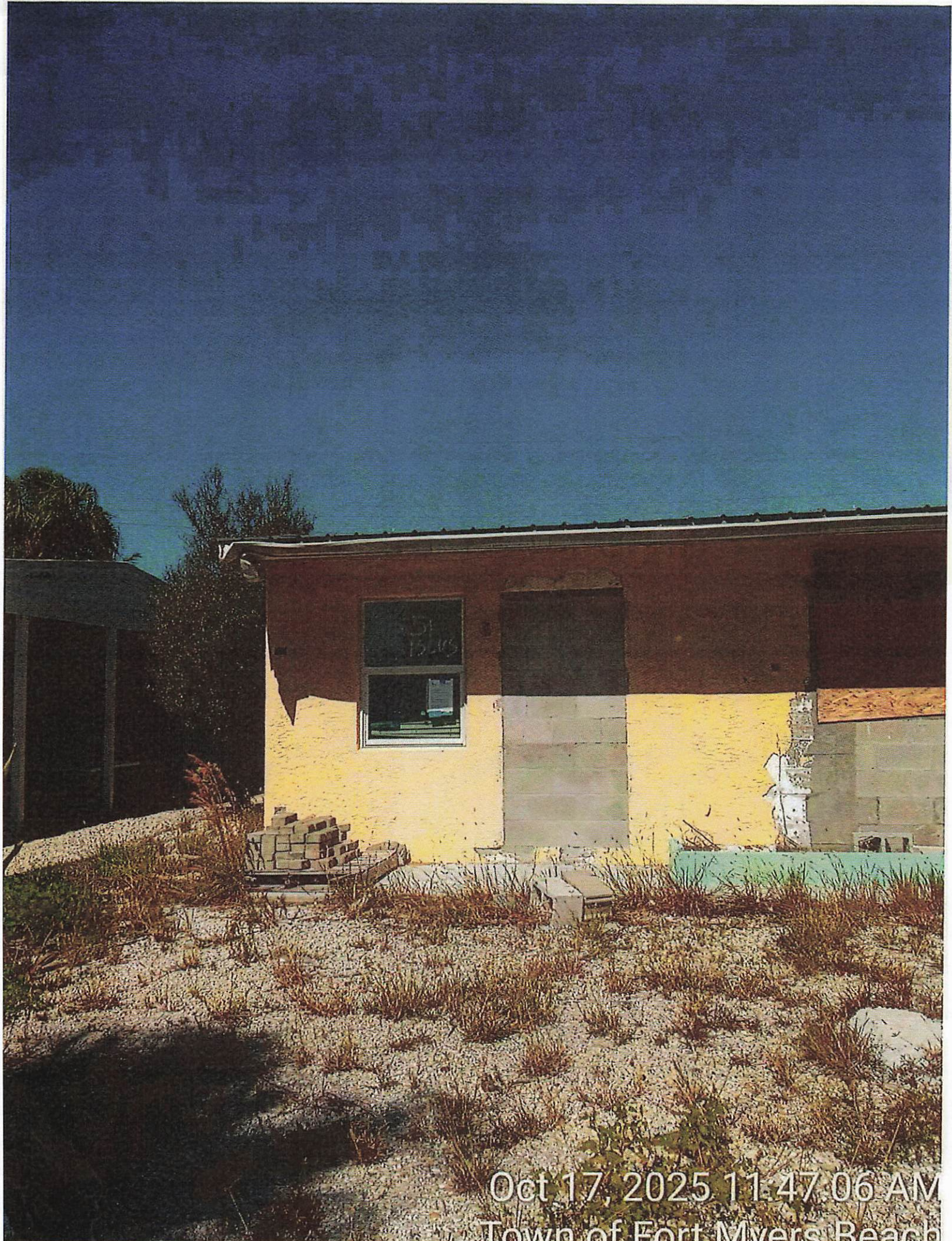
Sec. 6-2, - Amendment (Weeds) to Section 302.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, 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

Page 1 of 3



Oct 17, 2025 11:47:15 AM

Town of Fort Myers Beach



Oct 17, 2025 11:47:06 AM

Town of Fort Myers Beach

9589 0710 5270 3142 1343 02

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	\$

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street an

City, Sta

CECILIA GONZALEZ
13224 SW 9TH TERRACE
MIAMI FL 33184

2025-0968

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



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:
29-46-24-W2-01426.0000
Alternate Key:
2100535905
Millage Code:
032

Site Address/Legal Description:
155 HIBISCUS DR
LEILANI PB 14 PG 21 LOT 26



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

Exemptions/Values
Market Value 443,691
Assessed Value 443,691
Taxable Value 386,542

★ See message below.

GONZALEZ CECILIA C
13224 SW 9TH TER
MIAMI, FL 33184

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	386,542	0	386,542	1,454.29
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	443,691	0	443,691	997.42
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	443,691	0	443,691	1,362.58
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	386,542	0	386,542	397.91
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	386,542	0	386,542	36.64
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	386,542	0	386,542	12.64
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	386,542	0	386,542	39.66
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	386,542	0	386,542	1,066.86
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	386,542	0	386,542	43.41
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	386,542	0	386,542	62.31
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	386,542	0	386,542	7.42
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	386,542	0	386,542	15.23

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Basis
ACTL LEVY
Amount
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,854.82

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐ Dec 31, 2025
- ☐ Jan 31, 2026
- ☐ Feb 28, 2026
- ☐ Mar 31, 2026

Amount Due:

\$5,620.63
\$5,679.18
\$5,737.72
\$5,796.27
\$5,854.82

Phone/Email Contact: _____

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

Account: 29-46-24-W2-01426.0000

Site Address: 155 HIBISCUS DR

Alternate Key: 2100535905

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

GONZALEZ CECILIA C
13224 SW 9TH TER
MIAMI, FL 33184

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



Return with payment



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

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.

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.

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: 29-46-24-W2-01426.0000 Folio ID: 10229817

Tax Roll Value Letter 2025 ▾

Generated on 11/4/2025 3:55 PM

Owner Of Record - Sole Owner
[Change Mailing Address]



GONZALEZ CECILIA C
13224 SW 9TH TER
MIAMI FL 33184

Site Address

Site Address maintained by E911 Program Addressing

155 HIBISCUS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LEILANI PB 14 PG 21 LOT 26

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	2 / 1.0
Gross Living Area	954
1st Year Building on Tax Roll	1962
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	01426	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44164	-81.92633		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date September of 2025 ▶ ☐ View other photos

Last Inspection Date: 09/02/2025

Property Values / Exemptions / TRIM Notices

Generated on 11/4/2025 3:55 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	443,691	443,681	443,691	386,542	0	0	386,542
2024 / Additional Info	2024 (Final Value)	435,215	435,205	435,215	351,402	0	0	351,402
2023 / Additional Info	2023 (Final Value)	319,456	319,446	319,456	319,456	0	0	319,456
2022 / Additional Info	2022 (Final Value)	498,481	264,000	498,481	357,616	0	0	357,616

2021 / Additional Info	2021 (Final Value)	342,652	192,400	342,652	325,105	0	0	325,105
2020 / Additional Info	2020 (Final Value)	295,550	192,400	295,550	295,550	0	0	295,550
2019 / Additional Info	2019 (Final Value)	289,086	177,900	289,086	289,086	0	0	289,086
2018 / Additional Info	2018 (Final Value)	275,359	177,900	275,359	275,359	0	0	275,359
2017 / Additional Info	2017 (Final Value)	276,967	169,400	276,967	276,967	0	0	276,967
2016	2016 (Final Value)	265,448	169,400	265,448	264,441	0	0	264,441
2015	2015 (Final Value)	240,401	169,400	240,401	240,401	0	0	240,401
2014	2014 (Final Value)	216,802	110,000	216,802	189,748	0	0	189,748
2013	2013 (Final Value)	172,498	134,600	172,498	172,498	0	0	172,498
2012	2012 (Final Value)	176,101	115,000	176,101	176,101	0	0	176,101
2011	2011 (Final Value)	163,645	115,000	163,645	163,645	0	0	163,645
2010	2010 (Final Value)	172,475	130,000	172,475	172,475	0	0	172,475
	2009 (Final Value)	189,860	150,000	189,860	101,960	50,000	0	51,960
	2008 (Final Value)	235,380	180,000	235,380	101,860	50,000	0	51,860
	2007 (Final Value)	316,550	250,000	0	98,900	25,000	0	73,900
	2006 (Final Value)	320,650	230,000	0	96,480	25,000	0	71,480
	2005 (Final Value)	237,960	165,000	0	93,670	25,000	0	68,670
	2004 (Final Value)	197,710	150,000	0	90,950	25,000	0	65,950
	2003 (Final Value)	168,910	100,000	0	89,250	25,000	0	64,250
	2002 (Final Value)	130,570	40,000	0	87,160	25,000	0	62,160
	2001 (Final Value)	107,550	40,000	0	85,780	25,000	0	60,780
	2000 (Final Value)	72,260	33,900	0	71,270	25,000	0	46,270
	1999 (Final Value)	79,260	33,900	0	69,400	25,000	0	44,400
	1998 (Final Value)	69,920	33,900	0	68,310	25,000	0	43,310
	1997 (Final Value)	69,840	33,900	0	67,170	25,000	0	42,170
	1996 (Final Value)	65,210	33,900	0	65,210	25,000	0	40,210
	1995 (Final Value)	65,030	33,900	0	65,030	0	0	65,030
	1994 (Final Value)	61,410	28,500	0	61,410	0	0	61,410
	1993 (Final Value)	66,150	27,650	0	66,150	0	0	66,150
	1992 (Final Value)	66,990	27,650	0	66,990	0	0	66,990

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 11/3/2025) ?

Generated on 11/4/2025 3:55 PM

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
2	1.0	1962	1989

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	954
FSP - FINISHED SCREEN PORCH	N	117
FST - FINISHED UTILITY	N	99
PPT - POOL PATIO	N	667
PTO - PATIO	N	102
UEP - UNFINISHED ENCLOSED PORCH	N	126

Building Features

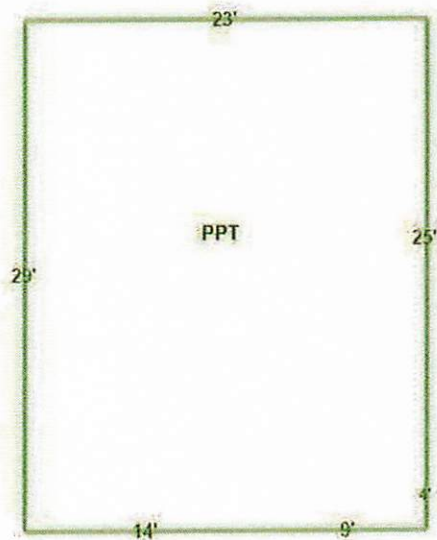
Description	Year Added	Units
POOL - RESIDENTIAL	2000	280
PATIO - CONCRETE	2000	387
PATIO - BRICK AND TILE	2010	220

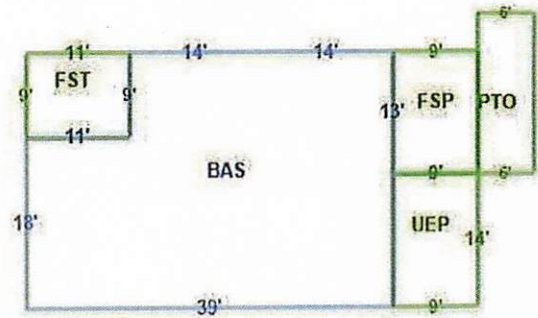
Building Front Photo



Photo Date: September of 2025

Building Footprint





Property Details (2025 Tax Roll)



Generated on 11/4/2025 3:55 PM

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
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Building Features

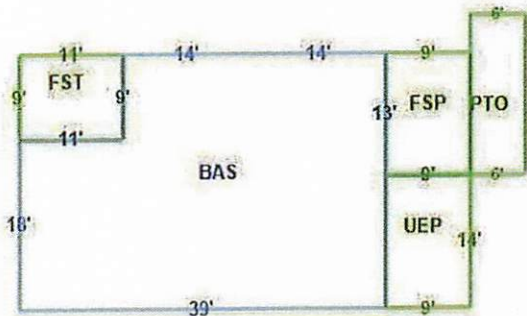
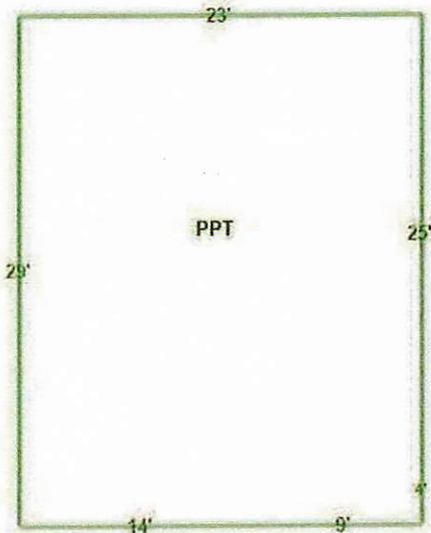
Description	Year Added	Units
POOL - RESIDENTIAL	2000	280
PATIO - CONCRETE	2000	387
PATIO - BRICK AND TILE	2010	220

Building Front Photo

Building Footprint



Photo Date: September of 2025



Taxing Authorities
Generated on 11/4/2025 3:55 PM
TOWN OF FT MYERS BEACH / 032

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

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

Sales / Transactions

Generated on 11/4/2025 3:55 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
362,000.00	08/11/2018	2018000197903	01		I
268,500.00	08/05/2014	2014000161966	01		I
10.00	04/10/2014	2014000074922	11		I
100.00	07/15/2009	2009000194069	11		I
127,000.00	02/25/2009	2009000077408	11		I
67,500.00	05/01/1995	2604/3859	06		I
65,000.00	11/01/1991	2261/1304	06		I

View Recorded Plat at LeeClerk.orgUse 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 11/4/2025 3:55 PM

Permit Number	Permit Type	Date
235079	Building Remodel / Repair	01/23/2024

ROF12-0050	Roof	05/22/2012
FNC10-0007	Fence	03/30/2010
BLD09-0041	Building Remodel / Repair	04/17/2009
RES2000-02613	Pool & Spa	05/11/2000
POL2000-00503	Pool & Spa	04/11/2000
POL199908615	Pool & Spa	08/16/1999

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 11/4/2025 3:55 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-14-00026.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 11/4/2025 3:55 PM

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

Flood and Storm Information

Generated on 11/4/2025 3:55 PM

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

Generated on 11/4/2025 3:55 PM

HEARING

EXHIBIT

B

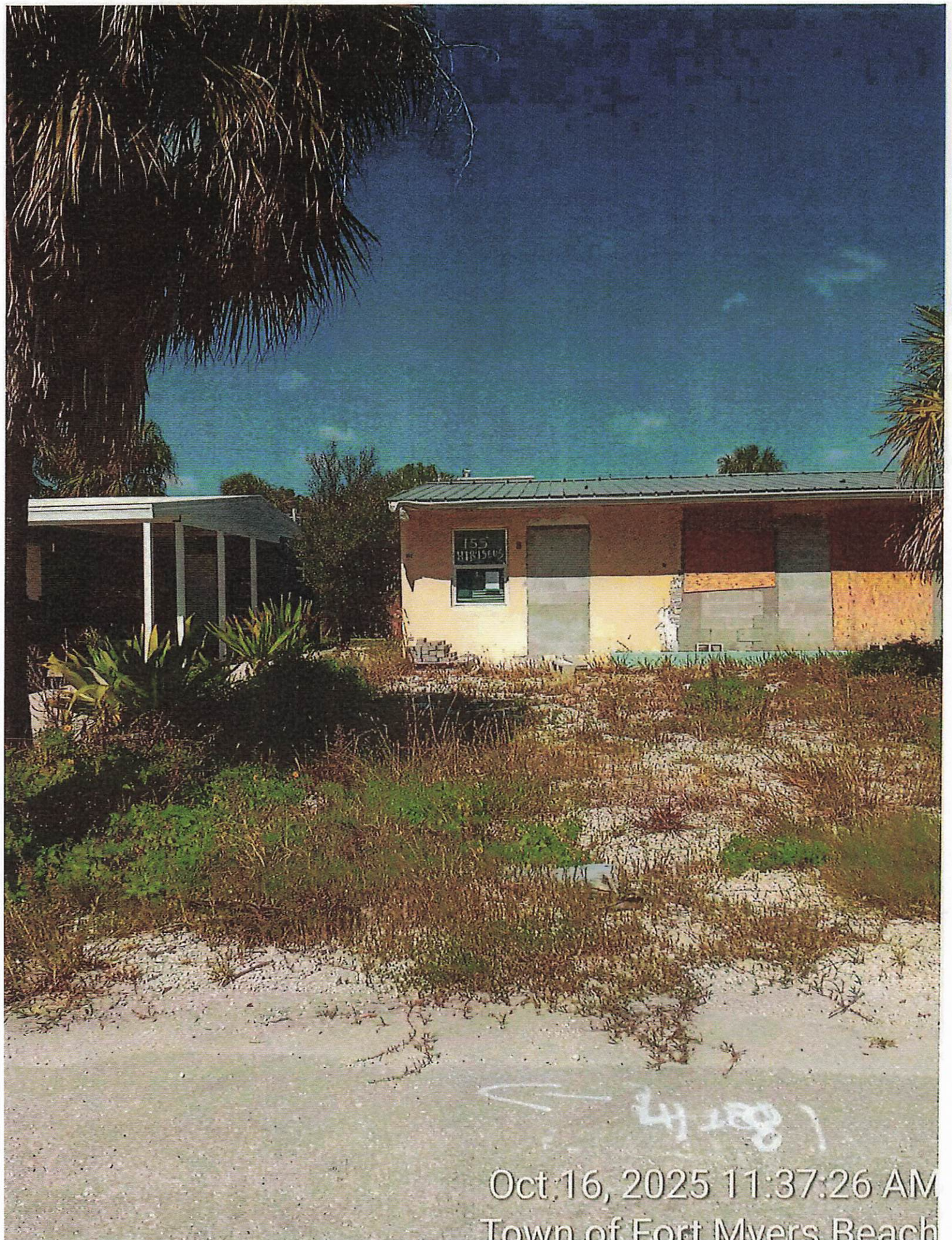
- **Initial Inspection Photographs and Evidence**



Oct 16, 2025 11:38:21 AM
Town of Fort Myers Beach



Oct 16, 2025 11:38:28 AM
Town of Fort Myers Beach



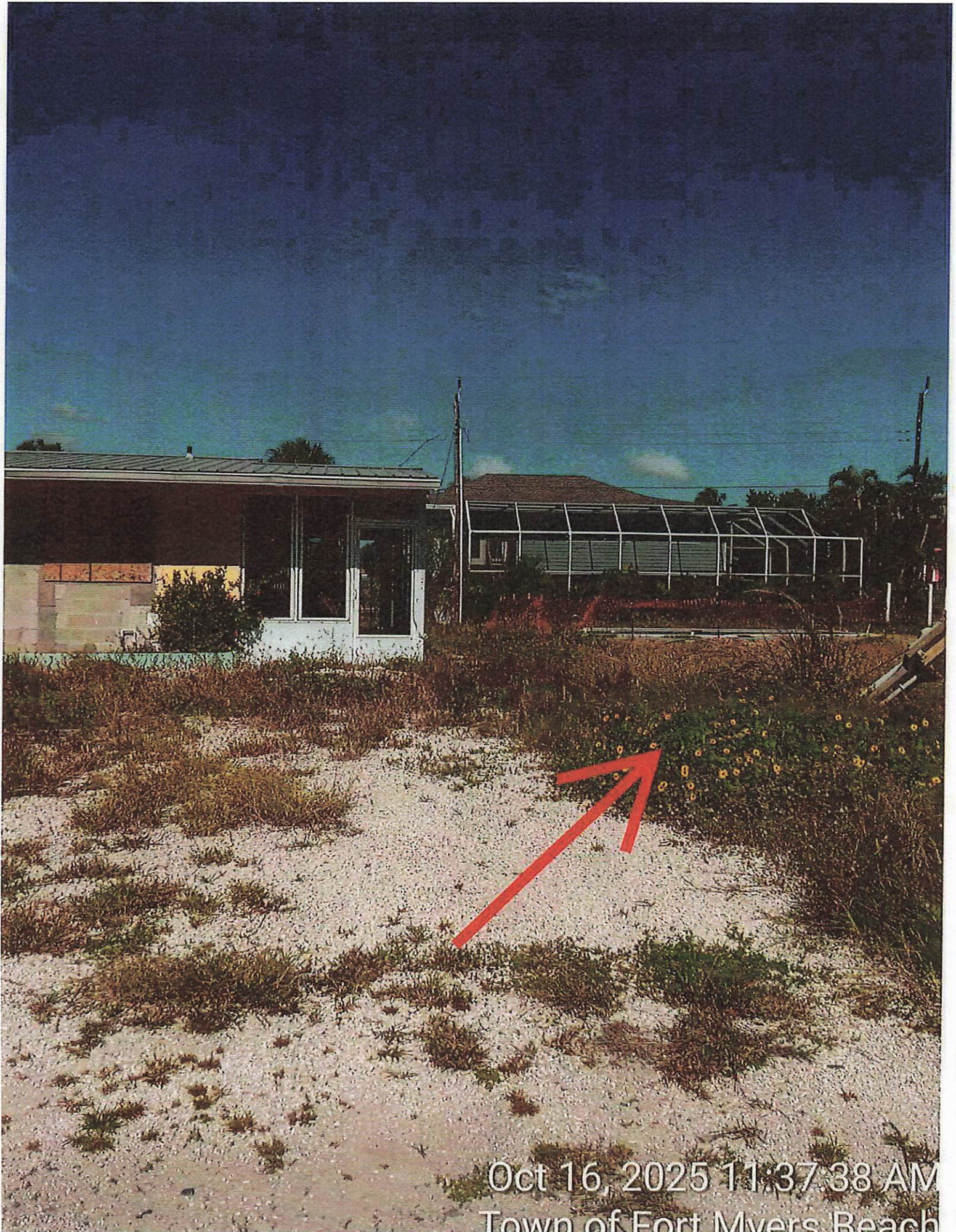
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Town of Fort Myers Beach



Oct 16, 2025 11:37:28 AM
Town of Fort Myers Beach



Oct 16, 2025 11:37:37 AM
Town of Fort Myers Beach



Oct 16, 2025 11:37:38 AM
Town of Fort Myers Beach

HEARING

EXHIBIT

C

- **Affidavit of Non-Compliance**
- **Inspection Photos**



TOWN OF FORT MYERS BEACH,

Petitioner,

Certified Mail: N/A

Regular Mail: N/A

vs.

CECILIA C GONZALEZ

Respondent.

Site Address: 155 HIBISCUS DRIVE, Fort Myers Beach, FL, 33931
Parcel Strap No. 294624W2014260000

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** 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 Code Enforcement Case **#20250968**.

1. That on **10/16/2025**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **NOVEMBER 1, 2025**.
3. That an inspection was performed on **NOVEMBER 4, 2025**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.

FORT MYERS BEACH ESTERO ISLAND

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



5. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order with a date to come into compliance, to access any and all fines, and administrative fees imposed by the Special Magistrate

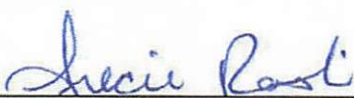
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

x 
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

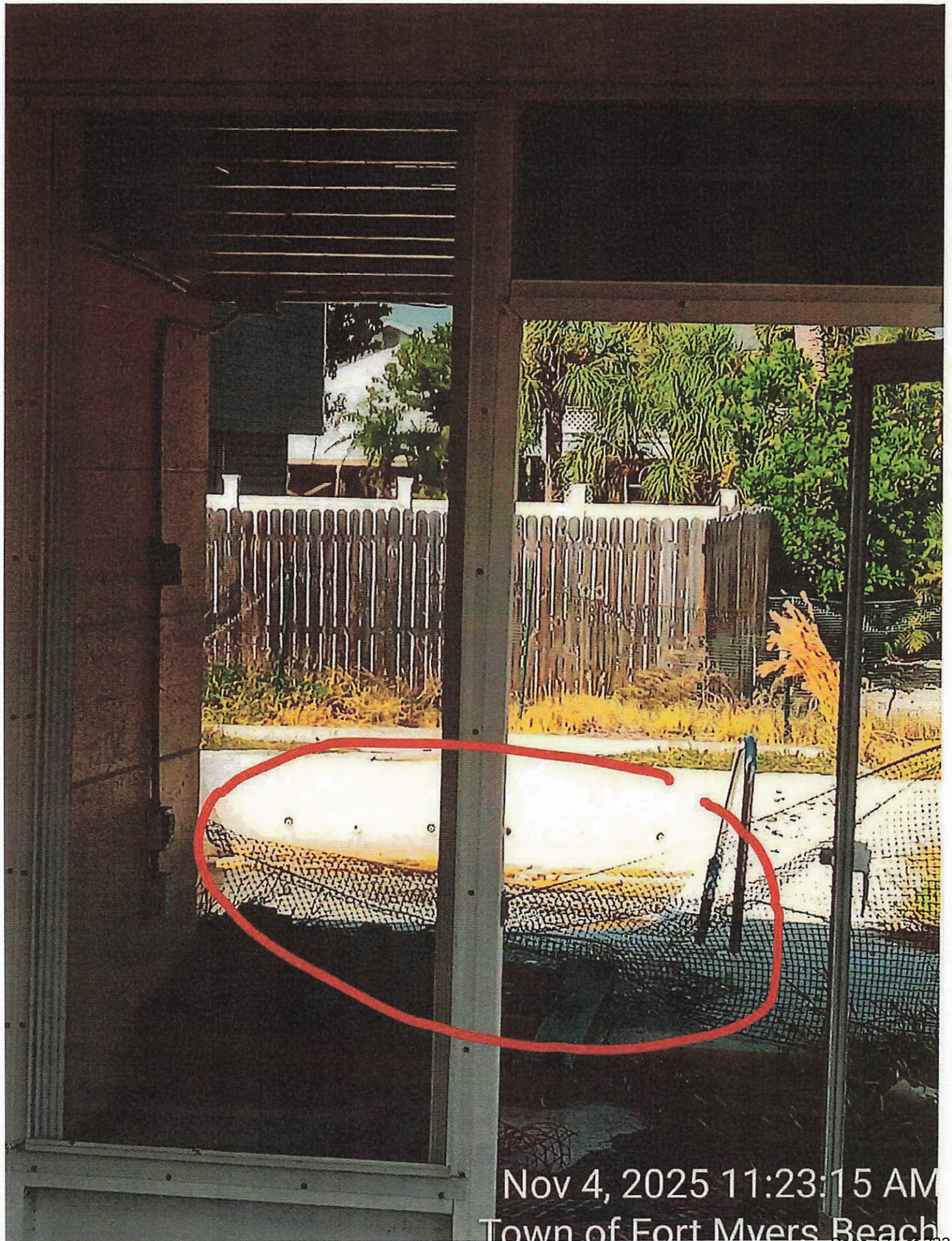
The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 4 day of November, 2025, by OFFICER. He/She ☒ is personally known to me or ☐ has produced _____ as identification.




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



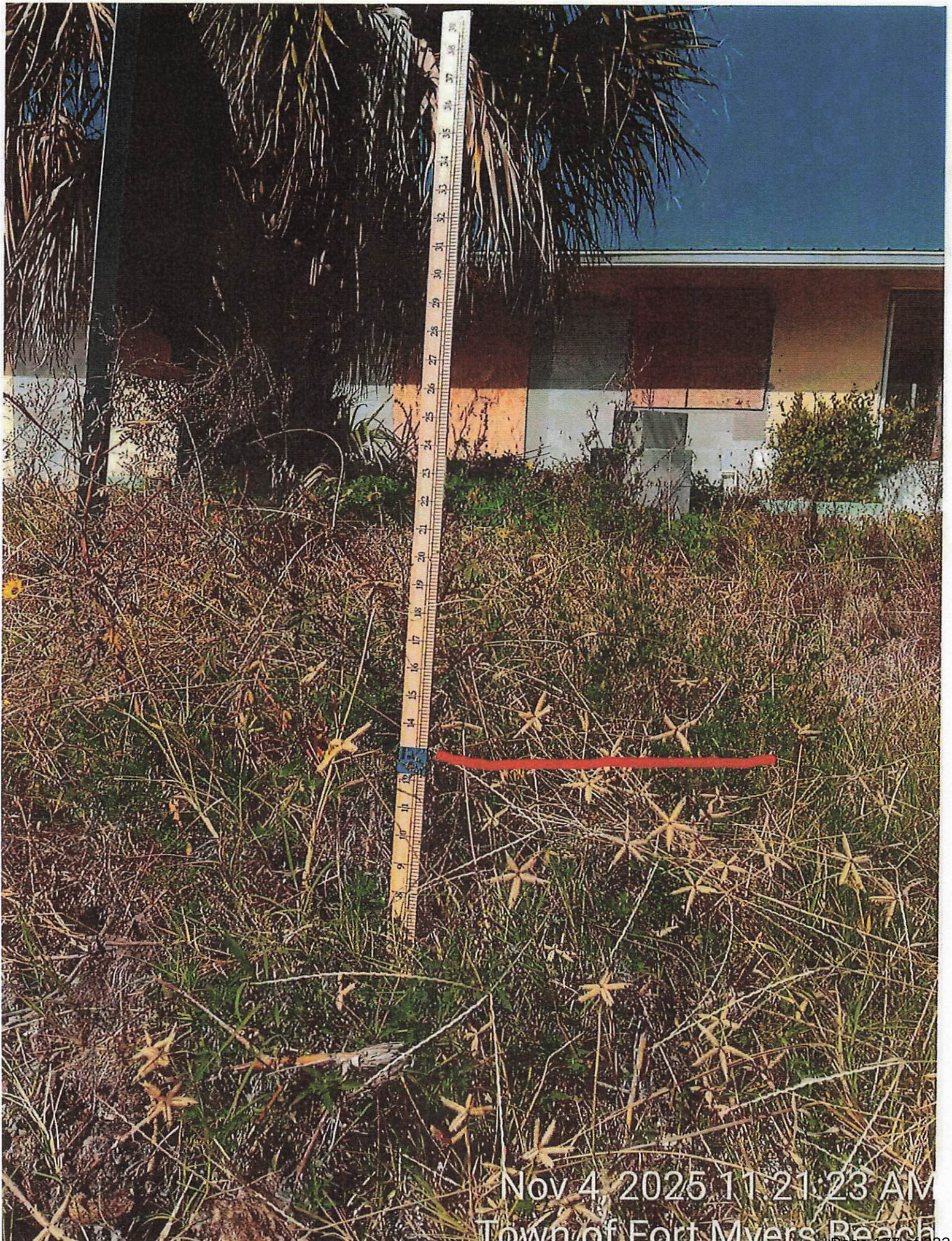
Nov 4, 2025 11:23:15 AM
Town of Fort Myers Beach



Nov 4, 2025 11:23:23 AM
Town of Fort Myers Beach



Nov 4, 2025 11:23:36 AM
Town of Fort Myers Beach



Nov 4, 2025 11:21:23 AM
Town of Fort Myers Beach



Nov 4, 2025 11:21:27 AM
Town of Fort Myers Beach



Nov 4, 2025 11:21:30 AM
Town of Fort Myers Beach

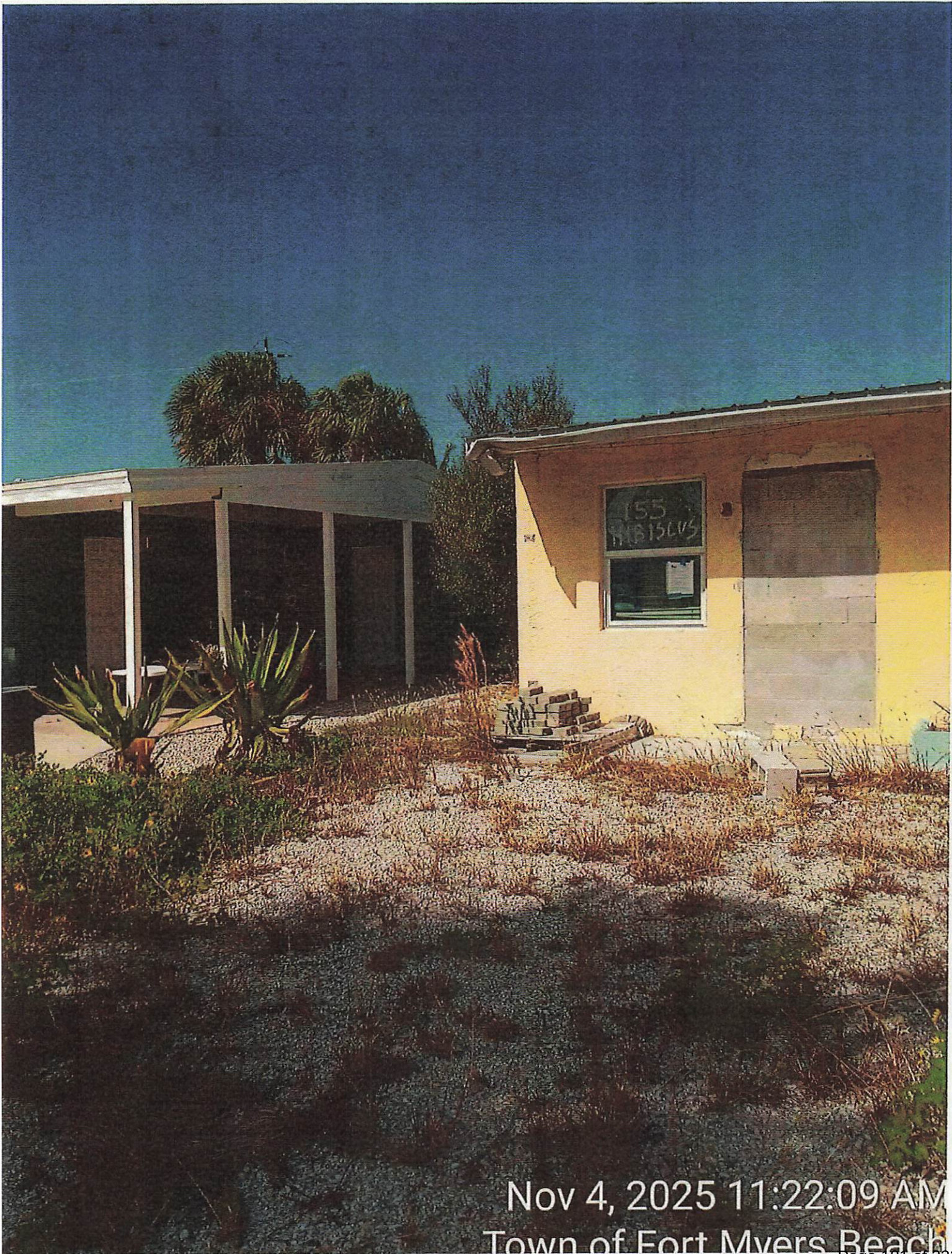


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LUXURY YOU CAN AFFORD

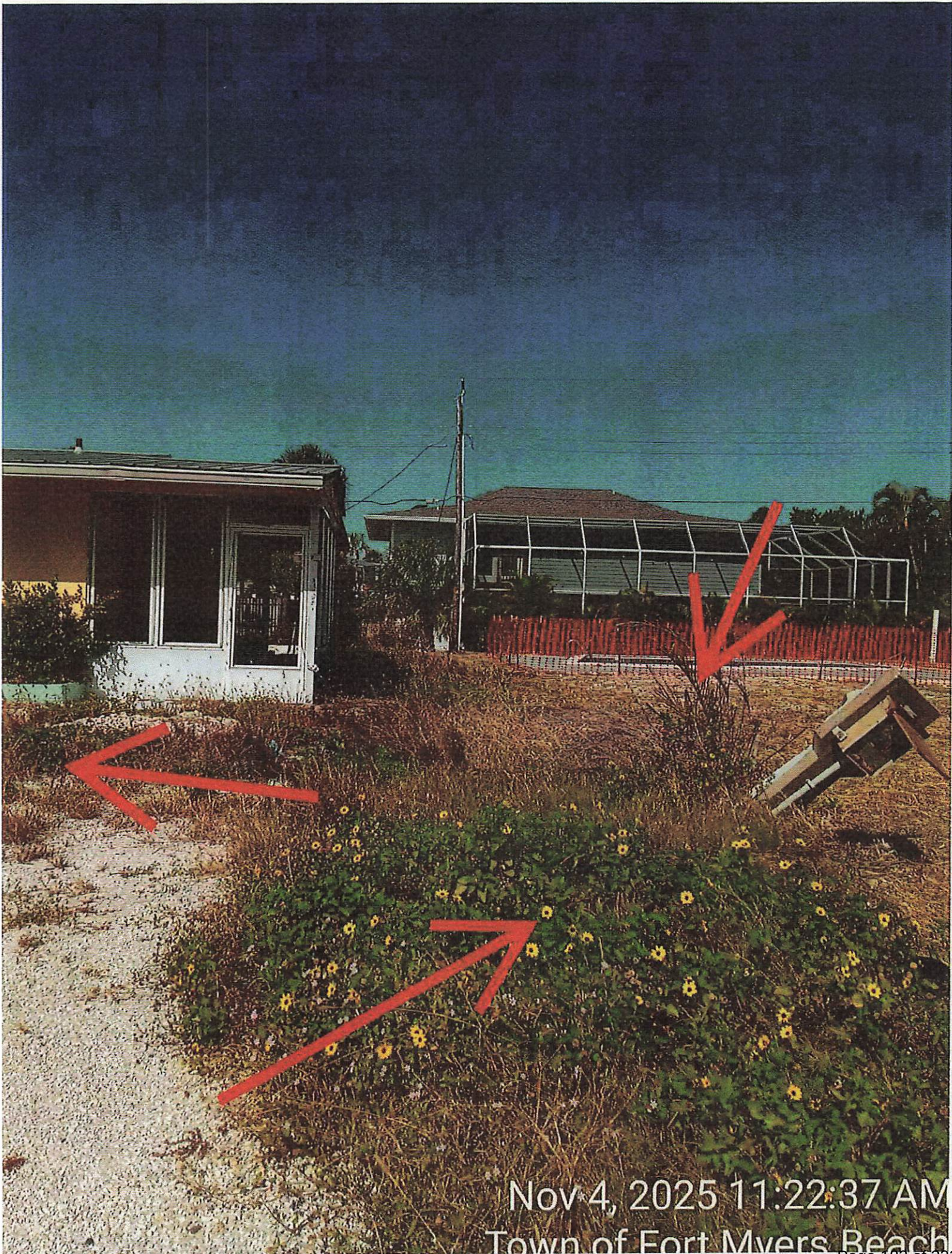
(239) 747-6925



Nov 4, 2025 11:21:52 AM
Town of Fort Myers Beach



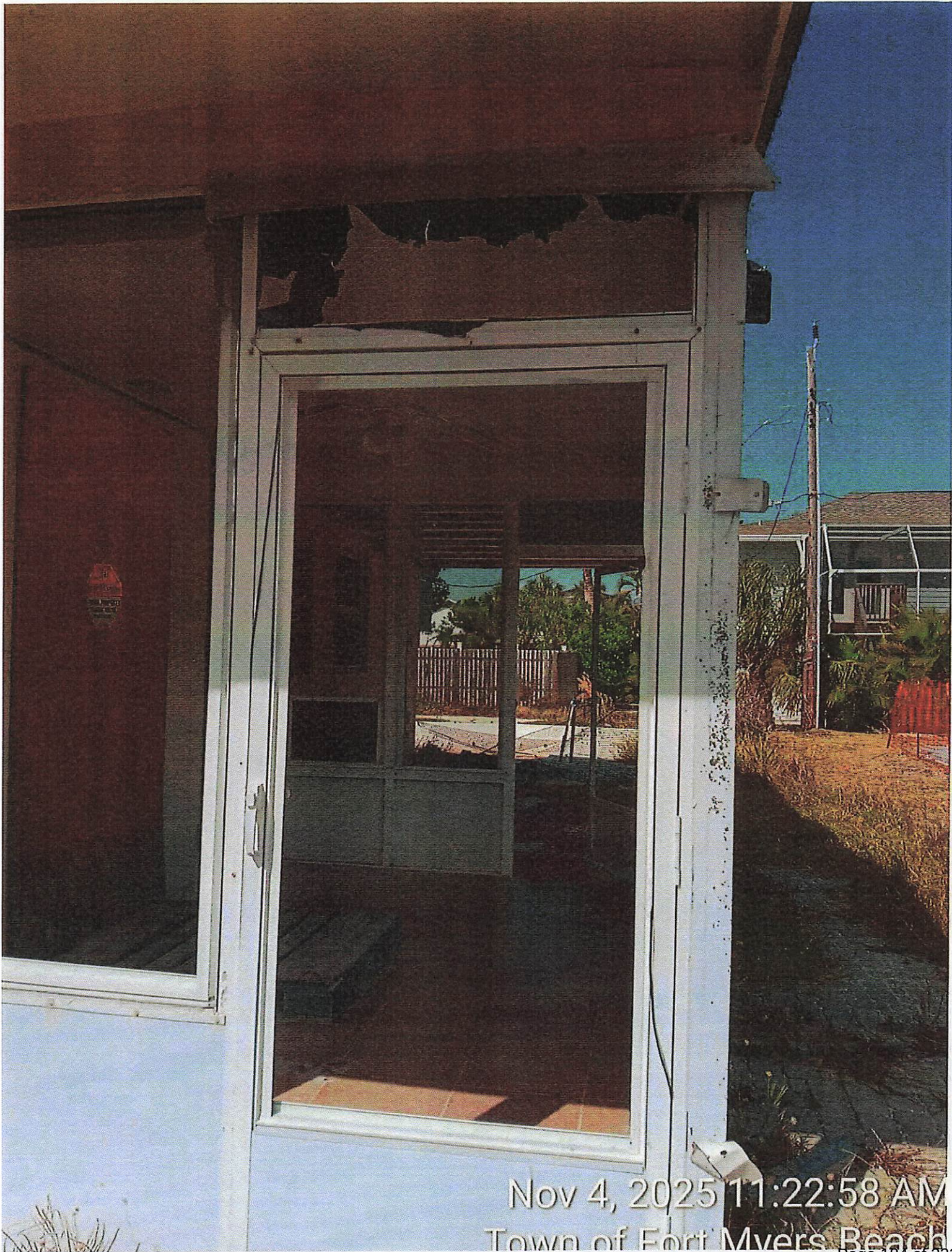
Nov 4, 2025 11:22:09 AM
Town of Fort Myers Beach



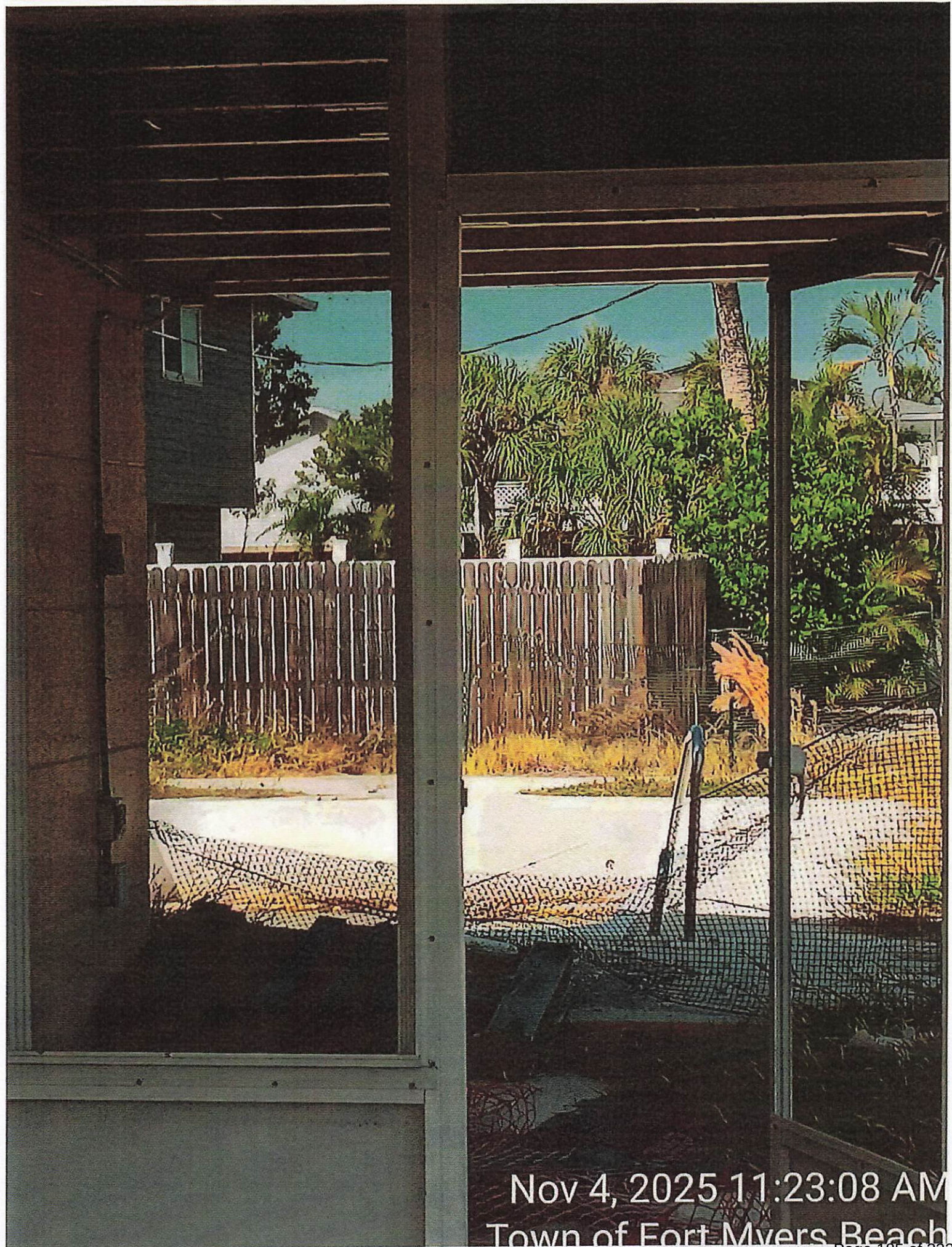
Nov 4, 2025 11:22:37 AM
Town of Fort Myers Beach



Nov 4, 2025 11:22:42 AM
Town of Fort Myers Beach



Nov 4, 2025 11:22:58 AM
Town of Fort Myers Beach



Nov 4, 2025 11:23:08 AM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Ronald Yanke
Property Address: 167 Chapel St
Status: Property Maintenance
Officer: T. Weich

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Weich

Narrative:

Attachments:

1. 20250722_Hearing Exhibit A_ Notice of Violation & Hearing
2. 20250722_Hearing Exhibit B_ Initial Inspection Photographs and Evidence
3. 20250722_Hearing Exhibit C_Affidavit of Non-Compliance

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: November 13, 2025

Thomas Yozzo, Emergency Services Director

Date: November 14, 2025



Traci Kohler, Deputy Town Manager

Date: November 19, 2025

nancy stuparich, Town Attorney

Date: November 24, 2025

Lizzette Roman, Town Clerk Administrative Coordinator

Date: November 25, 2025

Amy Baker, Town Clerk

Date: November 25, 2025

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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: 20250722

Owner: **RONALD YANKE**

Mailing Address: 328 BUCKLIN STREET, LA SALLE IL 61301

Property Address: 167 CHAPEL STREET, Fort Myers Beach, FL 33931

Certified Mail# 7022 2410 0000 8470 2119

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 11, 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 SEPTEMBER 11, 2025, a violation was discovered for the SHED/S installed without permitting and in violation of the below sections of the Fort Myers Beach Code of Ordinances and was identified as a violation of the Town's Codes:

Sec. 6-501. - Design and construction of buildings, structures and facilities exempt from the Florida Building Code. - Pursuant to section 6-443, buildings, structures and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, must be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings must comply with the requirements of division 10, subdivision VII.

Sec. 6-525. - General requirements for other development. - All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this article or the Florida Building Code, must:

(1) Be located and constructed to minimize flood damage;(2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;(3) Be constructed of flood damage-resistant materials; and(4) Have mechanical, plumbing and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

Sec. 6-411. - Permits required

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

Corrective Action Required:

The following action is required to bring the violation(s) into compliance by:

- (1) Remove structure(s) OR
 - (2) Apply for and receive the required permits to keep the structure/s
- Contact Permitting Department at 239-765-0202

Compliance is required on or before: October 30, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the Code Enforcement Officer at (239) 284-0030.

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE SECOND DAY OF DECEMBER 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 Thursday, October 30, 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.**

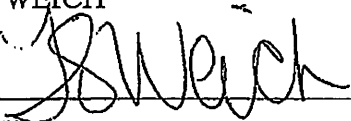
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

TERRI WEICH



Signature

Code Enforcement Officer
Fort Myers Beach, Florida



Town of Fort Myers Beach

6231 Estero Blvd, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0909

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,

CASE NO.: 20250722

vs.

RONALD YANKE
Respondent.

_____ /

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared TERRI WEICH, who being duly sworn by me, on oath, deposes and says the following regarding that certain Notice of Violation and Notice of Hearing attached hereto as **Exhibit A** ("the Notice"):

1. My name is TERRI WEICH. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as the CODE ENFORCEMENT OFFICER for the Town of Fort Myers Beach ("Town").
3. On SEPTEMBER 30, 2025 I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: 167 CHAPEL STREET. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

4. On OCTOBER 2, 2025, I posted a copy of the Notice at 167 CHAPEL STREET which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On OCTOBER 2, 2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

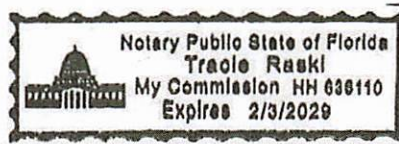
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

T. Weich
Signature of Affiant
Printed Name: T. Weich
Title: Code Compliance

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 2 day of OCT, 2025 by T. Weich, who ☒ is personally known to me ☐ or has produced as identification.

Trace Raski
Notary Public, State of Florida
Printed Name: Trace Raski
My Commission No.: HH636110
My Commission Expires: 2/3/2029





NOTICE OF VIOLATION
6331 Edison Blvd. Fort Myers Beach, FL 33931
Phone: (941) 702-1102

Case Number: 2025-0000

Date: September 10, 2025

Owner: RONALD DYANKE

Mailing Address: 328 HUCKLEBERRY STREET, LANAI, HI 96741

Property Address: 167 CHAPEL STREET, Fort Myers Beach, FL 33931

Registered Mail# 7022 2410 0000 8470 2119

Format: Standard First Class Mail

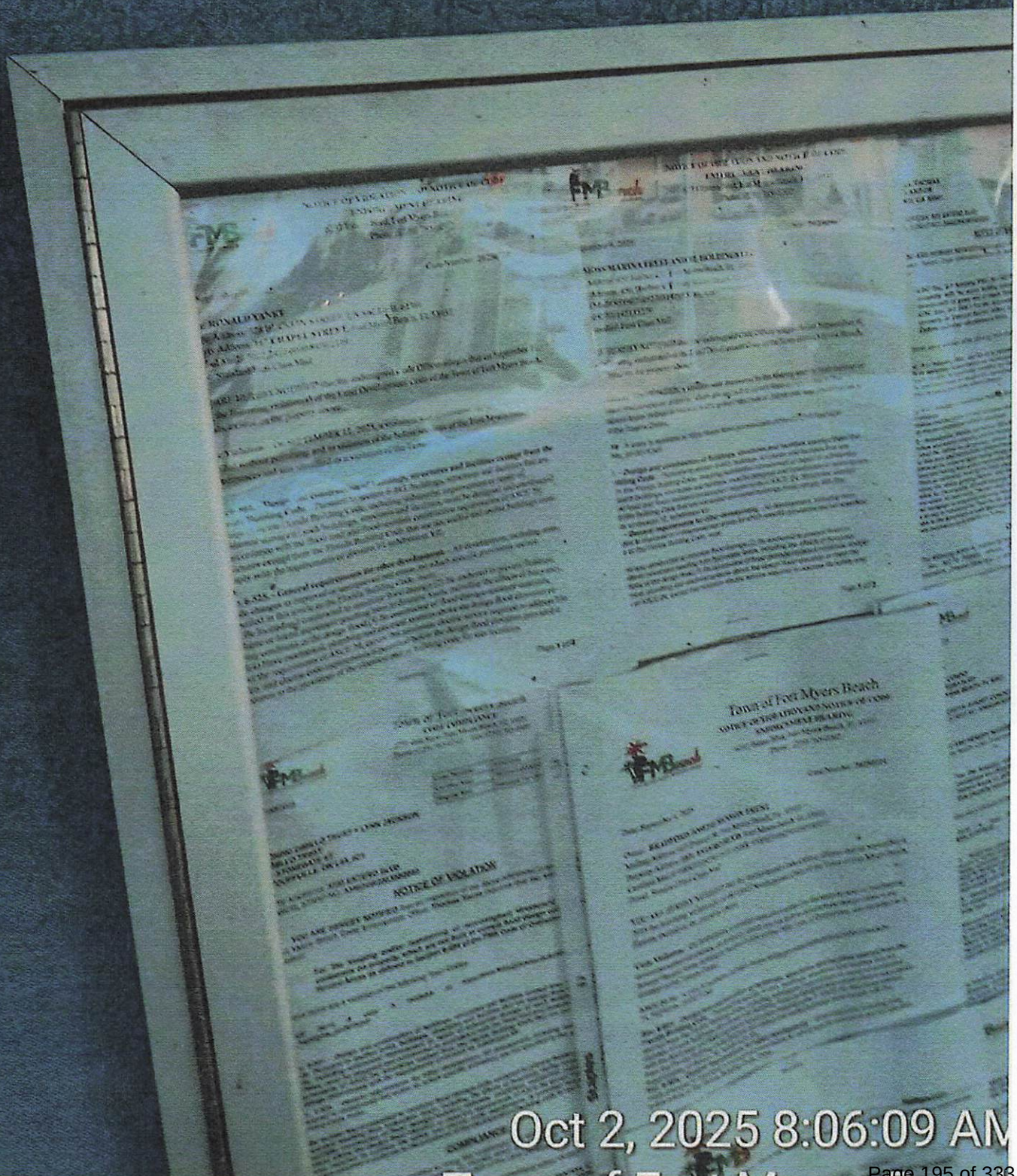
YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on **2025** the following violation(s) of the Land Development Code of the Town of Fort Myers, Florida, existed on the property above:

Code Violation: On **SEPTEMBER 11, 2025**, a violation was discovered for the **erected** without permitting and in violation of the below sections of the Fort Myers Ordinance and was identified as a violation of the Town's Code:

6-501 - Design and construction of buildings, structures and facilities.
Florida Building Code. - Pursuant to section 6-443, buildings, structures and facilities exempt from the Florida Building Code, including substantial improvement or repair of such buildings, structures and facilities, must be designed and constructed in accordance with the flood load and flood-resistant construction requirements of the Florida Building Code that are not walled and roofed in accordance with the requirements of division 10, subdivision VII.

525. - General requirements for other development. - All development for which a permit is required shall be designed and constructed to minimize flood damage; (2) It is anchored to the ground to prevent overturning or lateral movement resulting from hydrostatic loads, including the effects of wind-borne debris.

Oct 2, 2025 8:05:56 AM



Oct 2, 2025 8:06:09 AM



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 10,

Case Number: 20250722

Owner: RONALD V. NIKI
Mailing Address: 328 WUCKER STREET, LA SALLE IL 61301
Property Address: 167 CHAPEL STREET, Fort Myers Beach, FL 33931
Certified Mail# 7022 2410 0000 8470 2119
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on September 11, 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 SEPTEMBER 11, 2025, a violation was discovered for the SHED/S installed without permitting and in violation of the below sections of the Fort Myers Beach Code of Ordinances and was identified as a violation of the Town's Codes:

Sec. 6-501. - Design and construction of buildings, structures and facilities exempt from the Florida Building Code. - Pursuant to section 6-443, buildings, structures and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, must be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings must comply with the requirements of division 10, subdivision VII.

Sec. 6-525. - General requirements for other development. - All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this article or the Florida Building Code, must:

(1) Be located and constructed to minimize flood damage;(2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;(3) Be constructed of flood damage-resistant materials; and(4) Have mechanical, plumbing and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

Page 1 of 4

Oct 2, 2025 8:27:02 AM



Oct 2, 2025 8:27:05 AM

7022 2410 0000 8470 2119

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 | \$ |

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

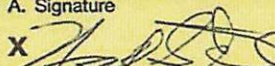
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Yanke
167 Chapel
AS 0722

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Address X 	
1. RONALD YANKE 328 BUCKLIN STREET LA SALLE IL 61301		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7022 2410 0000 8470 2119		D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, town of Ford Myers Beach OCT 15 2025	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery		Received by: _____	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:

19-46-24-W3-0120D.0110

Alternate Key:

2100387063

Millage Code:

032

Site Address/Legal Description:

167 CHAPEL ST

SEAGRAPE SUBD. BLK.D PB 4 PG 17 LOT 11



Exemptions/Values

Market Value	769,952
Assessed Value	769,952
Taxable Value	523,658

★ See message below.

YANKE RONALD
328 BUCKLIN ST
LA SALLE, IL 61301

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

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

Mill Rate

Assessed

Exemption

Taxable

Amount

239-533-2221	3.7623	523,658	0	523,658	1,970.16
239-337-8215	2.2480	769,952	0	769,952	1,730.85
239-337-8215	3.0710	769,952	0	769,952	2,364.52
239-765-0202	1.0294	523,658	0	523,658	539.05
561-686-8800	0.0948	523,658	0	523,658	49.64
561-686-8800	0.0327	523,658	0	523,658	17.12
561-686-8800	0.1026	523,658	0	523,658	53.73
239-590-4200	2.7600	523,658	0	523,658	1,445.30
239-247-1205	0.1123	523,658	0	523,658	58.81
239-463-9691	0.1612	523,658	0	523,658	84.41
239-694-2174	0.0192	523,658	0	523,658	10.05
941-485-9402	0.0394	523,658	0	523,658	20.63

Non-Ad Valorem Assessments Levying Authority
LEE COUNTY SOLID WASTE ASSESSMENT

Telephone
239-533-8000

Rate

Basis
ACTL LEVY

Amount
1,426.15



2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,770.42

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐ Jan 02, 2026
- ☐ Jan 31, 2026
- ☐ Feb 28, 2026
- ☐ Mar 31, 2026

Amount Due:

\$9,379.60
\$9,477.31
\$9,575.01
\$9,672.72
\$9,770.42

Phone/Email Contact: _____

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

Account: 19-46-24-W3-0120D.0110

Site Address: 167 CHAPEL ST

Alternate Key: 2100387063

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

YANKE RONALD
328 BUCKLIN ST
LA SALLE, IL 61301

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



Return with payment

1 194624W30120D0110 2025 8



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

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.

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.

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-W3-0120D.0110 Folio ID: 10227727

Tax Roll Value Letter 2025 ▼

Generated on 11/6/2025 7:37 AM

Owner Of Record - Sole Owner
[Change Mailing Address]YANKE RONALD
328 BUCKLIN ST
LA SALLE IL 61301

Site Address

Site Address maintained by E911 Program Addressing

167 CHAPEL ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



SEAGRAPE SUBD. BLK.D PB 4 PG 17 LOT 11

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 4 and 17 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 4.0
Gross Living Area	1,568
Gross Building Area	1,568
1st Year Building on Tax Roll	1955
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0120D	0110
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45026	-81.94357		

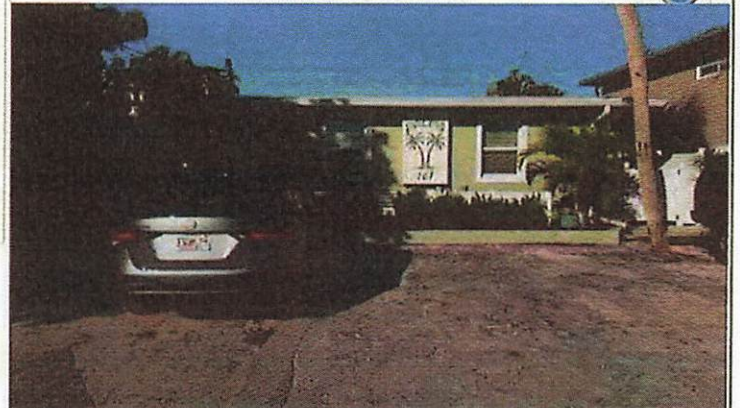
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

◀ Photo Date January of 2024 ▶ ☐ View other photos

Last Inspection Date: 01/31/2024

Property Values / Exemptions / TRIM Notices

Generated on 11/6/2025 7:37 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 (Final Value)	769,952	526,786	769,952	523,658	0	0	523,658
2024 / Additional Info	2024 (Final Value)	620,709	537,694	620,709	476,053	0	0	476,053
2023 / Additional Info	2023 (Final Value)	400,887	321,351	400,887	400,887	0	0	400,887
2022 / Additional Info	2022 (Final Value)	508,165	264,000	508,165	508,165	0	0	508,165

2021 / Additional Info	2021 (Final Value)	340,046	264,000	340,046	318,888	0	0	318,888
2020 / Additional Info	2020 (Final Value)	289,898	264,000	289,898	289,898	0	0	289,898
2019 / Additional Info	2019 (Final Value)	345,717	286,000	345,717	300,224	0	0	300,224
2018 / Additional Info	2018 (Final Value)	272,931	269,500	272,931	272,931	0	0	272,931
2017 / Additional Info	2017 (Final Value)	290,697	176,000	290,697	260,790	0	0	260,790
2016	2016 (Final Value)	288,781	176,000	288,781	237,082	0	0	237,082
2015	2015 (Final Value)	232,099	131,835	232,099	215,529	0	0	215,529
2014	2014 (Final Value)	208,593	131,835	208,593	195,935	0	0	195,935
2013	2013 (Final Value)	192,198	135,000	192,198	178,123	0	0	178,123
2012	2012 (Final Value)	172,481	110,000	172,481	161,930	0	0	161,930
2011	2011 (Final Value)	147,209	77,000	147,209	147,209	0	0	147,209
2010	2010 (Final Value)	163,709	93,500	163,709	163,709	0	0	163,709
	2009 (Final Value)	183,550	110,000	183,550	183,550	0	0	183,550
	2008 (Final Value)	238,550	165,000	238,550	238,550	0	0	238,550
	2007 (Final Value)	321,050	247,500	0	321,050	0	0	321,050
	2006 (Final Value)	287,020	220,000	0	287,020	0	0	287,020
	2005 (Final Value)	173,320	143,000	0	173,320	0	0	173,320
	2004 (Final Value)	164,030	126,500	0	164,030	0	0	164,030
	2003 (Final Value)	128,150	66,000	0	128,150	0	0	128,150
	2002 (Final Value)	112,260	49,500	0	112,260	0	0	112,260
	2001 (Final Value)	101,690	40,150	0	101,690	0	0	101,690
	2000 (Final Value)	79,700	30,250	0	79,700	0	0	79,700
	1999 (Final Value)	77,500	28,050	0	77,500	0	0	77,500
	1998 (Final Value)	76,950	27,500	0	76,950	0	0	76,950
	1997 (Final Value)	68,680	23,380	0	68,680	0	0	68,680
	1996 (Final Value)	72,630	23,380	0	72,630	0	0	72,630
	1995 (Final Value)	84,690	23,380	0	84,690	0	0	84,690
	1994 (Final Value)	85,690	23,380	0	85,690	0	0	85,690
	1993 (Final Value)	83,950	20,630	0	83,950	0	0	83,950
	1992 (Final Value)	84,950	20,630	0	84,950	0	0	84,950

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 11/5/2025) ?

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
800	Multi-Family, Less than 10 Units	5500.00	Square Feet

Land Features

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

FENCE - ALUM/VINYL - 6 FEET

2023

160

FENCE - ALUM/VINYL - 4 FEET

2023

30

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

Improvement Type	Model Type	Stories	Living Units
14 - Quadraplex	3 - MULTIPLE RES/HOTEL	1.0	4
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	4.0	1955	1999

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AP2 - APARTMENT 2	Y	392
AP3 - APARTMENT 3	Y	392
APT - APARTMENT	Y	392
BAS - BASE	Y	392
PPT - POOL PATIO	N	860
PTO - PATIO	N	448

Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	2023	280
PATIO - BRICK AND TILE	2023	528
A/C-POOL HEATERS	2023	1
XTRA/ADDITIONAL A/C UNITS	2023	3

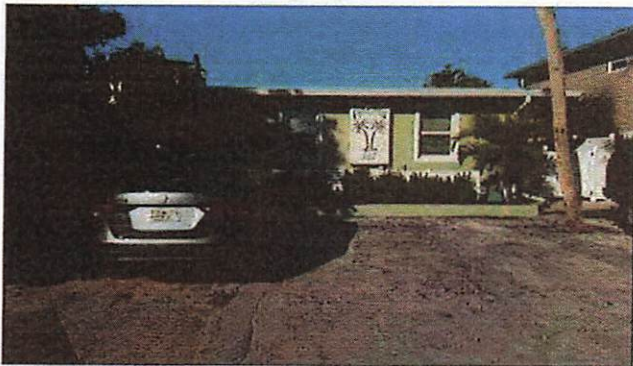
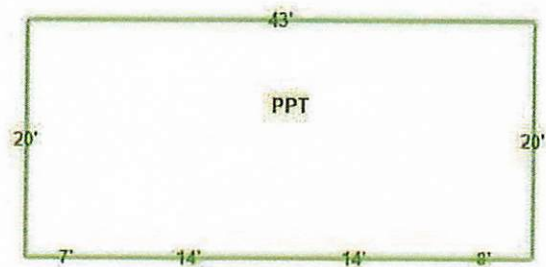
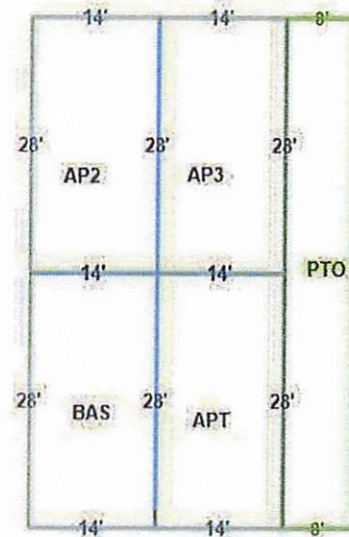
Building Front Photo

Photo Date: January of 2024

Building Footprint



Property Details (2025 Tax Roll)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
800	Multi-Family, Less than 10 Units	5500.00	Square Feet

Land Features

Description	Year Added	Units
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FENCE - ALUM/VINYL - 4 FEET	2023	30

Buildings

Building 1 of 1

Building Characteristics

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APT - APARTMENT	Y	392
BAS - BASE	Y	392
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Building Features

Description	Year Added	Units
POOL - RESIDENTIAL	2023	280
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Building Front Photo

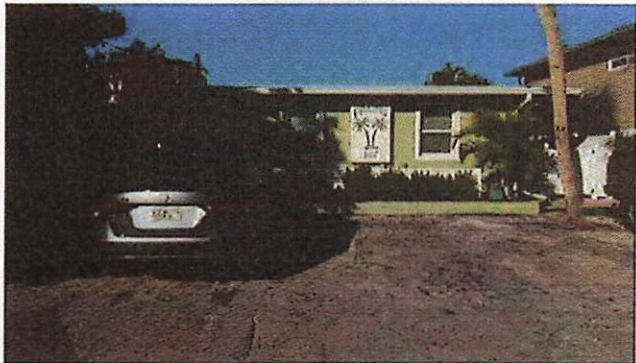
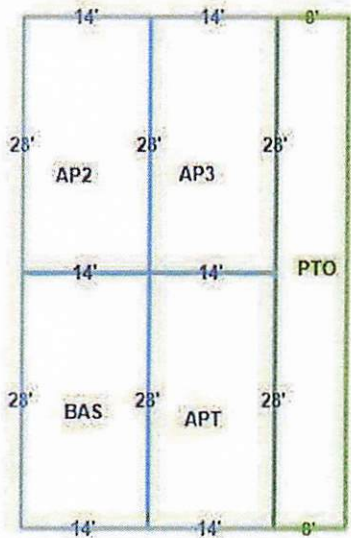
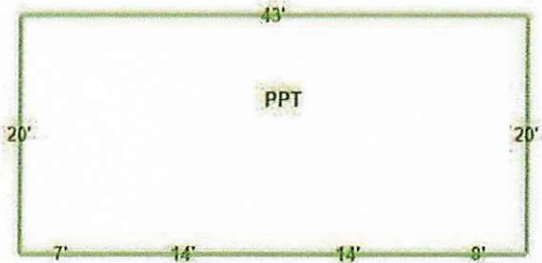


Photo Date: January of 2024

Building Footprint



Taxing Authorities

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TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837

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

Sales / Transactions ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
560,000.00	04/27/2021	2021000148588 Sales Questionnaire Complete	01		I
100.00	06/10/2003	3960/1131	01		I
400,000.00	04/09/2003	3902/3265	02		I
100.00	04/01/1991	2226/3688	01		I
100.00	12/01/1979	1407/916	03		V

View Recorded Plat at LeeClerk.orgUse the above link to do a search on the Lee County Clerk of Courts website, using 4 and 17 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 11/6/2025 7:37 AM

Permit Number

Permit Type

Date

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

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

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

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

Parcel Numbering History

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
19-46-24-12-0000D.0110	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		4	1,426.15
	Collection Days			
Garbage	Recycling			Horticulture
Thursday	Thursday			Thursday

Flood and Storm Information

Generated on 11/6/2025 7:37 AM

Community	Panel	Version	Date	Evacuation Zone
071C	0554	G	11/17/2022	A

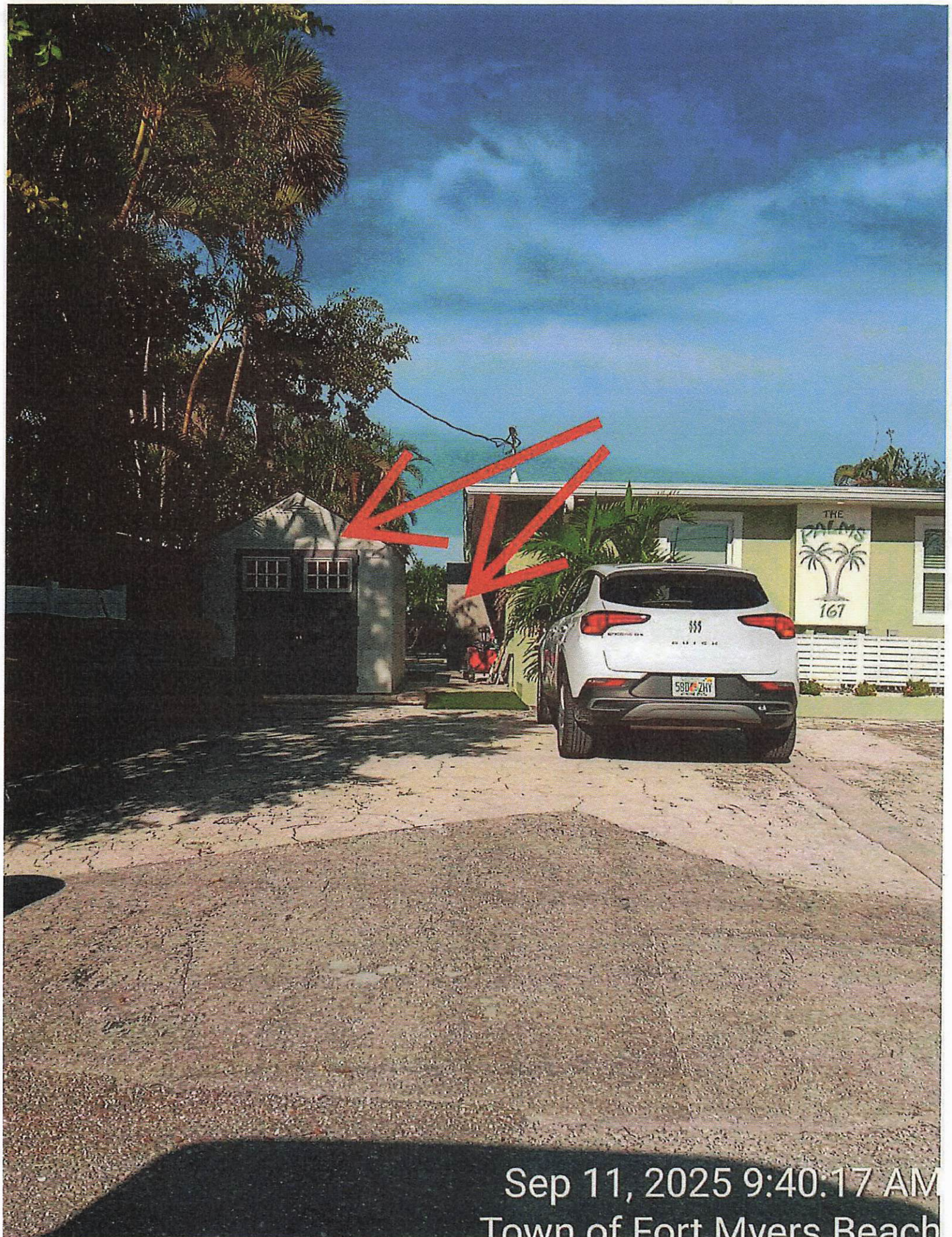
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HEARING

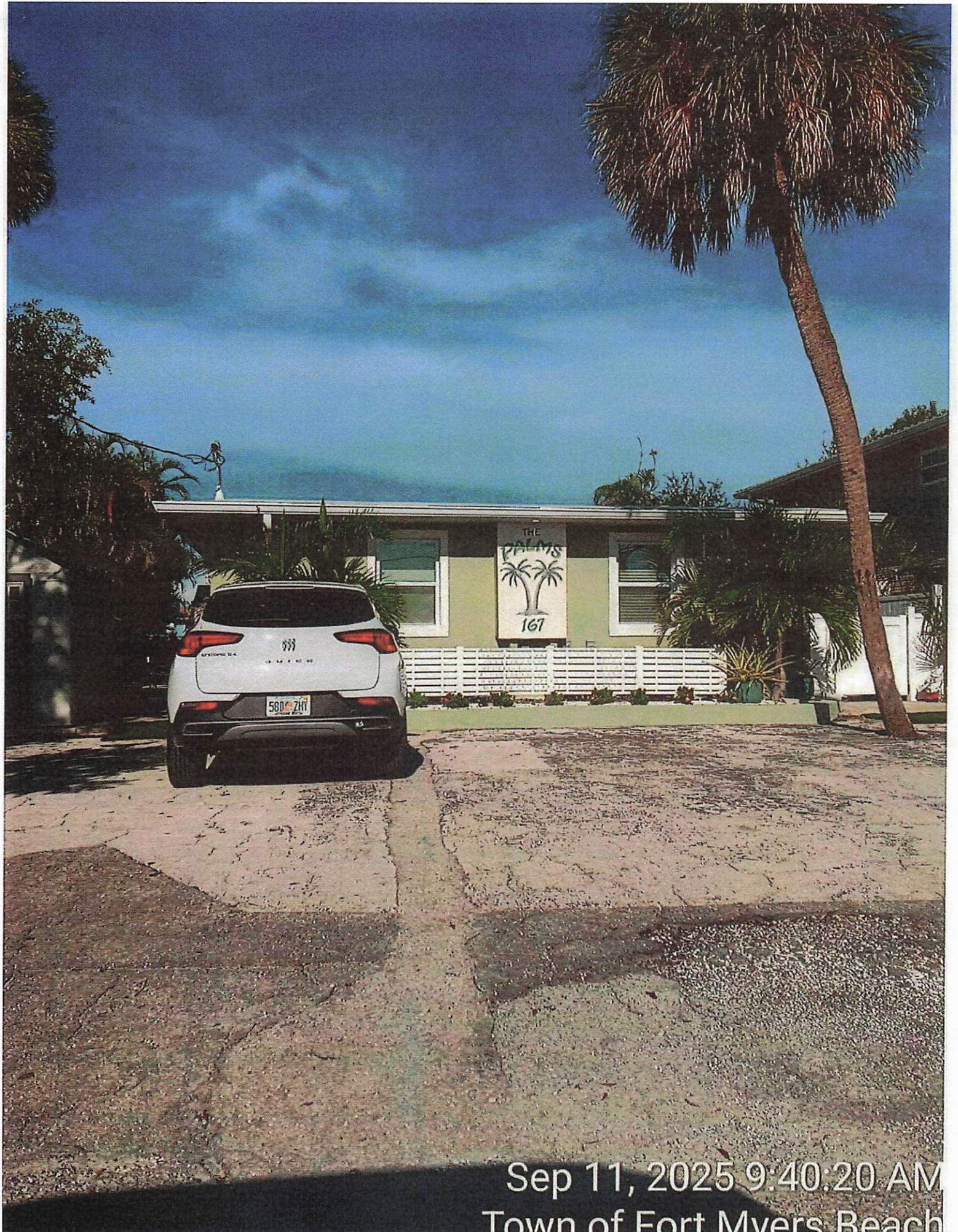
EXHIBIT

B

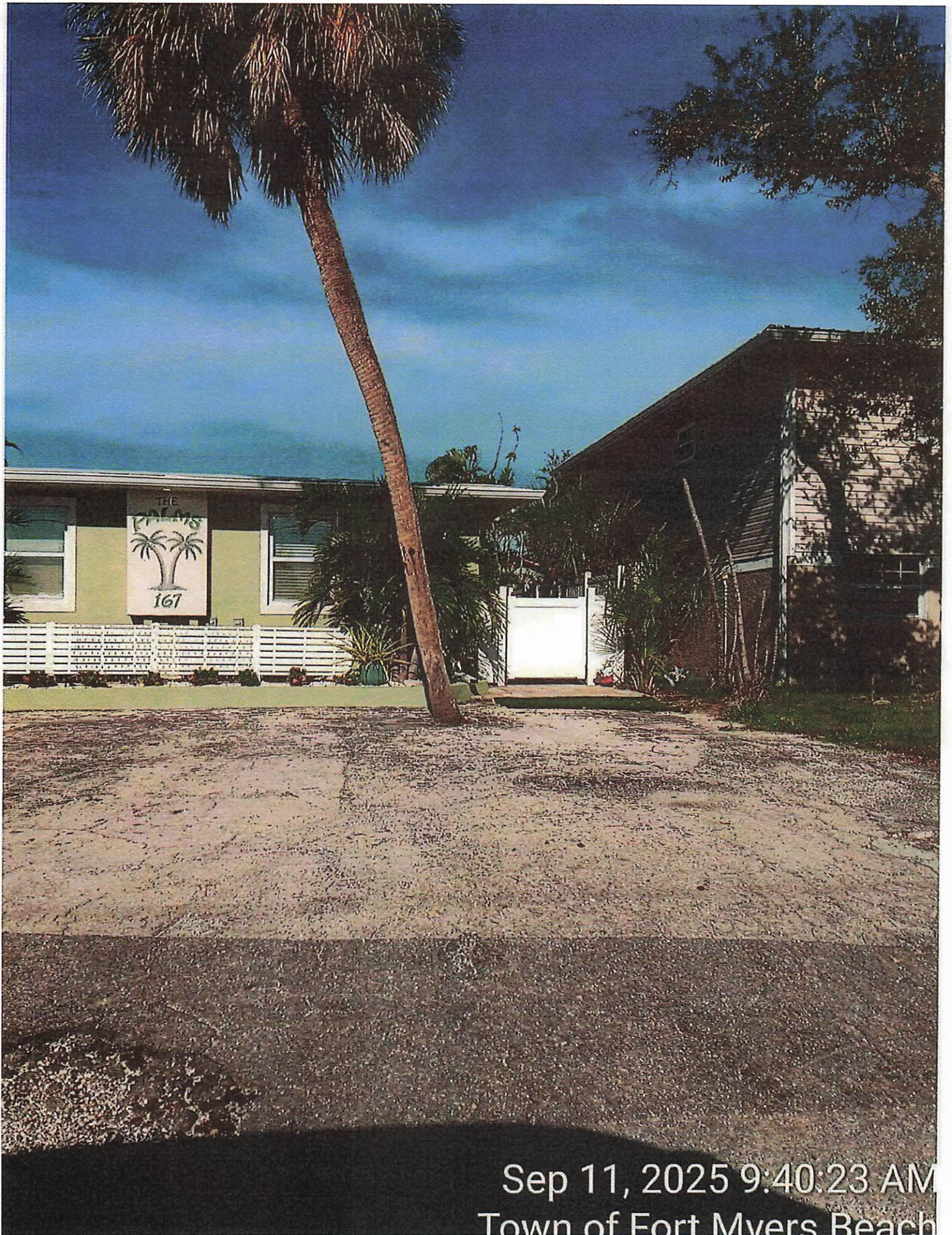
- **Initial Inspection Photographs and Evidence**



Sep 11, 2025 9:40:17 AM
Town of Fort Myers Beach



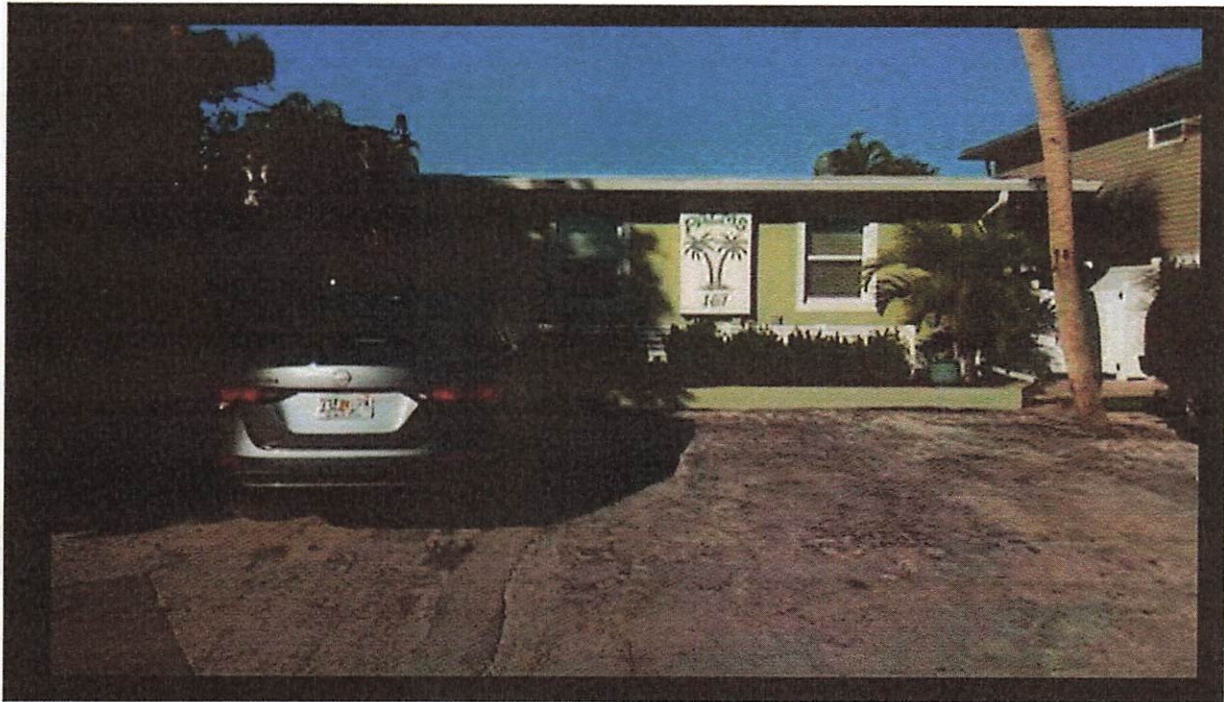
Sep 11, 2025 9:40:20 AM
Town of Fort Myers Beach



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Town of Fort Myers Beach

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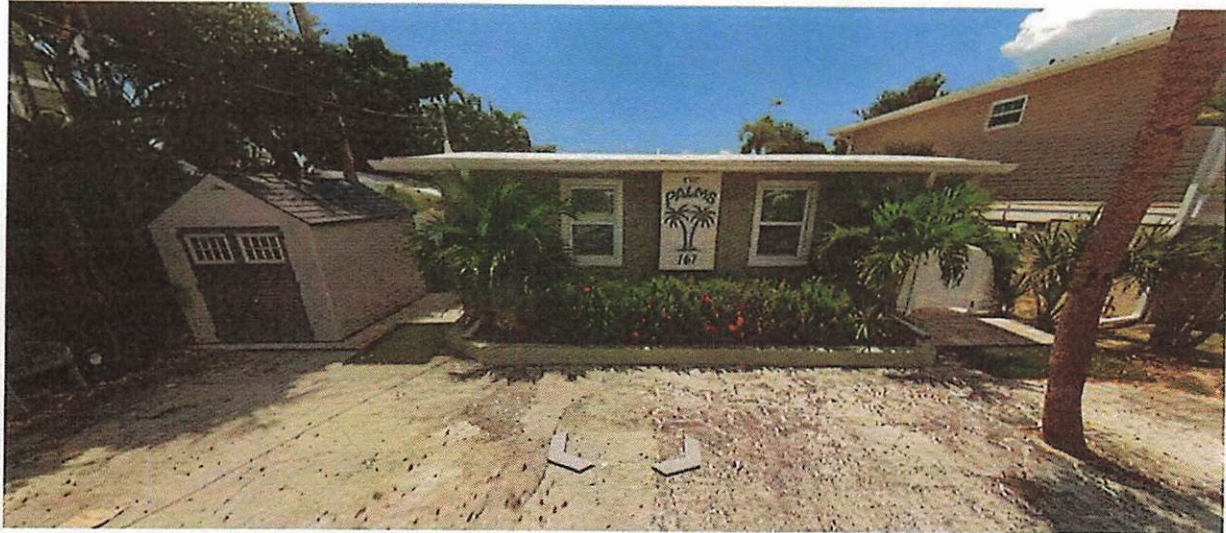
2024



2021



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PERMITS

Permits For Property (Permit Management) Show Last 25 Show All ♥ >				
	Date	Permit #	Permit Type	Permit Type
+ /	10/19/2021	211753		zPool
+ /	02/02/2021	210138		zOTC Roof
+ /	10/26/2022	222542		Structural / Electrical Insp. Letter
Permits For Property (Permit Management - Import) Show Last 25 Show All ♥ >				
	Date	Permit #	Permit Type	Permit No
+ /	04/17/2015	23794		ROW15-0007
+ /	04/23/2014	21422		REP14-1182
+ /	04/16/2013	18929		REP13-0777
For Property (Short Term Rental Management) Show Last 25 Show All ♥ >				

HEARING

EXHIBIT

C

- **Affidavit of Non-Compliance**
- **Inspection Photos**



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RONALD YANKE

Respondent.

Certified Mail: N/A
Regular Mail: N/A

Site Address: 167 CHAPEL STREET, Fort Myers Beach, FL, 33931
Parcel Strap No. 194624W30120D0110

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** 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 Code Enforcement Case **#20250722**.

1. That on **SEPTEMBER 30, 2025**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **OCTOBER 30, 2025**.
3. That an inspection was performed on **OCTOBER 30, 2025**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.

FORT MYERS BEACH ESTERO ISLAND

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



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

5. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order with a date to come into compliance, to access any and all fines, and administrative fees imposed by the Special Magistrate

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

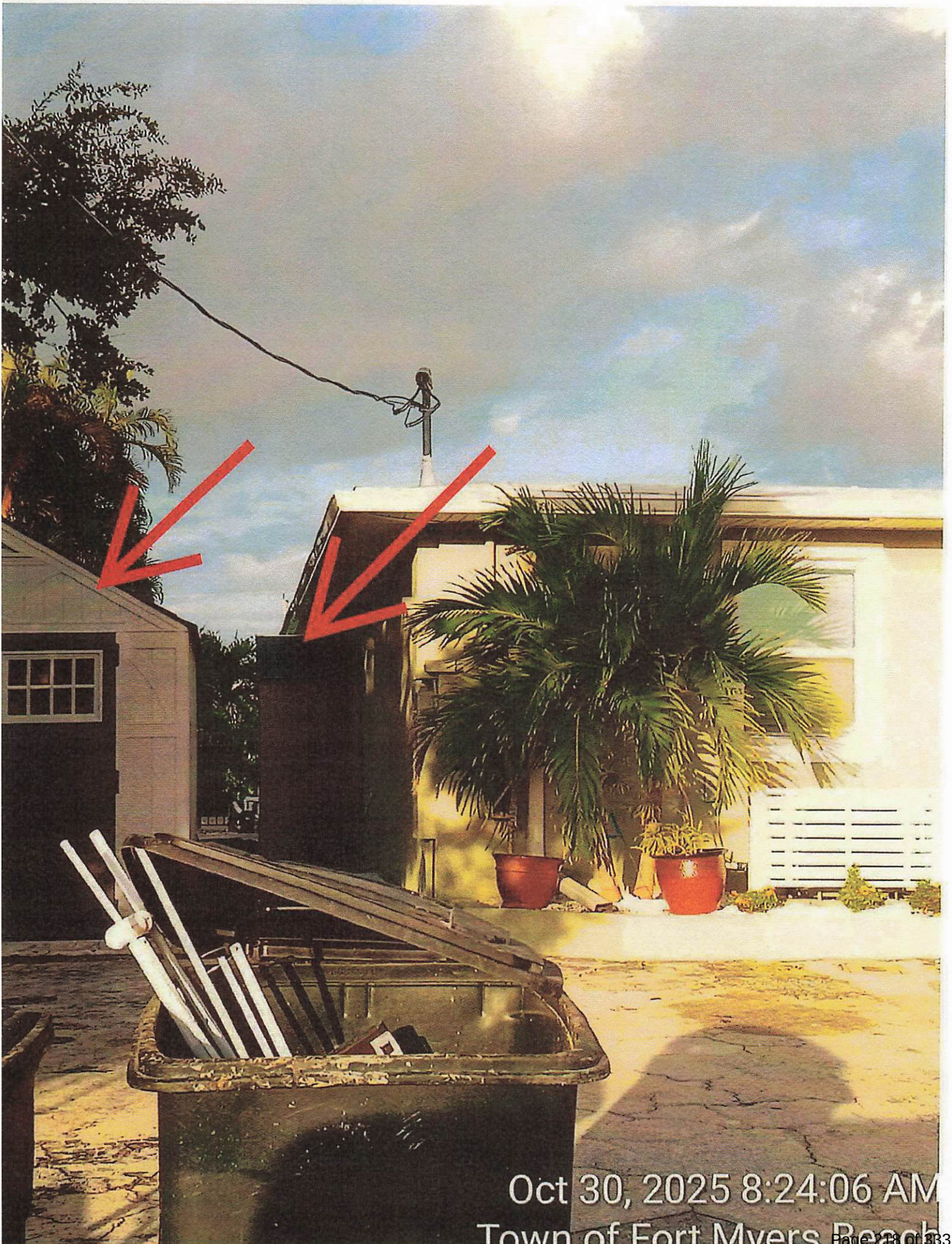
STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 30 day of OCT, 2025, by OFFICER. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

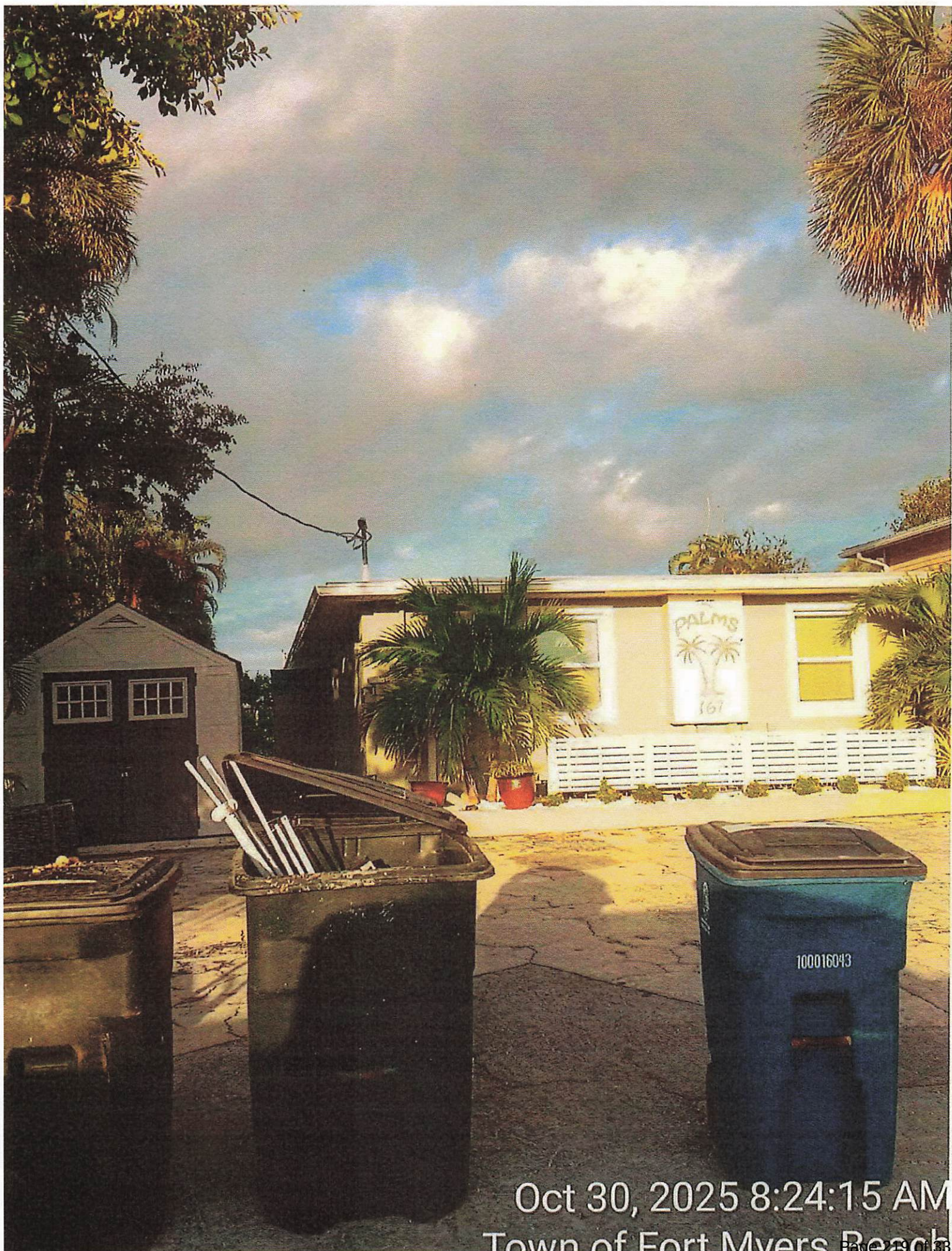
[Notary Seal] *[Signature]*
Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

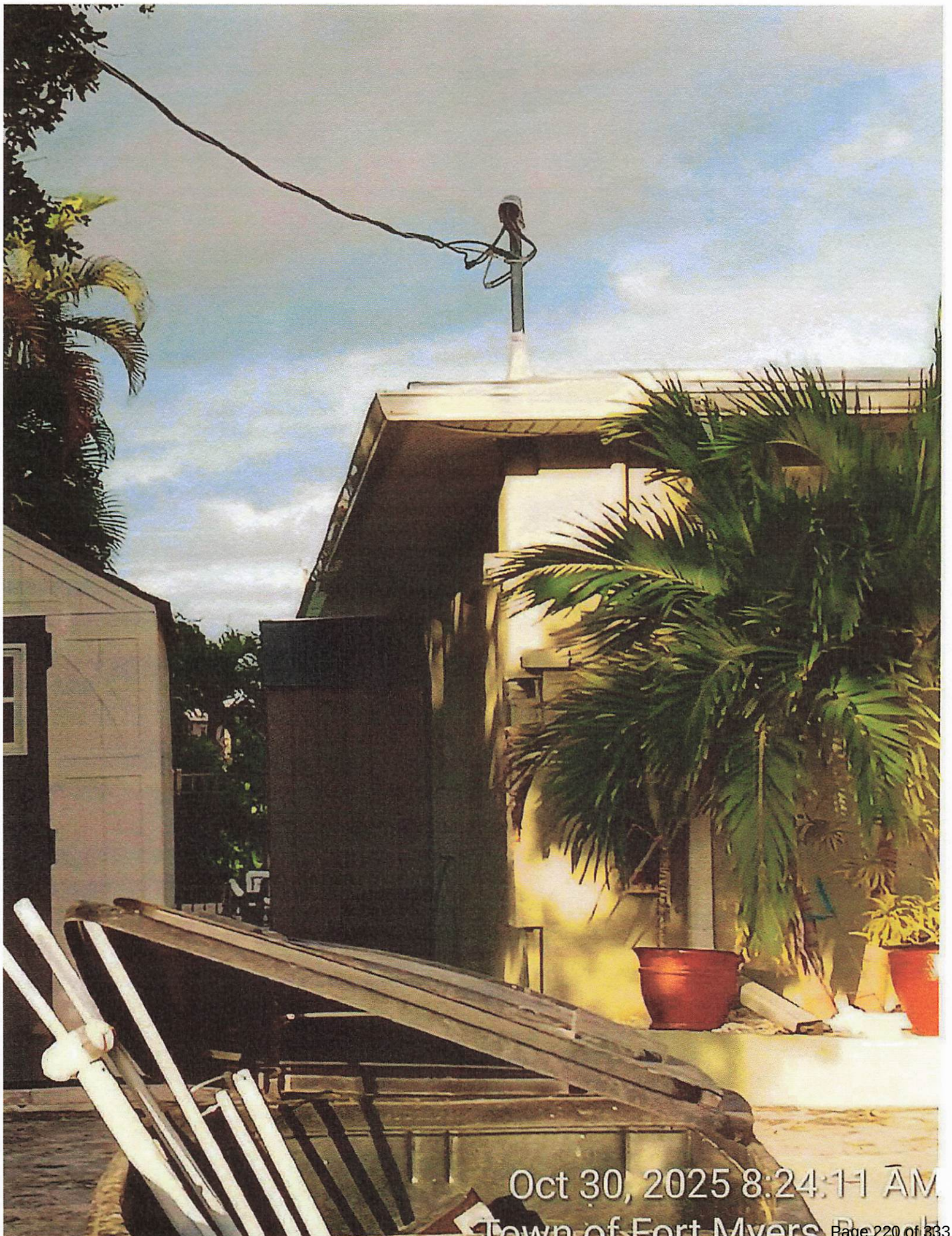
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931



Oct 30, 2025 8:24:06 AM
Town of Fort Myers Beach Page 213 of 333



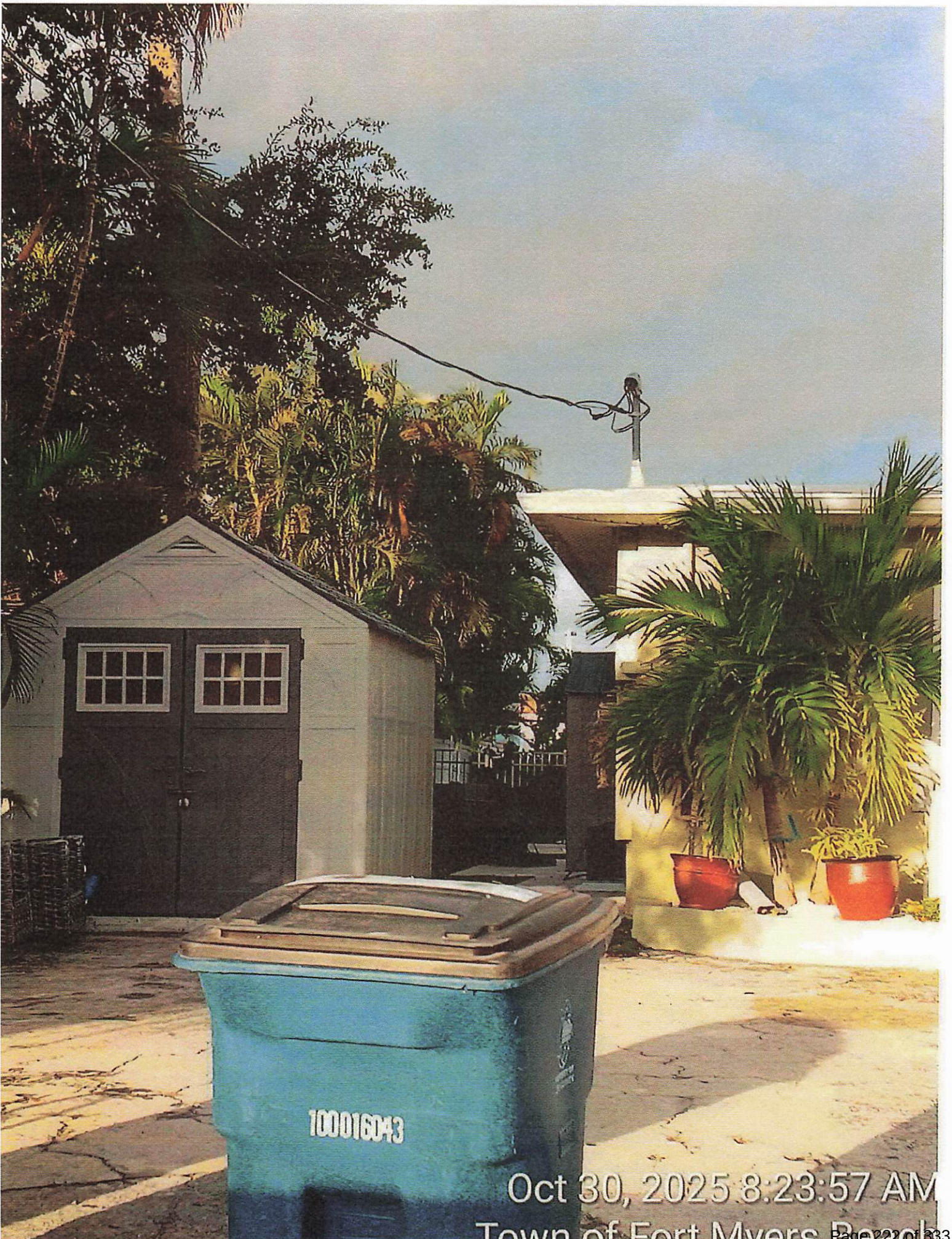
Oct 30, 2025 8:24:15 AM
Town of Fort Myers Beach



Oct 30, 2025 8:24:11 AM



Oct 30, 2025 8:23:53 AM
Town of Fort Myers Beach Page 22 of 333



Oct 30, 2025 8:23:57 AM
Town of Fort Myers Beach

Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Tiva Invest Real LLC
Property Address: 61 Flamingo St
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20251067_Hearing Exhibit A_Notice of Violation & Hearing
2. 20251067_Hearing Exhibit B_Initial Inspection Photographs and Evidence

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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 14, 2025

Case Number: **20251067**

Owner: **TIVA INVEST REAL LLC**

Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908

Registered Agent: Jursinski, Kevin F, Esq.

Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908

Property Address: **61 Flamingo St**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134562/9589071052703142134579

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 2, 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 10/02/2025, A violation was discovered for the Pool on Property not being properly secured with proper fencing and containing stagnant water and debris causing safety concerns to the General Public. Failure to keep the exterior of the property free of debris and rubbish. In example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. All are identified as violations of the Town's Codes:

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

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

from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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

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, 6-2, - 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) Drain and or remove stagnant water and debris from pool per Town Code Requirements. (2) Secure pool on property with proper fencing. Temporary orange construction fencing will no longer satisfy the requirement for properly securing a pool on property. It is recommended that you contact permitting at 239-765-0202 to obtain required permits. (3) Clear property of all trash, rubbish and/or debris in example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. (4) Mow and or trim all grass and weeds to under 12" in height throughout the property and maintain property per Town Code Requirements.

Compliance is required on or before: November 15, 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 2nd DAY OF DECEMBER 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, November 15, 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.**

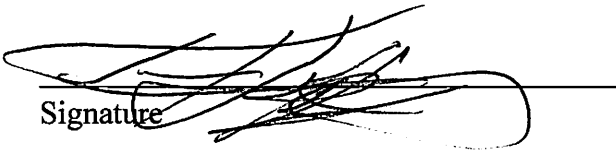
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

TIVA INVEST REAL LLC
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

FMB Case Number:	20251067
Certified Mail:	9589071052703142134562 9589071052703142134579
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 61 Flamingo St.
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W3-00600.0170

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 #20251067. On 10/02/2025 Violations were found for the Pool on Property not being properly secured with proper fencing and containing stagnant water and debris causing safety concerns to the General Public. Failure to keep the exterior of the property free of debris and rubbish. In example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. 61 Flamingo St. Fort Myers Beach. FL 33931 attached.

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by Certified Mail and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing 10/14/2025 to the following:

TIVA INVEST REAL LLC
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908
(Property Owner)

JURSINSKI, KEVIN F. ESQ.
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908
(Registered Agent)

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 61 Flamingo St., Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 14th 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 14th day of October 2025 are attached.

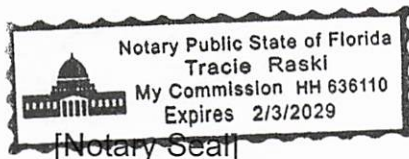


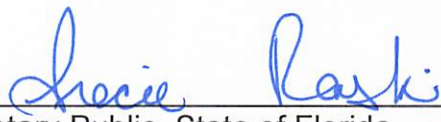
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 14 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

San Damiano
ary of St Clare
Flamingo Inn
GullWing Beach Resort
Google

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LetsGoPDC.com

IT IS YOUR OBLIGATION TO NO
BE INSPECTED TO VERIFY
ON OR BEFORE THE ABOVE

Oct 14, 2025 2:10:22 PM
Fort Myers Beach
<http://www.fortmyersbeachfl.gov/205>

FORT MYE
239-765-0

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 14, 2025 Case Number: 20251067

Owner: TIVA INVEST REAL LLC
Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908
Registered Agent: Jursinski, Kevin F. Esq.
Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908
Property Address: 61 Flamingo St, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134562/9589071052703142134579
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 2, 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 10/02/2025, A violation was discovered for the Pool on Property not being properly secured with proper fencing and containing stagnant water and debris causing safety concerns to the General Public. Failure to keep the exterior of the property free of debris and rubbish. In example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. All are identified as violations of the Town's Codes:

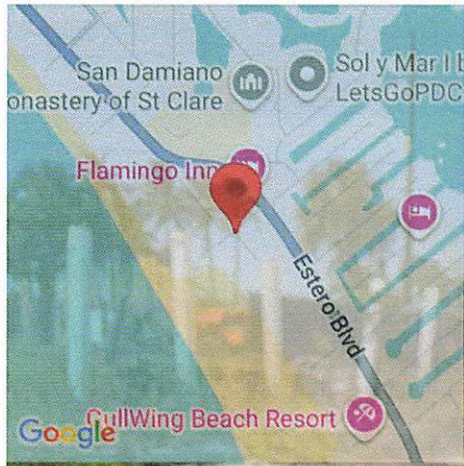
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Page 1 of 4

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the date
irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be levied.

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fore: October



Oct 14, 2025 2:44:20 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: October 14, 2025

Case Number: 20251067

Owner: TIVA INVEST REAL LLC
Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908
Registered Agent: Jursinski, Kevin F, Esq.
Mailing Address: 15701 S. Tamiami Trail, Fort Myers, FL 33908
Property Address: 61 Flamingo St, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134562/9589071052703142134579
Parcel: Standard First Class Mail

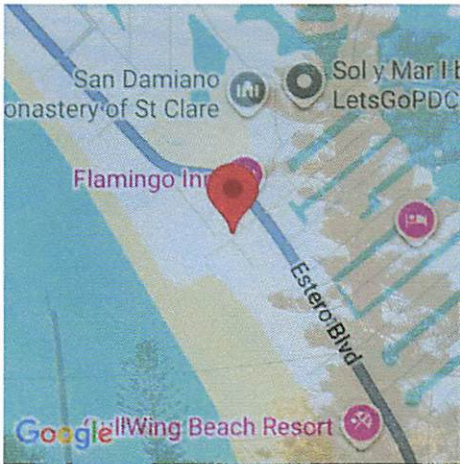
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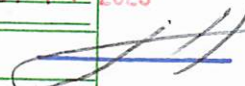
Page 1 of 4



Oct 14, 2025 2:44:30 PM
Fort Myers Beach



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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 \$ _____	20251067
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	Town of Fort Myers Beach
☐ Return Receipt (electronic)	Postmark Here
☐ Certified Mail Restricted Delivery	OCT 14 2025
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage \$ _____	Sent by: 
Total Postage and Fees \$ _____	
Sent To: 61 FLAMINGO ST.	
TIVA INVEST REAL LLC 15701 S TAMIAMI TRAIL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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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 \$ _____	20251067
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	Town of Fort Myers Beach
☐ Return Receipt (electronic)	Postmark Here
☐ Certified Mail Restricted Delivery	OCT 14 2025
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage \$ _____	Sent by: 
Total Postage and Fees \$ _____	
Sent To: 61 FLAMINGO ST.	
JURINSKI, KEVIN F, ESQ. 15701 S. TAMIAMI TRAIL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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20251067

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage \$
Total Postage and Fees \$
Sent by: [Signature]
61 FLAMINGO ST.
TIVA INVEST REAL LLC
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Postmark Here
OCT 14 2025

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

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage \$
Total Postage and Fees \$
Sent by: [Signature]
61 FLAMINGO ST.
TIVA INVEST REAL LLC
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Postmark Here
OCT 14 2025

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

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U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
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20251067

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage \$
Total Postage and Fees \$
Sent by: [Signature]
61 FLAMINGO ST.
JURSINSKI, KEVIN F, ESQ.
15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Postmark Here
OCT 14 2025

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

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OFFICIAL USE

20251067

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage \$
Total Postage and Fees \$
Sent by: [Signature]
61 FLAMINGO ST.
JURSINSKI, KEVIN F, ESQ.
15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Postmark Here
OCT 14 2025

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



Property Data

STRAP: 33-46-24-W3-00600.0170 Folio ID: 10230763

Tax Roll Value Letter 2025 ▾

Generated on 10/14/2025 9:36 AM

Owner Of Record - Sole Owner

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



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

Site Address

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

61 FLAMINGO ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



ESTERO PARK PB 9 PG 8 LOT 17

[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 8 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	33	00600	0170
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42423	-81.90673		

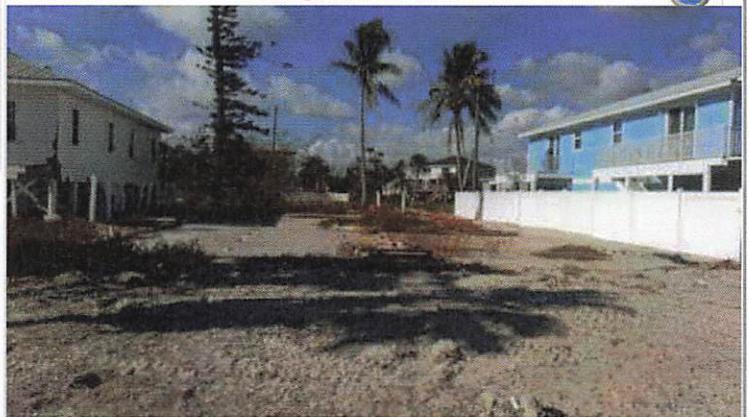
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2024 ▶ ☐ View other photos

Last Inspection Date: 01/31/2024

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	507,719	472,001	507,719	269,927	0	0	269,927
2024 / Additional Info	2024 (Final Value)	1,411,436	1,374,887	1,411,436	245,388	0	0	245,388
2023 / Additional Info	2023 (Final Value)	1,068,673	1,048,578	1,068,673	223,080	0	0	223,080
2022 / Additional Info	2022 (Final Value)	882,721	202,800	882,721	882,721	0	0	882,721

2021 / Additional Info	2021 (Final Value)	584,716	202,800	584,716	556,035	0	0	556,035
2020 / Additional Info	2020 (Final Value)	505,486	202,800	505,486	505,486	0	0	505,486
2019 / Additional Info	2019 (Final Value)	493,387	202,800	493,387	493,387	0	0	493,387
2018 / Additional Info	2018 (Final Value)	486,920	202,800	486,920	486,920	0	0	486,920
2017 / Additional Info	2017 (Final Value)	443,315	202,790	443,315	439,346	0	0	439,346
2016	2016 (Final Value)	431,634	202,790	431,634	399,405	0	0	399,405
2015	2015 (Final Value)	363,095	202,790	363,095	363,095	0	0	363,095
2014	2014 (Final Value)	338,102	202,790	338,102	335,278	0	0	335,278
2013	2013 (Final Value)	304,798	140,100	304,798	304,798	0	0	304,798
2012	2012 (Final Value)	328,424	245,000	328,424	328,424	0	0	328,424
2011	2011 (Final Value)	327,923	250,000	327,923	327,923	0	0	327,923
2010	2010 (Final Value)	328,090	250,000	328,090	328,090	0	0	328,090
	2009 (Final Value)	385,580	300,000	385,580	385,580	0	0	385,580
	2008 (Final Value)	435,590	350,000	435,590	435,590	0	0	435,590
	2007 (Final Value)	511,440	425,000	0	511,440	0	0	511,440
	2006 (Final Value)	509,090	425,000	0	509,090	0	0	509,090
	2005 (Final Value)	494,480	425,000	0	494,480	0	0	494,480
	2004 (Final Value)	474,480	405,000	0	474,480	0	0	474,480
	2003 (Final Value)	329,490	260,000	0	329,490	0	0	329,490
	2002 (Final Value)	249,920	130,000	0	249,920	0	0	249,920
	2001 (Final Value)	246,120	125,000	0	246,120	0	0	246,120
	2000 (Final Value)	234,150	80,000	0	234,150	0	0	234,150
	1999 (Final Value)	201,450	44,850	0	201,450	0	0	201,450
	1998 (Final Value)	202,390	44,850	0	83,770	25,000	0	58,770
	1997 (Final Value)	82,370	44,850	0	82,370	25,000	0	57,370
	1996 (Final Value)	82,380	44,850	0	80,900	25,000	0	55,900
	1995 (Final Value)	78,930	41,400	0	78,930	25,000	0	53,930
	1994 (Final Value)	78,930	41,400	0	78,930	25,000	0	53,930
	1993 (Final Value)	78,930	41,400	0	78,930	25,000	0	53,930
	1992 (Final Value)	78,490	41,400	0	78,490	25,000	0	53,490

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 10/13/2025)

Generated on 10/14/2025 9:36 AM

Land Land Tracts

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



Property Details (2025 Tax Roll)



Land

Land Tracts

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

Taxing Authorities

Generated on 10/14/2025 9:36 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 10/14/2025 9:36 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,350,000.00	08/12/2021	2021000316338 Sales Questionnaire Complete	01		I
510,000.00	11/13/2014	2014000235928	01		I
500,000.00	07/13/2007	2007000233803	06		I

99,700.00	11/08/2002	3781/2677	08	
250,000.00	01/09/1998	2911/2246	06	
145,000.00	04/01/1990	2142/129	01	
115,500.00	12/01/1988	2033/3623	06	

[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 **8** 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 10/14/2025 9:36 AM

Permit Number	Permit Type	Date
FNC17-0039	Fence	05/26/2017
ELE16-0259	Electric	09/22/2016
POL15-0063	Pool & Spa	08/30/2016
ROF12-0073	Roof	08/30/2012

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 10/14/2025 9:36 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-24-06-00000.0170	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 10/14/2025 9:36 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

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Community

Panel

Version

Date

Evacuation Zone

071C

0566

G

11/17/2022

A

Generated on 10/14/2025 9:36 AM



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

Detail by Entity Name

Florida Limited Liability Company

TIVA INVEST REAL LLC

Filing Information

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

Principal Address

15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 08/22/2016

Mailing Address

15701 S. TAMIAMI TRAIL
FORT MYERS, FL 33908

Changed: 08/22/2016

Registered Agent Name & Address

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

Name Changed: 01/26/2018

Address Changed: 11/12/2013

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

Zert, Adam
27636 Franklin street
Bonita Springs, FL 34134

Annual Reports

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

Document Images

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



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W3-00600.0170
Alternate Key:
2100594069
Millage Code:
032

Site Address/Legal Description:
61 FLAMINGO ST
ESTERO PARK PB 9 PG 8 LOT 17

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	1,411,436
Assessed Value	1,411,436
Taxable Value	245,388

★ See message below.

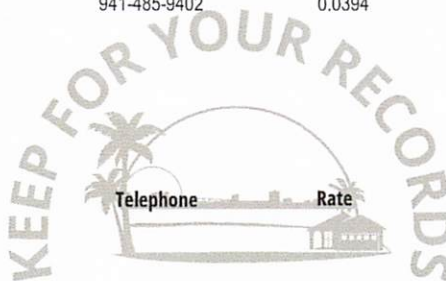
TIVA INVEST REAL LLC
15701 S TAMiami TRAIL
FORT MYERS, FL 33908

Paid 11/13/2024 R28-00-02789200 \$9,074.16

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	245,388	0	245,388	923.22
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,411,436	0	1,411,436	3,172.91
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	1,411,436	0	1,411,436	4,287.94
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	245,388	0	245,388	242.93
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	245,388	0	245,388	23.26
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	245,388	0	245,388	8.02
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	245,388	0	245,388	25.18
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	245,388	0	245,388	687.09
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	245,388	0	245,388	27.56
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	245,388	0	245,388	39.56
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	245,388	0	245,388	4.91
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	245,388	0	245,388	9.67

Non-Ad Valorem Assessments Levying Authority



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

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,452.25

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
☐
☐
☐
☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 33-46-24-W3-00600.0170

Site Address: 61 FLAMINGO ST

Alternate Key: 2100594069

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

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

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



Paid 11/13/2024 R28-00-02789200 \$9,074.16

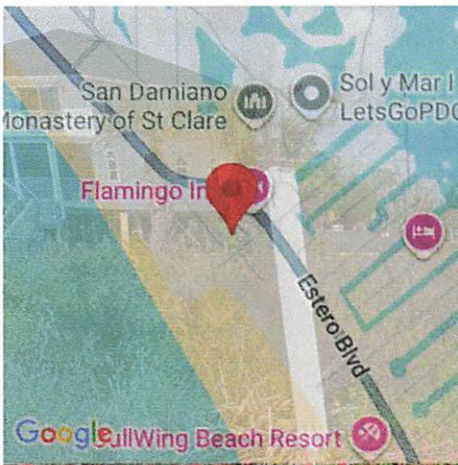
HEARING

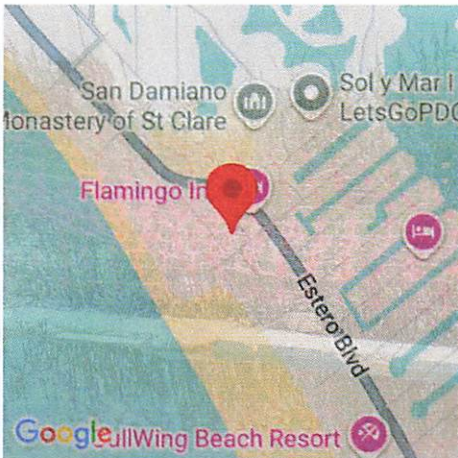
EXHIBIT

B

- **Initial Inspection Photographs and Evidence**

Oct 2, 2025 1:31:50 PM
Fort Myers Beach

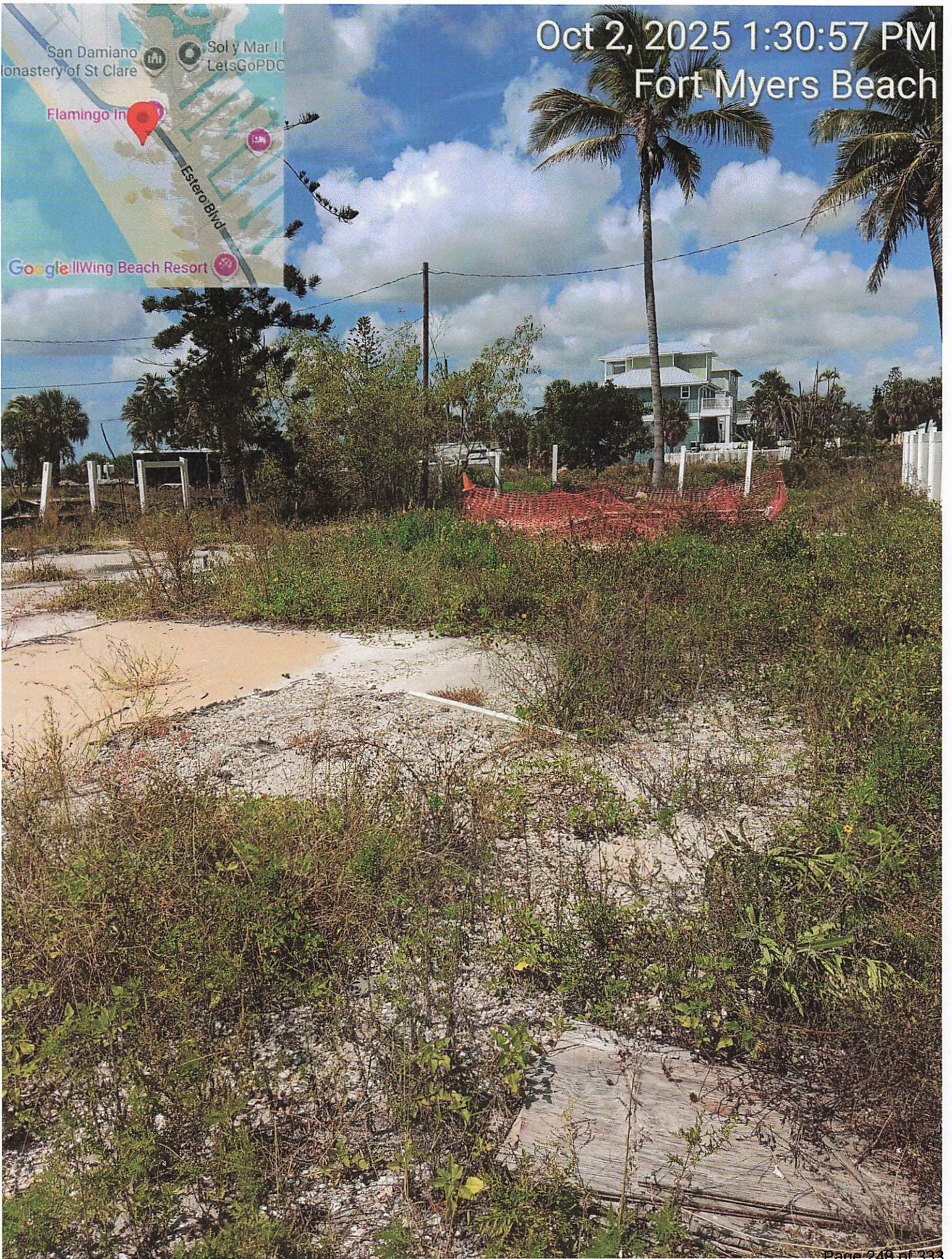




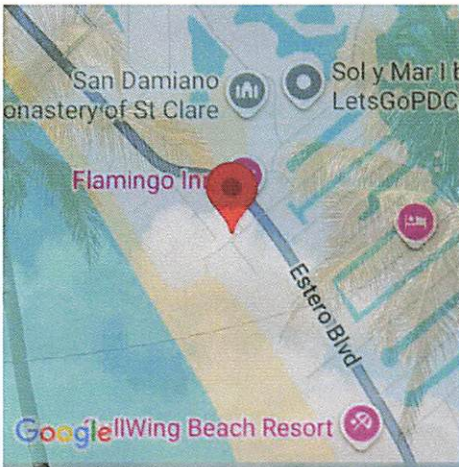
Oct 2, 2025 1:31:48 PM
Fort Myers Beach



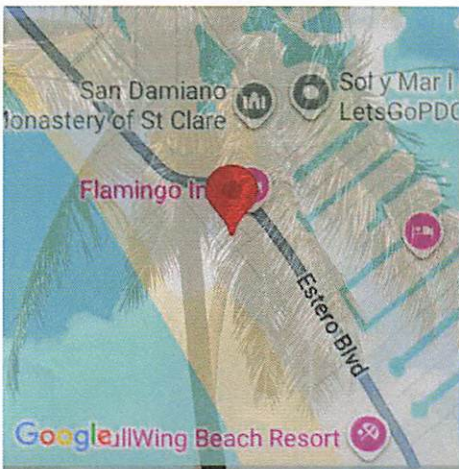
Oct 2, 2025 1:30:57 PM
Fort Myers Beach

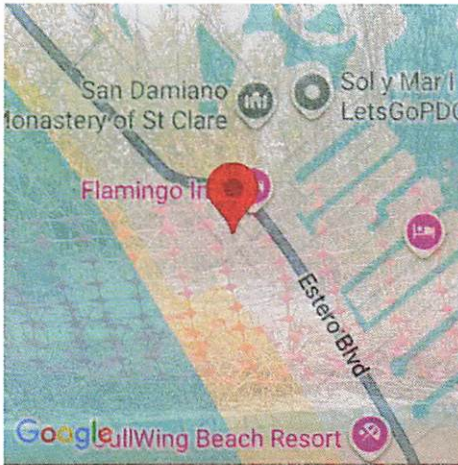


Oct 2, 2025 1:30:53 PM
Fort Myers Beach



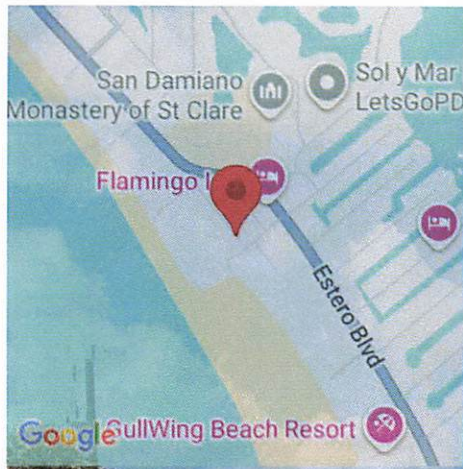
Oct 2, 2025 1:31:35 PM
Fort Myers Beach





Oct 2, 2025 1:31:46 PM
Fort Myers Beach





Oct 2, 2025 1:30:38 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Copaciu Ruben & Brisc Ioana
Property Address: 5660 Williams Dr
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20241153_Hearing Exhibit A_ Notice of Violation & Hearing
2. 20241153_Hearing Exhibit B_ Initial Photographs and Evidence

Town Recommendations:

Town Approvals:

_____	Date: November 13, 2025
Michael Hauserman, Code Compliance Manager	
_____	Date: November 14, 2025
Thomas Yozzo, Emergency Services Director	
	
_____	Date: November 19, 2025
Traci Kohler, Deputy Town Manager	
_____	Date: November 24, 2025
nancy stuparich, Town Attorney	
_____	Date: November 24, 2025
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date: November 24, 2025
Amy Baker, Town Clerk	

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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 16, 2025

Case Number: **20241153**

Owner: **COPACIU RUBEN & BRISC IOANA**

Mailing Address: 2817 Casanova Ct., New Smyrna Beach, FL, 32168

Property Address: **5660 Williams Dr.**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134531

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 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 Violations: On 10/16/2025, A violation was discovered for the Boat Dock/Lift on property being in disrepair and or unsafe condition in Example but not limited to sections of the roof missing and or damaged, cables from the lift portion of the boat dock are hanging freely and not properly secured, and portions of the dock itself are damaged and or missing all causing the Boat Dock/Lift to be dangerous and unsafe. All are identified as violations of the Town's Codes:

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Repair, replace and or demo Boat Dock/Lift on property per Town Code Requirements in order to correct the dangerous and unsafe conditions. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (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: November 17, 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 2nd DAY OF DECEMBER 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, November 17, 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



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

FMB Case Number:	20241153
Certified Mail:	9589071052703142134531
Regular Mail:	Standard 1st Class
DOAH Case Number:	[Not Applicable]

Site Address: 5660 Williams Dr.
Fort Myers Beach, FL, 33931
Parcel Strap No. 28-46-24-W3-0020B.0450

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 #20241153. On 10/16/2025 Violations were found for the Boat Dock/Lift on property being in disrepair and or unsafe condition in Example but not limited to sections of the roof missing and or damaged, cables from the lift portion of the boat dock are hanging freely and not properly secured, and portions of the dock itself are damaged and or missing all causing the Boat Dock/Lift to be dangerous and unsafe. 5660 Williams 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 10/16/2025 to the following:

COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

(Property Owner)

N/A
(Registered Agent)

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 5660 Williams Dr., Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 16th 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 16th day of October 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

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

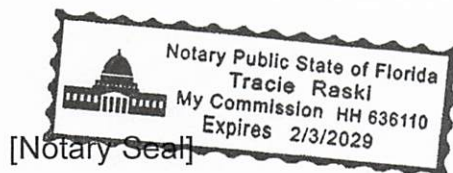


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 16 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 16, 2025 4:00:00 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

20250788
9589071052703142
Standard 1st Class



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 16, 2025

Case Number: 20241153

Owner: **COPACIU RUBEN & BRISC IOANA**
Mailing Address: 2817 Casanova Ct., New Smyrna Beach, FL 32168
Property Address: **5660 Williams Dr., Fort Myers Beach, FL 33931**
Certified Mail# 9589071052703142134531
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 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 Violations: On 10/16/2025, A violation was discovered for the Boat Dock/Lift on property being in disrepair and or unsafe condition. In Example but not limited to sections of the roof missing and or damaged, cables from the lift portion of the boat dock are hanging freely and not properly secured, and portions of the dock itself are damaged and or missing, all causing the Boat Dock/Lift to be dangerous and unsafe. All are identified as violations of the Town's Codes:

Sec. 119.4: The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

Page 1 of 3

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

Myers Beach
AND NOTICE
OF HEARING
Myers Beach,
FL 33931
(239) 765-0202

Case Number:

Oct 16, 2025 3:53:26 PM
Fort Myers Beach



Oct 16, 2025 3:53:13 PM
Fort Myers Beach

ix Super Market
Fort Myers Beach

St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google

865

azy Way



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 16, 2025

Case Number: 20241153

Owner: COPACIU RUBEN & BRISC IOANA

Mailing Address: 2817 Casanova Ct., New Smyrna Beach, FL, 32168

Property Address: 5660 Williams Dr., Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134531

Parcel: Standard First Class Mail

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

9589 0710 5270 3142 1345 31

U.S. Postal Service TM	
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	\$
5660 WILLIAMS DR. COPACIU RUBEN & BRISC IOANA 2817 CASANOVA CT NEW SMYRNA BEACH, FL 32168	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Town of Fort Myers Beach

20241153

OCT 16 2025

Postmark Here

Sent by:

[Signature]

9589 0710 5270 3142 1345 31

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 fees as appropriate)

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

Postage

\$

Total Postage and Fees

5660 WILLIAMS DR.
COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

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

Town of Fort Myers Beach

20241153

OCT 16 2025

Postmark Here

Sent by:

9589 0710 5270 3142 1345 31

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 fees as appropriate)

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

Postage

\$

Total Postage and Fees

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COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

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

Town of Fort Myers Beach

20241153

OCT 16 2025

Postmark Here

Sent by:



Property Data

STRAP: 28-46-24-W3-0020B.0450 Folio ID: 10228637

Tax Roll Value Letter 2025 ▼

Generated on 10/16/2025 9:22 AM

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



COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH FL 32168

Site Address

Site Address maintained by E911 Program Addressing

5660 WILLIAMS DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HOLIDAY HEIGHTS SUB BLK B PB 9 PG 58 LOT 45

[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	3 / 3.0
Gross Living Area	2,264
1st Year Building on Tax Roll	1969
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	28		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43518	-81.9129		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date August of 2021 ▶ ☐ View other photos

Last Inspection Date: 08/06/2021

Property Values / Exemptions / TRIM Notices

Generated on 10/16/2025 9:22 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 (Final Value)	1,181,545	806,700	1,181,545	1,181,545	0	0	1,181,545
2024 / Additional Info	2024 (Corrected Value)	1,041,598	1,041,588	1,041,598	1,041,598	0	0	1,041,598
2023 / Additional Info	2023 (Final Value)	582,988	582,978	582,988	582,988	0	0	582,988
2022 / Additional Info	2022 (Final Value)	1,200,523	402,950	1,200,523	1,200,523	0	0	1,200,523

2021 / Additional Info	2021 (Final Value)	783,294	402,950	783,294	783,294	0	0	783,294
2020 / Additional Info	2020 (Final Value)	675,064	402,950	675,064	429,122	50,000	0	379,122
2019 / Additional Info	2019 (Final Value)	657,305	387,450	657,305	419,474	50,000	0	369,474
2018 / Additional Info	2018 (Final Value)	646,811	387,450	646,811	411,653	50,000	0	361,653
2017 / Additional Info	2017 (Final Value)	676,671	276,750	676,671	403,186	50,000	0	353,186
2016	2016 (Final Value)	695,079	276,750	695,079	394,893	50,000	0	344,893
2015	2015 (Final Value)	601,099	276,750	601,099	392,148	50,000	0	342,148
2014	2014 (Final Value)	570,003	276,750	570,003	389,036	50,000	0	339,036
2013	2013 (Final Value)	490,711	222,800	490,711	383,287	50,000	0	333,287
2012	2012 (Final Value)	376,880	250,000	376,880	376,880	50,000	0	326,880
2011	2011 (Final Value)	419,418	280,000	419,418	419,418	50,000	0	369,418
2010	2010 (Final Value)	477,157	280,000	477,157	450,976	50,000	0	400,976
	2009 (Final Value)	555,010	375,000	555,010	439,120	50,000	0	389,120
	2008 (Final Value)	559,570	360,000	559,570	438,680	50,000	0	388,680
	2007 (Final Value)	736,120	534,000	0	425,900	25,000	0	400,900
	2006 (Final Value)	801,640	645,000	0	408,330	25,000	0	383,330
	2005 (Final Value)	433,600	330,000	0	396,440	25,000	0	371,440
	2004 (Final Value)	401,110	320,000	0	365,600	25,000	0	340,600
	2003 (Final Value)	358,780	240,000	0	358,780	25,000	0	333,780
	2002 (Final Value)	290,110	164,530	0	290,110	0	0	290,110
	2001 (Final Value)	232,480	134,690	0	232,480	0	0	232,480
	2000 (Final Value)	208,770	120,070	0	208,770	0	0	208,770
	1999 (Final Value)	191,630	105,440	0	191,630	0	0	191,630
	1998 (Final Value)	178,370	90,820	0	178,370	0	0	178,370
	1997 (Final Value)	179,760	87,700	0	179,760	0	0	179,760
	1996 (Final Value)	163,130	87,870	0	163,130	0	0	163,130
	1995 (Final Value)	164,290	88,040	0	164,290	0	0	164,290
	1994 (Final Value)	186,790	98,620	0	186,790	0	0	186,790
	1993 (Final Value)	180,910	98,620	0	180,910	0	0	180,910
	1992 (Final Value)	182,830	96,020	0	182,830	0	0	182,830

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

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

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

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

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

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

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

Generated on 10/16/2025 9:22 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	1992	483
BOAT LIFT	1993	1
SEAWALL - CONCRETE	1969	105
IRRIGATION SYSTEM LAWN	1969	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1969	1999

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,672
BAS - BASE	Y	592
FGR - FINISHED GARAGE	N	495
FOP - FINISHED OPEN PORCH	N	323
FOP - FINISHED OPEN PORCH	N	42
PPT - POOL PATIO	N	842

Building Features

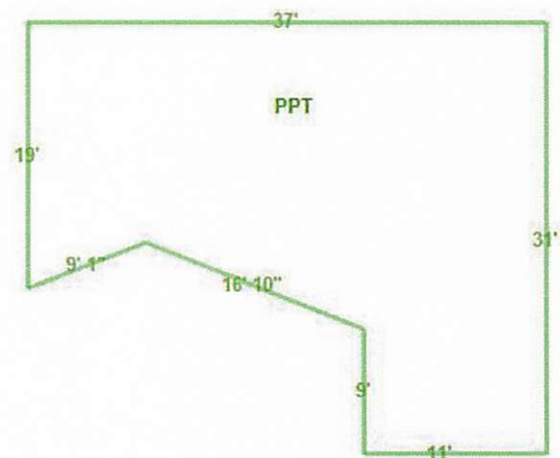
Description	Year Added	Units
POOL - RESIDENTIAL	1979	351
PATIO - BRICK AND TILE	1979	491
SHED - FRAME W/FLOOR	2006	48
A/C-POOL HEATERS	2012	1

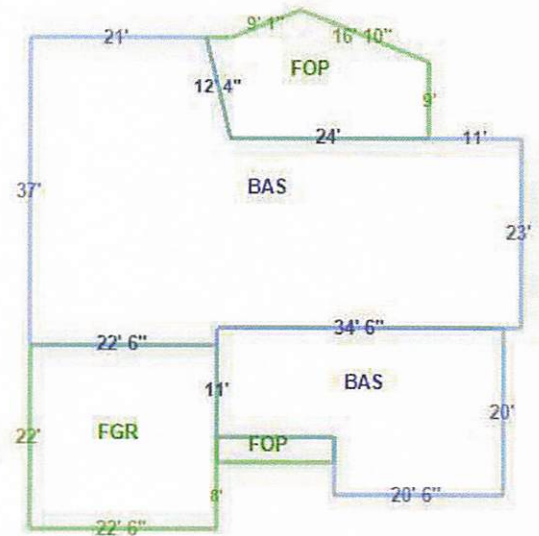
Building Front Photo



Photo Date: August of 2021

Building Footprint





Property Details (2025 Tax Roll)



Generated on 10/16/2025 9:22 AM

Land

Land Tracts

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

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BOAT LIFT	1993	1
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Building 1 of 1

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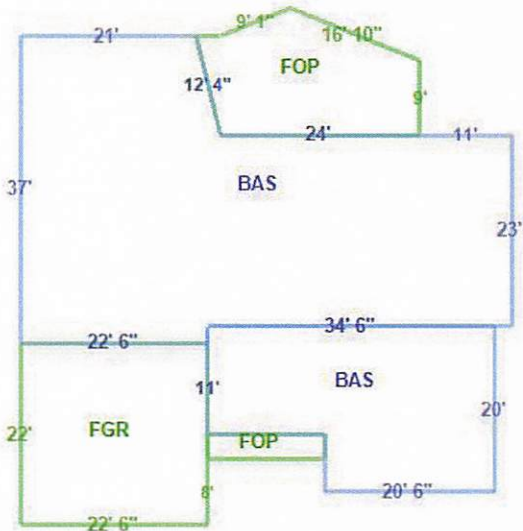
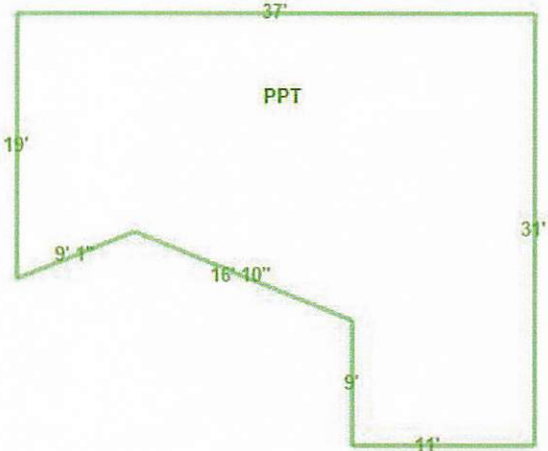
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PATIO - BRICK AND TILE	1979	491
SHED - FRAME W/FLOOR	2006	48
A/C-POOL HEATERS	2012	1

Building Front Photo



Photo Date: August of 2021

Building Footprint



Taxing Authorities

Generated on 10/16/2025 9:22 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 10/16/2025 9:22 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,100,000.00	01/26/2023	2023000031996	03		I
851,100.00	05/06/2021	2021000215540	01		I
851,100.00	04/12/2021	2021000132839	01		I
10.00	02/05/2021	2021000047679	11		I
0.00	05/10/2020	2021000047680	11		I
100.00	02/09/2000	3221/133	01		I
297,500.00	03/27/1998	2946/2163	06		I
100.00	09/01/1991	2249/2484	01		I
150,000.00	05/01/1987	1915/386	06		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **9** and **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](#).

Generated on 10/16/2025 9:22 AM

Generated on 10/16/2025 9:22 AM

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

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.

Generated on 10/16/2025 9:22 AM

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Generated on 10/16/2025 9:22 AM



Lee County Tax Collector

Noelle Branning

Account Number:
28-46-24-W3-0020B.0450
Alternate Key:
2100519109
Millage Code:
032

Site Address/Legal Description:
5660 WILLIAMS DR
HOLIDAY HEIGHTS SUB BLK B PB 9 PG 58 LOT 45

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

2024 Real Estate Tax Notice

Exemptions/Values
Market Value 1,041,598
Assessed Value 1,041,598
Taxable Value 1,041,598



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

★ See message below.

COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

Paid 11/26/2024 INT-00-02921354 \$15,110.92

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

1,041,598
1,041,598
1,041,598
1,041,598
1,041,598
1,041,598
1,041,598
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Exemption

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Taxable

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Amount

3,918.80
2,341.51
3,164.37
1,031.18
98.74
34.06
106.87
2,916.47
116.97
167.91
20.83
41.04

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:

\$14,279.13

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.

Paid 11/26/2024 INT-00-02921354 \$15,110.92

Account: 28-46-24-W3-0020B.0450

Site Address: 5660 WILLIAMS DR

Alternate Key: 2100519109

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

COPACIU RUBEN & BRISC IOANA
2817 CASANOVA CT
NEW SMYRNA BEACH, FL 32168

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



Return with payment

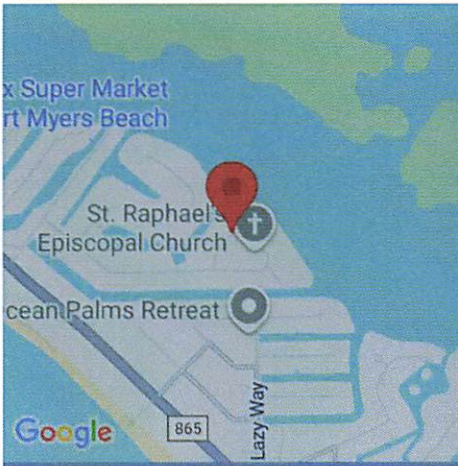
HEARING

EXHIBIT

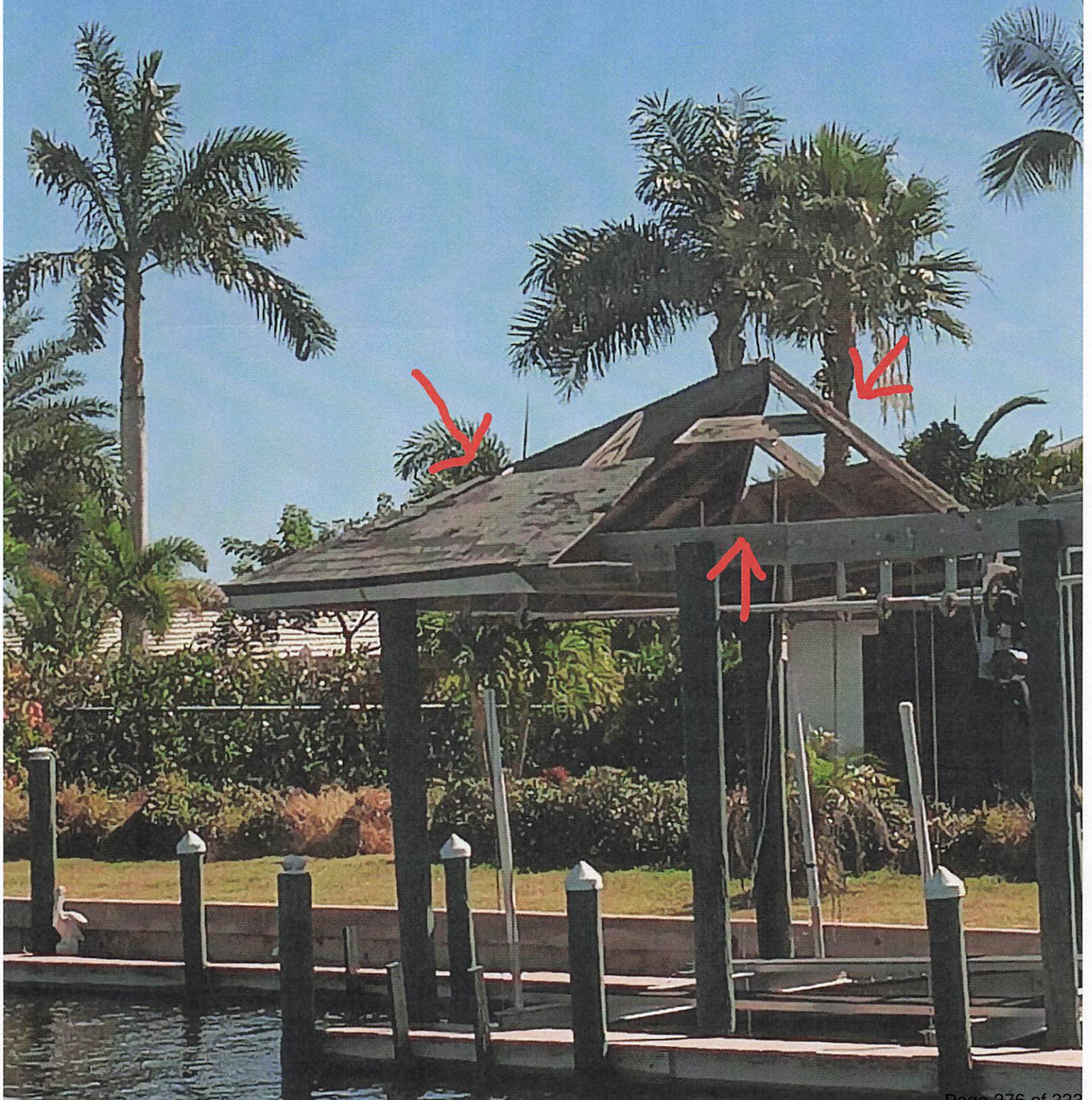
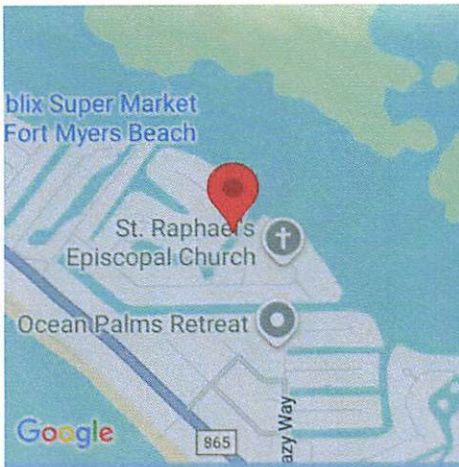
B

- **Initial Inspection Photographs and Evidence**

Oct 16, 2025 11:30:24 AM
Fort Myers Beach



Oct 16, 2025 11:18:26 AM
Fort Myers Beach



Oct 16, 2025 11:18:05 AM
Fort Myers Beach

Publix Super Market
Fort Myers Beach

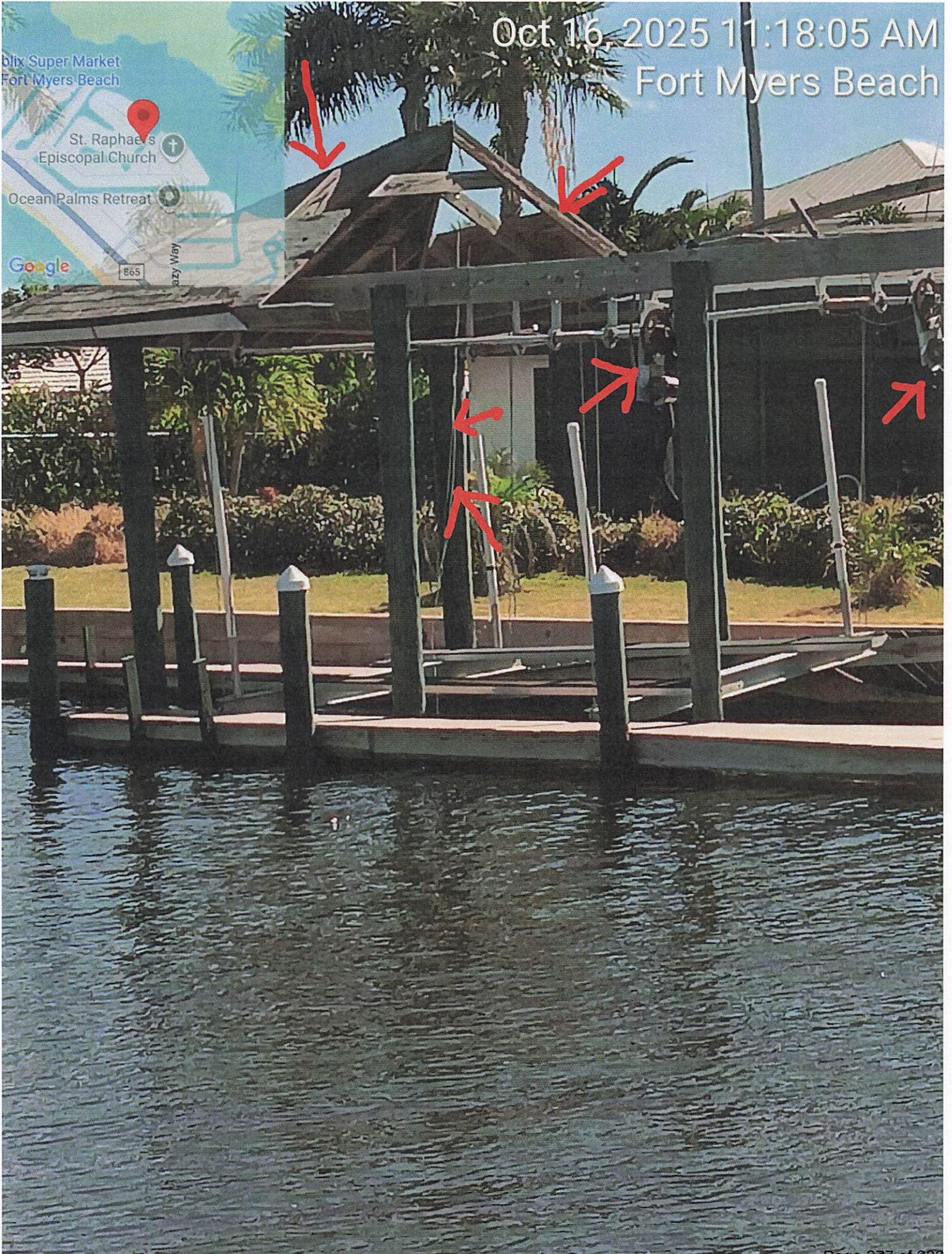
St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google

865

Lazy Way



Oct 16, 2025 11:18:10 AM
Fort Myers Beach

blix Super Market
Fort Myers Beach

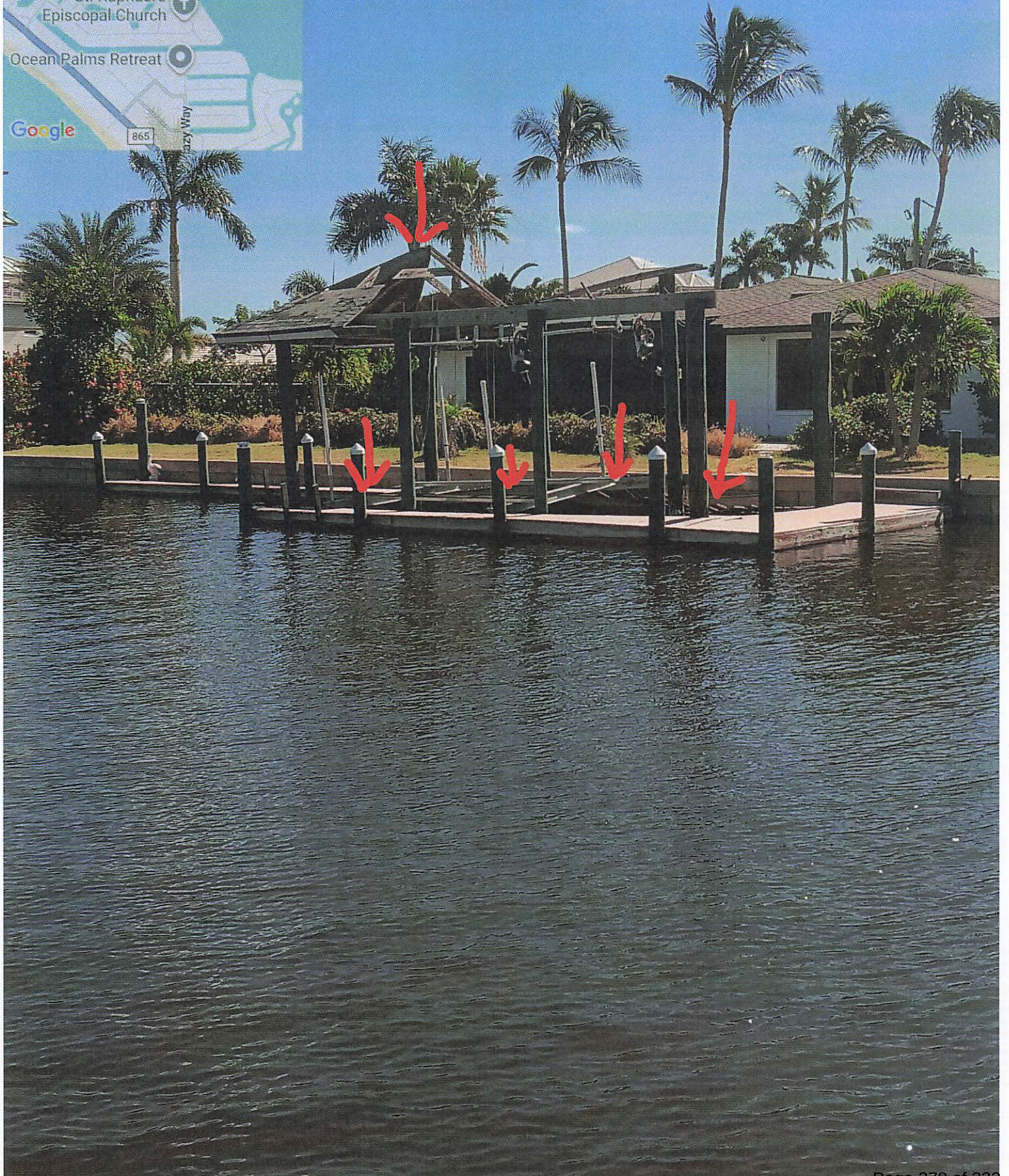
St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google

865

Lazy Way



Oct 16, 2025 11:17:57 AM
Fort Myers Beach

Walmart Super Market
Fort Myers Beach



Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: TNI Global LLC
Property Address: 175 Bahia Via
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20251131_Hearing Exhibit A_Notice of Violation & Hearing
2. 20251131_Hearing Exhibit B_Initial Inspection Photographs and Ev

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- **Notice of Violation & Hearing**
- **Affidavit & Proof of Service**
- **Property Ownership Records**



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: November 4, 2025

Case Number 20251131

Owner: **TNI GLOBAL LLC**

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

Property Address: **175 Bahia Via**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142134456

Parcel: Standard First- Class Mail

Registered Agent: **DAVIS, JOHN**

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

Certified Mail #: 9589071052703142134463

Parcel: Standard First-Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on November 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 Violations: On 11/04/2025, Violations were discovered for maintaining a pool on property in unsanitary conditions in example pool containing debris and stagnant water. For the accumulation of rubbish and garbage throughout the property in example, but not limited to yard debris, trash, and other miscellaneous items throughout the property. For the grass and weeds exceeding 12inches in height throughout the property. For maintaining a structure on property in an unsafe, unsanitary condition causing safety concerns to the general public in example but not limited to unsecured windows, siding in disrepair, fencing in disrepair, parts of structure unsecured causing a safety concern to the General Public.

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

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

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. 6-2, - 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.

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) Properly Drain and or remove stagnant water and debris from pool per Town Code Requirements to correct unsafe conditions to the General Public. (2) Remove and dispose of all trash and debris throughout the property and maintain per Town Code Requirements. (3) Trim and or mow all grass and or weeds to under 12inches in height throughout the property and maintain property per Town Code Requirements. (4) Secure all entry points of the property that are accessible to the general public and wildlife including windows and all other points of entry. Remove or repair fencing that is in disrepair. Secure and /or remove any loose or unsecured parts of the structure and ensure structure on property is maintained in a clean, safe, secured condition as to correct the safety concerns to the General Public.

Compliance is required on or before: November 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 2nd DAY OF December 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, November 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.**

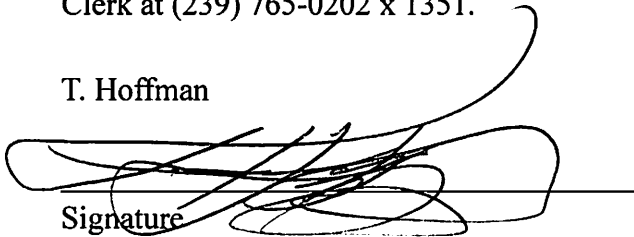
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

T. Hoffman

A handwritten signature in dark ink, appearing to be 'T. Hoffman', written over a horizontal line. The signature is stylized with loops and flourishes.

Code Enforcement Officer
Fort Myers Beach, Florida



Town of Fort Myers Beach

6231 Estero Blvd, Florida 33931
Phone: 239-765-0202 Fax: 239-765-0909

**TOWN OF FORT MYERS BEACH,
FLORIDA,**

**Petitioner,
vs.**

**TNI GLOBAL LLC
Respondent.**

Certified Mail:

9589071052703142134456

9589071052703142134463

Regular Mail:

USPS 11/05/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman, who being duly sworn by me, on oath, deposes and says the following regarding that certain Notice of Violation and Notice of Hearing attached hereto as **Exhibit A** (“the Notice”):

1. My name is T. Hoffman. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach (“Town”).
3. On 11/05/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **15701 S Tamiami Trail, Fort Myers FL, 33908**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

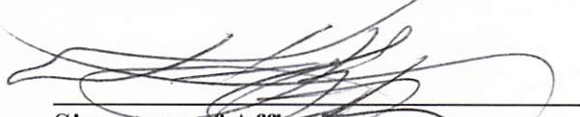
- b. To the following additional address(es) reasonably believed to be valid for the property owner: (N/A). A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by TNI GLOBAL LLC, a business entity registered in the State of Florida. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's Registered Agent Davis, John at the following address: 15701 S Tamiami Trail Fort Myers, FL 33908. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 11/05/2025, I posted a copy of the Notice at 175 Bahia Via, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 11/05/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **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 of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:


Signature of Affiant
Printed Name: T. Hoffman
Title: Code Enforcement Officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
☒ physical presence / ☐ online notarization, this 5th day of November 2025, by
T. Hoffman, who ☒ is personally known to me ☐ or has produced
as identification.


Notary Public, State of Florida
Printed Name: Tracie Raski
My Commission No.: HH 636110
My Commission Expires: 2/3/2029





Nov 5, 2025 11:27:43 AM
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: November 4, 2025

Case Number 20251131

Owner: **TNI GLOBAL LLC**
Mailing Address: 15701 S Tamiami Trail, Fort Myers, FL 33908
Property Address: **175 Bahia Via**, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134456
Parcel: Standard First- Class Mail
Registered Agent: **DAVIS, JOHN**
Mailing Address: 15701 S Tamiami Trail, Fort Myers, FL 33908
Certified Mail #: 9589071052703142134463
Parcel: Standard First-Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on November 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 Violations: On 11/04/2025, Violations were discovered for maintaining a pool on property in unsanitary conditions in example pool containing debris and stagnant water. For the accumulation of rubbish and garbage throughout the property in example, but not limited to yard debris, trash, and other miscellaneous items throughout the property. For the grass and weeds exceeding 12inches in height throughout the property. For maintaining a structure on property in an unsafe, unsanitary condition causing safety concerns to the general public in example but not limited to unsecured windows, siding in disrepair, fencing in disrepair, parts of structure unsecured causing a safety concern to the General Public.

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

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

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.

Page 1 of 4

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Class Mail

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

Case Number 20251131

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but not limited to unsecured windows, doors, or other openings, or any structure unsecured causing a safety concern to the public.

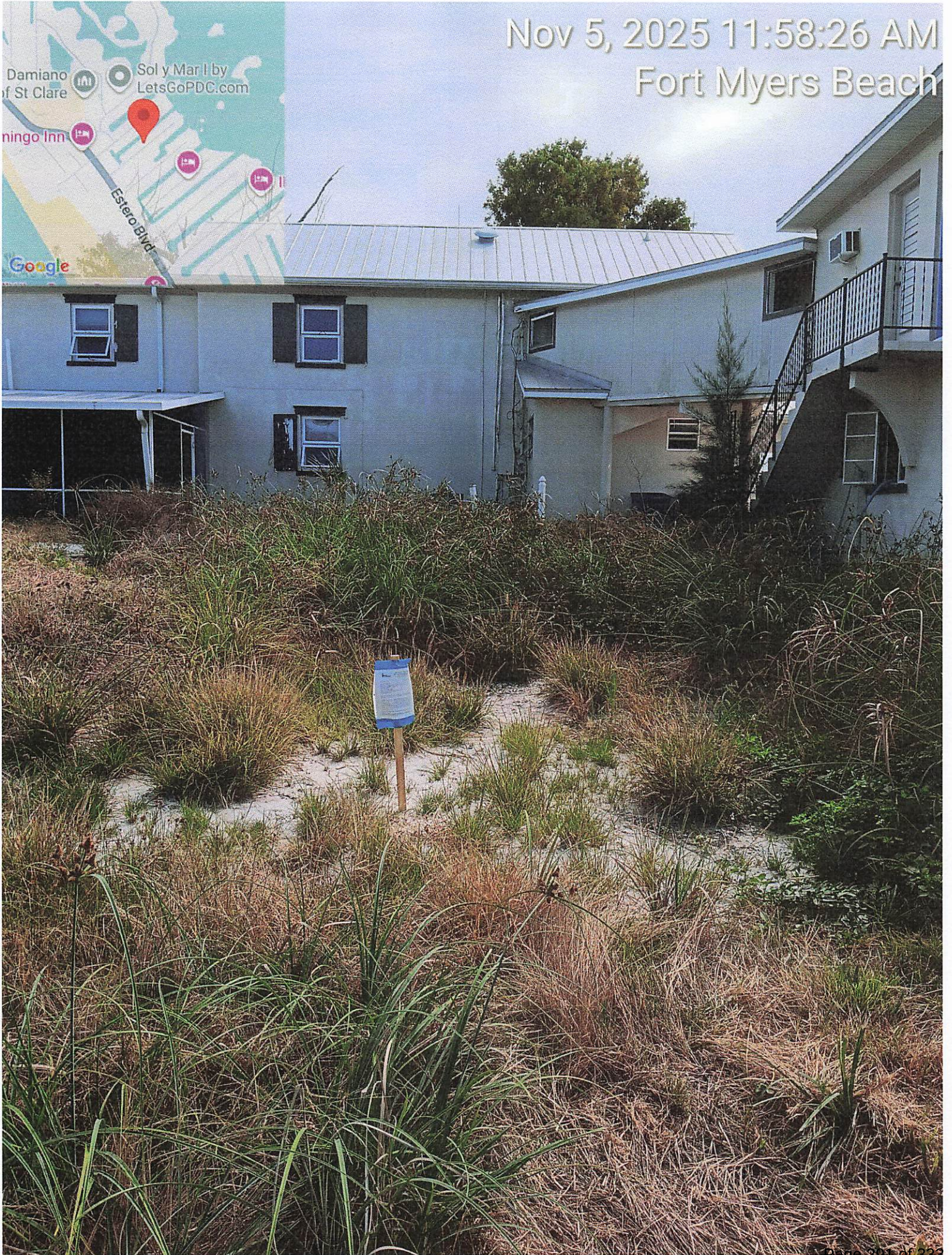
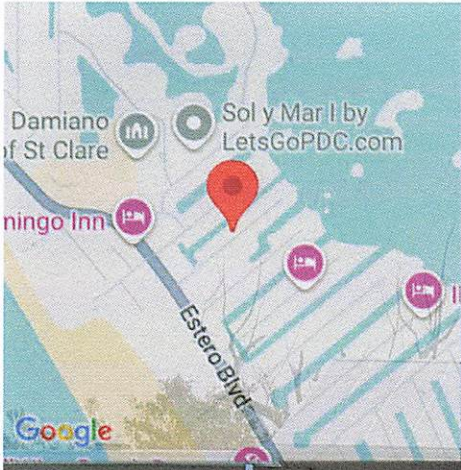
of the Town's Codes:

ing Pools Swimming pools shall be maintained in a clean and sanitary condition.

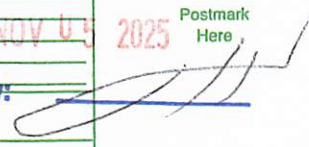
International Property Maintenance Code; 308.1 Accumulation of refuse, debris, or garbage shall be maintained in a clean and sanitary condition.

Nov 5, 2025 11:58:26 AM

Fort Myers Beach



9589 0710 5270 3142 1344 56

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 \$ 20251131	Town of Fort Myers Beach Postmark Here
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 \$	NOV 05 2025
Postage \$ Total Postage and Fees \$ 175 BAHIA VIA	Sent by: 
TNI GLOBAL LLC 15701 S TAMIAMI TRL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 56

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 \$ 20251131	Town of Fort Myers Beach Postmark Here
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 \$	NOV 05 2025
Postage \$ Total Postage and Fees \$ 175 BAHIA VIA	Sent by: 
Davis, John 15701 S TAMIAMI TRAIL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Extra Services & Fees (check box, add fee as appropriate)	
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TNI GLOBAL LLC 15701 S TAMIAMI TRL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
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Total Postage and Fees	
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Davis, John 15701 S TAMIAMI TRAIL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	20251131
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	
\$	175 BAHIA VIA
TNI GLOBAL LLC 15701 S TAMIAMI TRL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	20251131
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	
\$	175 BAHIA VIA
Davis, John 15701 S TAMIAMI TRAIL FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Property Data

STRAP: 34-46-24-W4-00003.0000 Folio ID: 10576110

Tax Roll Value Letter 2025

Generated on 10/1/2025 11:22 AM

Owner Of Record - Sole Owner
[Change Mailing Address]



TNI GLOBAL LLC
15701 S TAMIAMI TRL
FORT MYERS FL 33908

Site Address

Site Address maintained by E911 Program Addressing

175 BAHIA VIA
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



PARL IN SEC 34 AS DESC IN OR 1030 PG 62 LESS 3.001 THRU 3.0100 LESS
INST# 2016000169394

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the
Lee County Clerk of Courts website, using 1030 and 62 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 4 / 3.0
Gross Living Area (multiple buildings, see Property Details below) 2,576
1st Year Building on Tax Roll 1953
Historic Designation No

Township	Range	Section	Block	Lot
46	24E	34		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42465	-81.90367		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2016 ▶ ☐ View other photos

Last Inspection Date: 07/01/2022

Property Values / Exemptions / TRIM Notices

Generated on 10/1/2025 11:22 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)	1,152,536	797,344	1,152,536	1,152,536	0	0	1,152,536
2024 / Additional Info	2024 (Final Value)	1,842,398	1,776,053	1,842,398	1,842,398	0	0	1,842,398
2023 / Additional Info	2023 (Final Value)	1,130,336	1,047,710	1,130,336	1,130,336	0	0	1,130,336
2022 / Additional Info	2022 (Final Value)	1,316,274	506,300	1,316,274	1,316,274	0	0	1,316,274

2021 / Additional Info	2021 (Final Value)	905,750	473,200	905,750	574,912	50,000	0	524,912
2020 / Additional Info	2020 (Final Value)	825,251	455,000	825,251	566,974	50,000	0	516,974
2019 / Additional Info	2019 (Final Value)	799,412	455,000	799,412	554,227	50,000	0	504,227
2018 / Additional Info	2018 (Final Value)	746,941	413,595	746,941	543,893	50,000	0	493,893
2017 / Additional Info	2017 (Final Value)	741,284	413,595	741,284	532,706	50,000	0	482,706
	2016 (Final Value)	617,149	413,595	617,149	521,749	50,000	0	471,749

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 9/30/2025)

Generated on 10/1/2025 11:22 AM

Land

Land Tracts

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

Land Features

Description	Year Added	Units
FENCE - WOOD STOCKADE	2000	360
SEAWALL - CONCRETE	2001	120
BOAT LIFT	2001	1
PIER - RESIDENTIAL	2001	220
SEAWALL - RIPRAP	1953	60
IRRIGATION SYSTEM LAWN	1953	1
GATE MANUAL	1953	1
BOAT LIFT	2006	1

Buildings

Building 1 of 2

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - SINGLE FAMILY RESIDENTIAL	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1953	1987

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,048
FCP - FINISHED CARPORT	N	266
FEP - FINISHED ENCLOSED PORCH	N	120
FOP - FINISHED OPEN PORCH	N	50
FUS - FINISHED UPPER STORY	Y	1,048
OCY - OPEN COURTYARD	N	32
PLR - POOL RESIDENTIAL	N	356
PPT - POOL PATIO	N	495
PS1 - 1 STORY SCREEN ENCL	N	851
PTO - PATIO	N	1,328
UEP - UNFINISHED ENCLOSED PORCH	N	112
UOP - UNFINISHED OPEN PORCH	N	22
USP - UNFINISHED SCREENED PORCH	N	729

Building Features

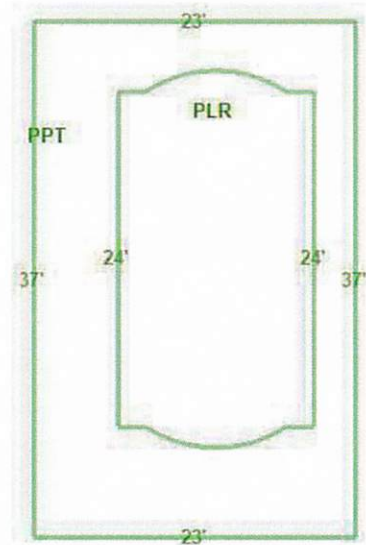
Description	Year Added	Units
UTILITY - FINISHED	1954	640
OUTDOOR KITCHEN	1970	1
XTRA/ADDITIONAL A/C UNITS	1970	1
PATIO - BRICK AND TILE	2007	200
POOL - RESIDENTIAL	2015	356
PATIO - BRICK AND TILE	2015	495
A/C-POOL HEATERS	2015	1

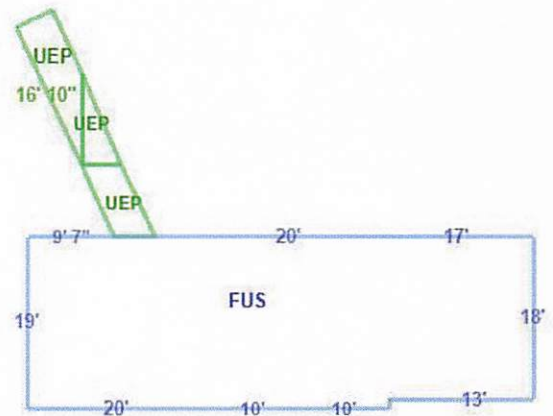
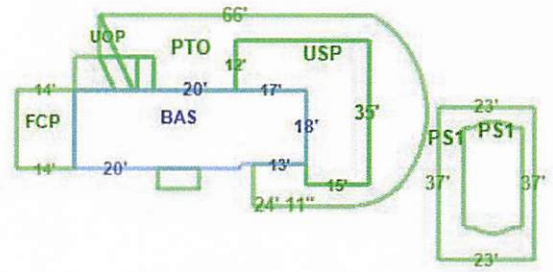
Building Front Photo



Photo Date: February of 2016

Building Footprint





Building 2 of 2

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
1	1.0	1973	1985

Building Subareas

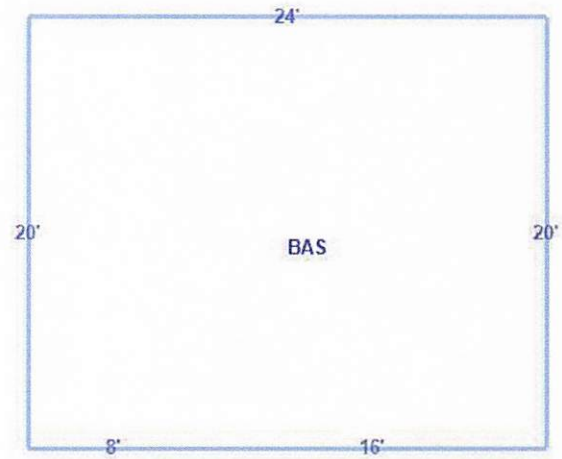
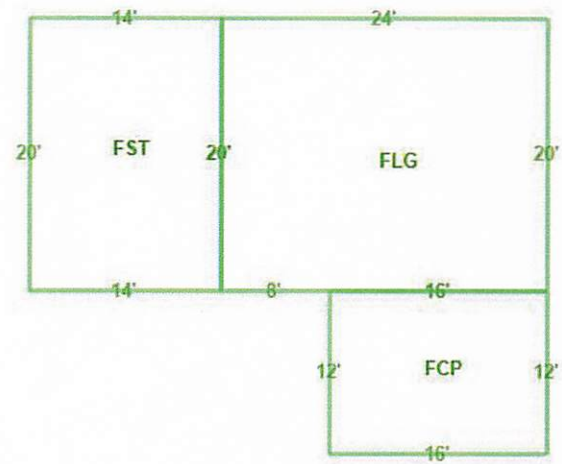
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	480
FCP - FINISHED CARPORT	N	192
FLG - FINISHED LOWER GARAGE	N	480
FST - FINISHED UTILITY	N	280

Building Front Photo

Building Footprint



Photo Date: February of 2016



 Property Details (2025 TRIM)

Generated on 10/1/2025 11:22 AM

Land
Land Tracts

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

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Buildings

Building 1 of 2

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Building Features

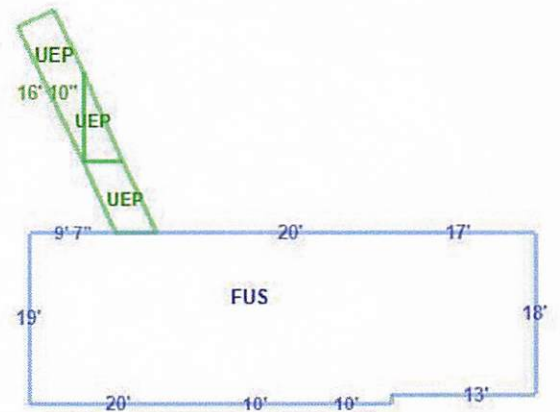
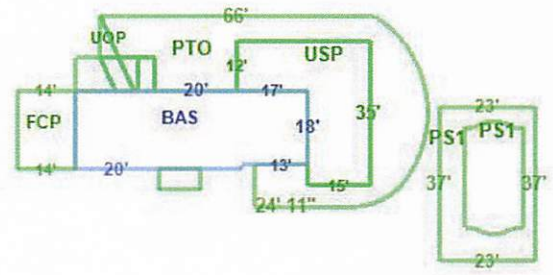
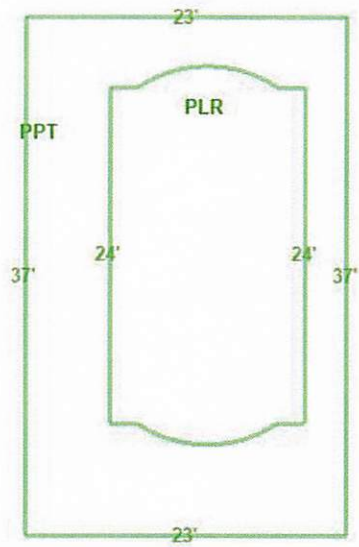
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Building Front Photo

Building Footprint



Photo Date: February of 2016



Building 2 of 2

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Building Subareas

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FCP - FINISHED CARPORT	N	192
FLG - FINISHED LOWER GARAGE	N	480
FST - FINISHED UTILITY	N	280

Building Front Photo

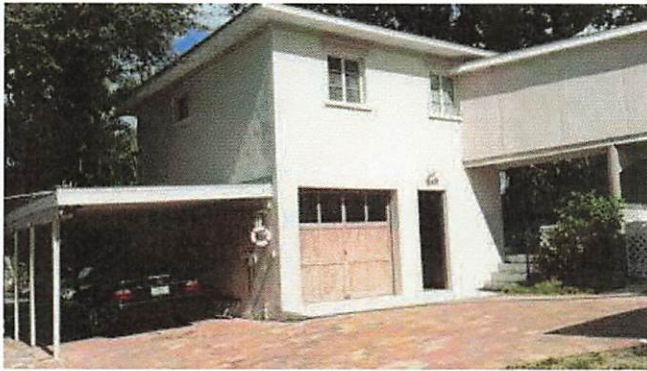
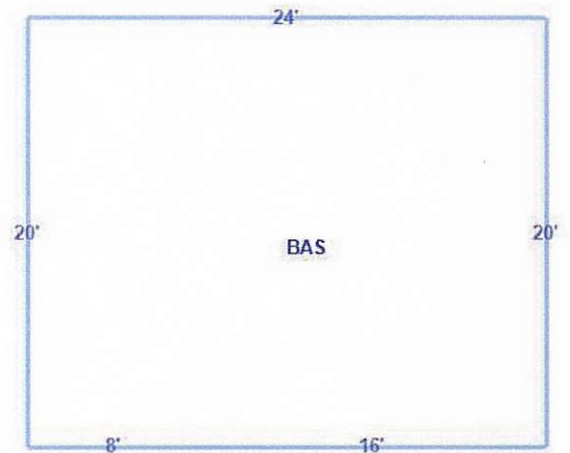
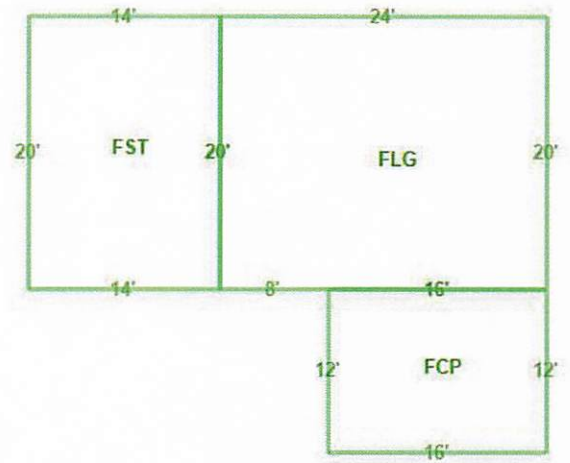


Photo Date: February of 2016

Building Footprint



Taxing Authorities

Generated on 10/1/2025 11:22 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 10/1/2025 11:22 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
0.00	12/01/2023	2023000380639	11		I
10.00	08/11/2021	2022000112898	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 34-46-24-W4-00003.0090	I
1,700,000.00	08/11/2021	2021000267867	98	Unable to process transfer due to deed or transfer instrument errors (examples: incomplete or incorrect legal description, incorrect grantor) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 34-46-24-W4-00003.0090	V
1.00	08/09/2016	2016000169394	11	There are 1 additional parcel(s) with this document (may have been split after the transaction date)...	I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **1030** and **62** for the book and page numbers and **Official Records** 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 10/1/2025 11:22 AM

Permit Number	Permit Type	Date
ELE16-0112	Electric	05/03/2016
BLD15-0192	Screen Room / Enclosure	10/30/2015
ELE15-0294	Electric	09/22/2015
ELE15-0196	Electric	07/16/2015
POL15-0039	Pool & Spa	07/16/2015
RES2007-06515	Building Miscellaneous	07/02/2007
DSH2005-01038	Boathouse, Dock & Shoreline	05/31/2007
RES2007-04165	Building Addition	04/06/2007
ROF2006-06484	Roof	10/25/2006
ROF2006-06398	Roof	10/18/2006
RES2004-00944	Screen Room / Enclosure	02/05/2004
DSH200100666	Boathouse, Dock & Shoreline	07/27/2001
DSH2001-00666	Boathouse, Dock & Shoreline	07/27/2001
DSH200100667	Boathouse, Dock & Shoreline	07/27/2001
DSH2001-00667	Boathouse, Dock & Shoreline	07/27/2001
FNC2000-00016	Fence	01/10/2000

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 10/1/2025 11:22 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
34-46-24-W4-00003.0000	10230975	Split (From another Parcel)	08/09/2016
34-46-24-W4-00003.0090	10230984	Split (From another Parcel)	08/09/2016
34-46-24-W4-00003.0090	10576111	Split (From another Parcel)	08/09/2016

Solid Waste (Garbage) Roll Data

Generated on 10/1/2025 11:22 AM

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

Flood and Storm Information

Generated on 10/1/2025 11:22 AM

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

Generated on 10/1/2025 11:22 AM



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

Detail by Entity Name

Florida Limited Liability Company

TNI GLOBAL LLC

Filing Information

Document Number	L21000525584
FEI/EIN Number	87-4479995
Date Filed	12/14/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/08/2025
Event Effective Date	11/19/2024

Principal Address

15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Mailing Address

15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Registered Agent Name & Address

Davis, John
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Name Changed: 11/19/2024

Authorized Person(s) Detail

Name & Address

Title MGR

NOVAK, TOMAS
15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Annual Reports

Report Year	Filed Date
2023	01/31/2023
2024	11/19/2024

2025

03/10/2025

Document Images

09/08/2025 -- LC Amendment	View image in PDF format
03/10/2025 -- ANNUAL REPORT	View image in PDF format
11/19/2024 -- REINSTATEMENT	View image in PDF format
01/31/2023 -- ANNUAL REPORT	View image in PDF format
04/26/2022 -- ANNUAL REPORT	View image in PDF format
12/14/2021 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Lee County Tax Collector

Noelle Branning

Account Number:
34-46-24-W4-00003.0000
Alternate Key:
2100607866
Millage Code:
032

Site Address/Legal Description:
175 BAHIA VIA
PARL IN SEC 34 AS DESC IN OR 1030 PG 62 LESS
3.001 THRU 3.0100 LESS INST# 2016000169394

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	1,842,398
Assessed Value	1,842,398
Taxable Value	1,842,398

★ See message below.

TNI GLOBAL LLC
15701 S TAMiami TRL
FORT MYERS, FL 33908

Paid 11/27/2024 EEX-00-02933674 \$24,315.58

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,842,398	0	1,842,398	6,931.65
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,842,398	0	1,842,398	4,141.71
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	1,842,398	0	1,842,398	5,597.21
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	1,842,398	0	1,842,398	1,823.97
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,842,398	0	1,842,398	174.66
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,842,398	0	1,842,398	60.25
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,842,398	0	1,842,398	189.03
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	1,842,398	0	1,842,398	5,158.71
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,842,398	0	1,842,398	206.90
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,842,398	0	1,842,398	296.99
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	1,842,398	0	1,842,398	36.85
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,842,398	0	1,842,398	72.59

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	638.21

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$25,328.73

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 34-46-24-W4-00003.0000

Site Address: 175 BAHIA VIA

Alternate Key: 2100607866

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

TNI GLOBAL LLC
15701 S TAMiami TRL
FORT MYERS, FL 33908

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



Paid 11/27/2024 EEX-00-02933674 \$24,315.58

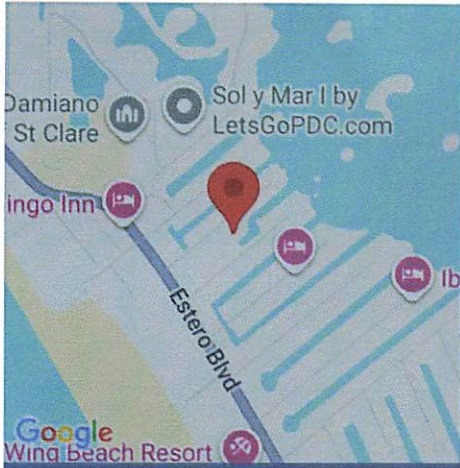
HEARING

EXHIBIT

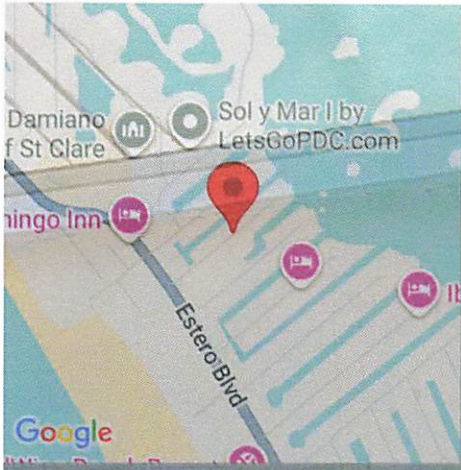
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- **Initial Inspection Photographs and Evidence**

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Fort Myers Beach



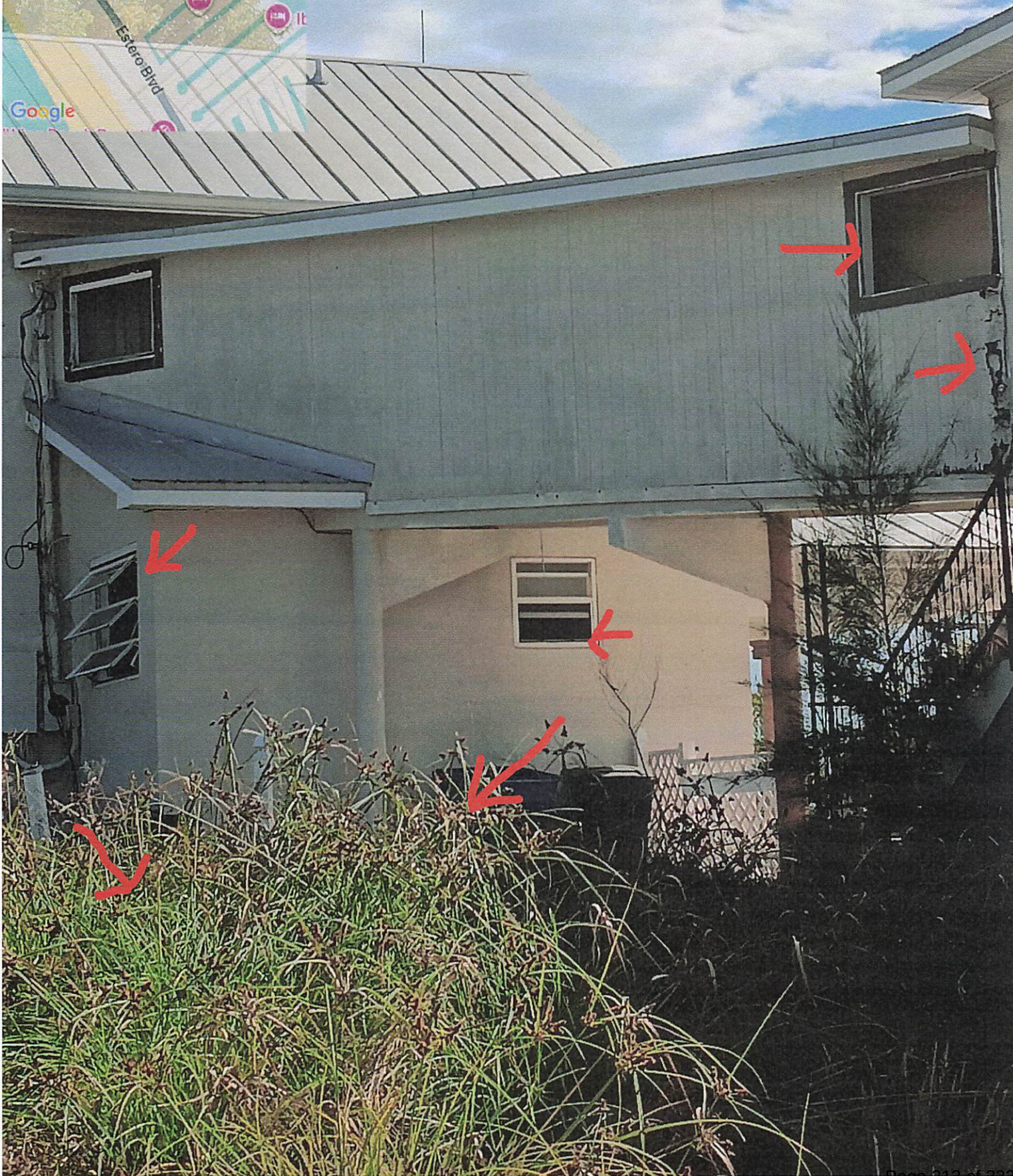
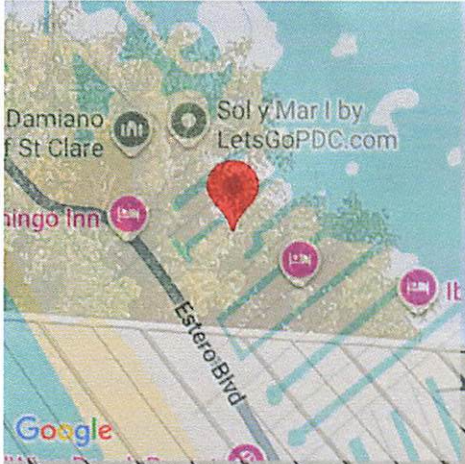
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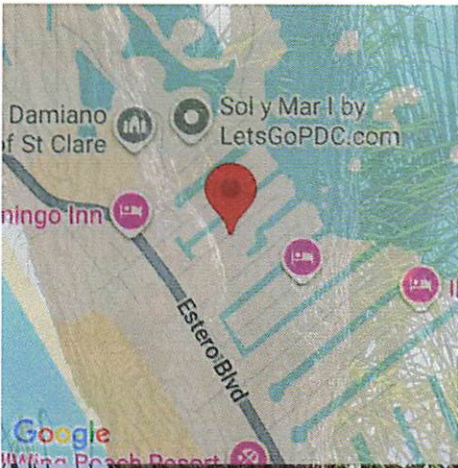
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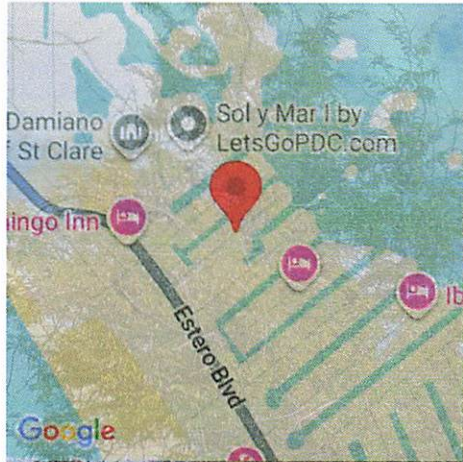
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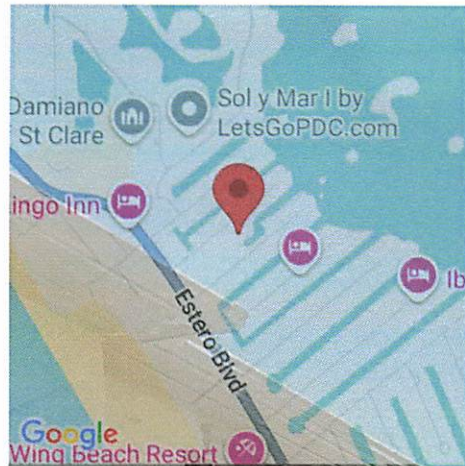
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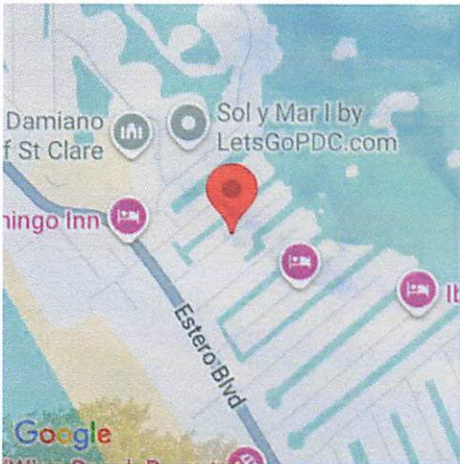
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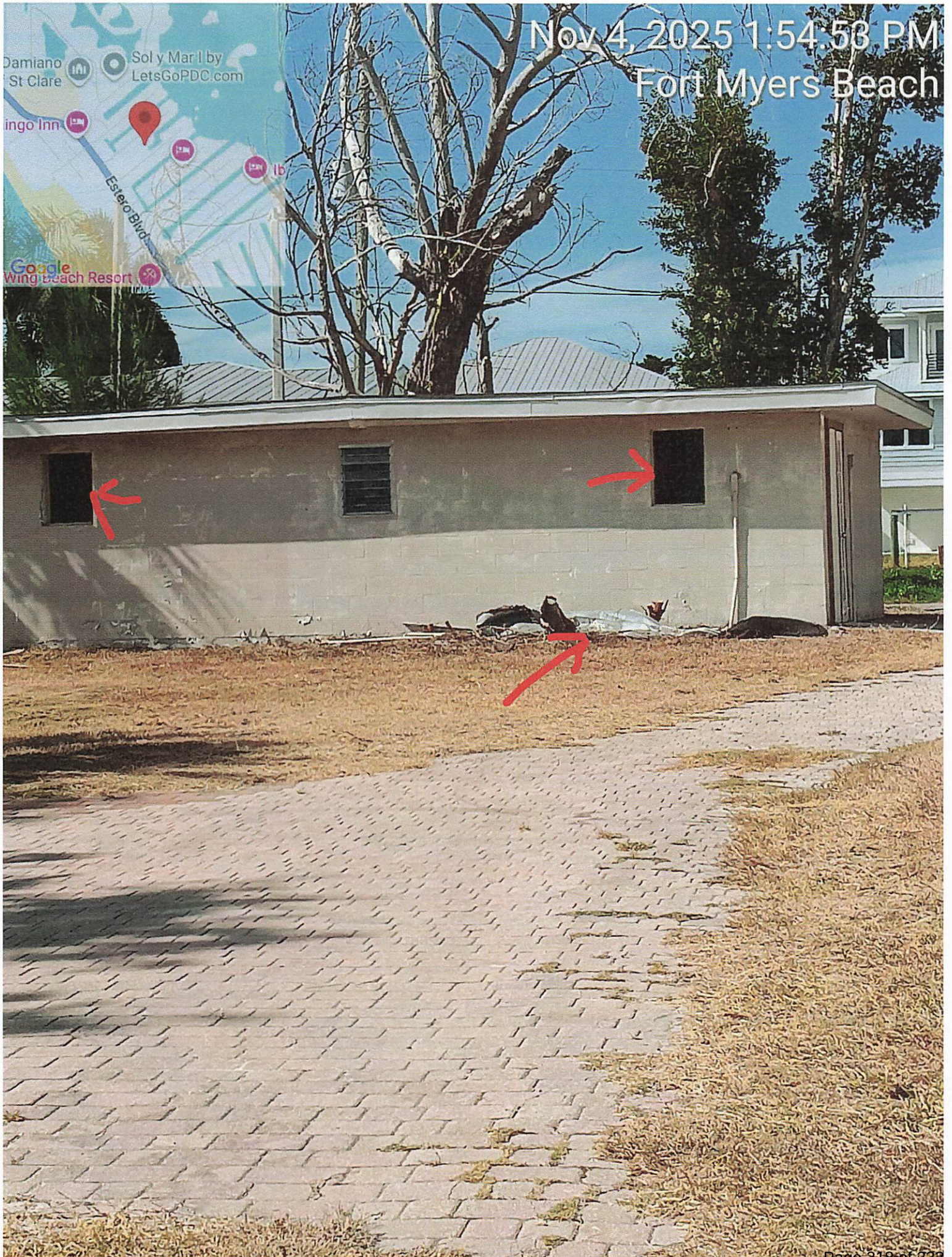


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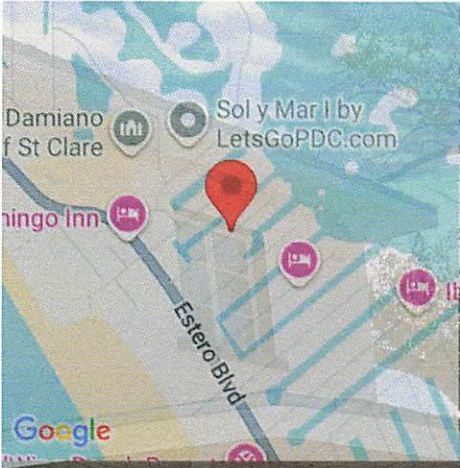


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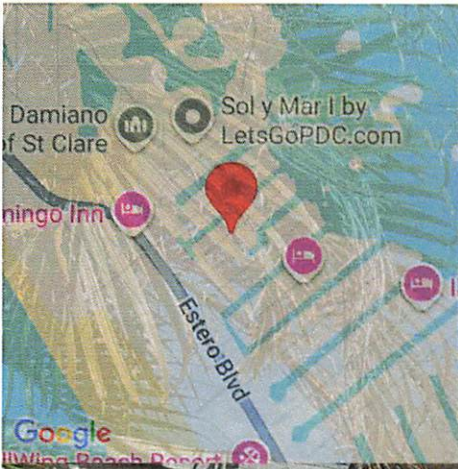
Fort Myers Beach



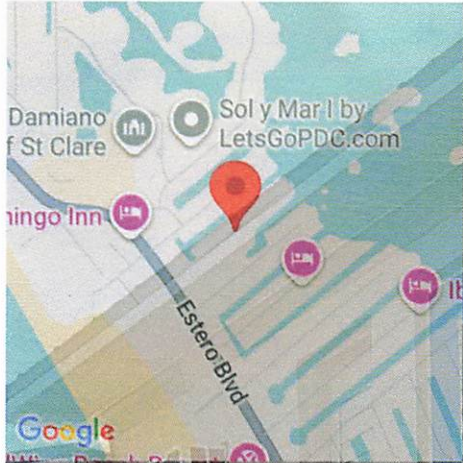
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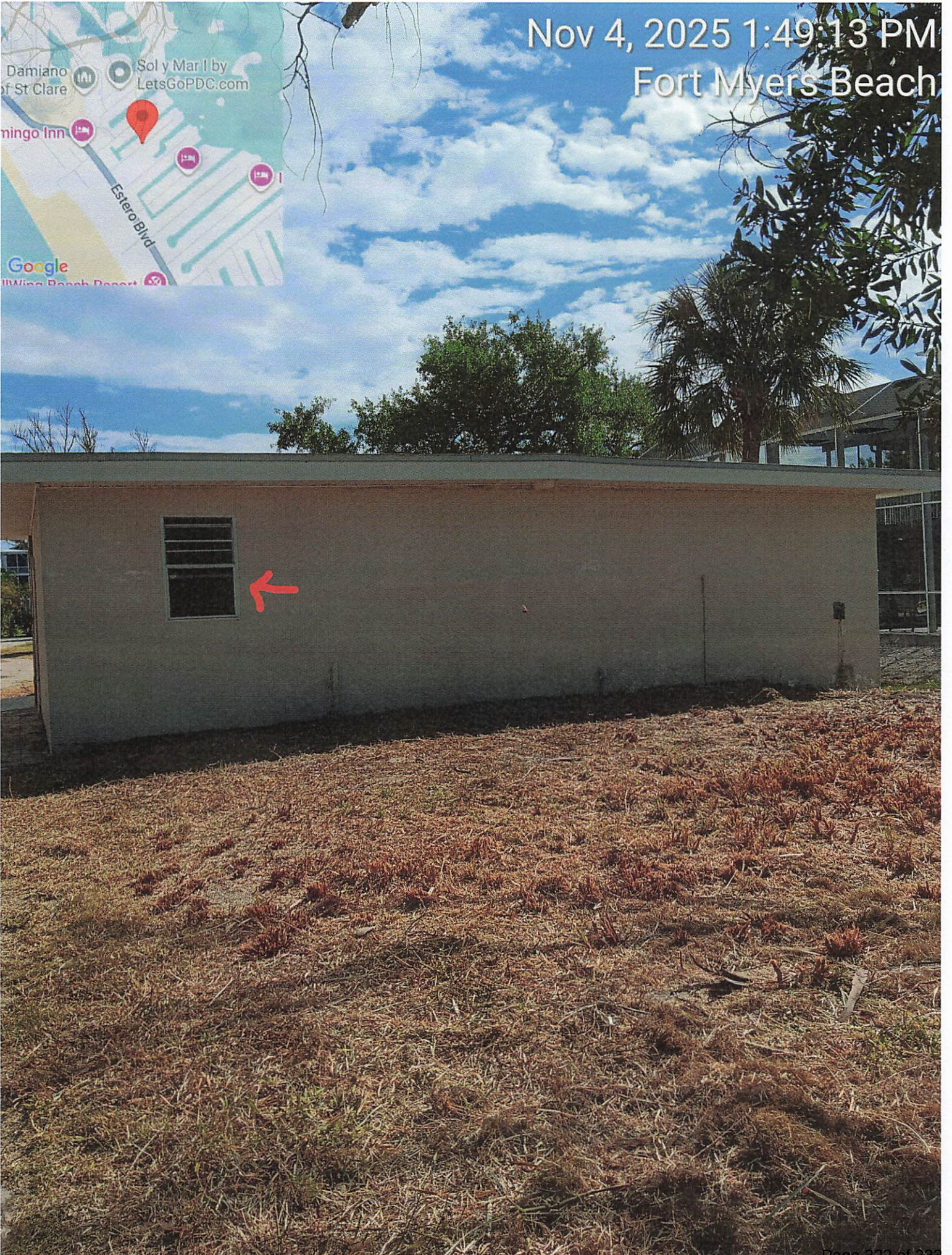
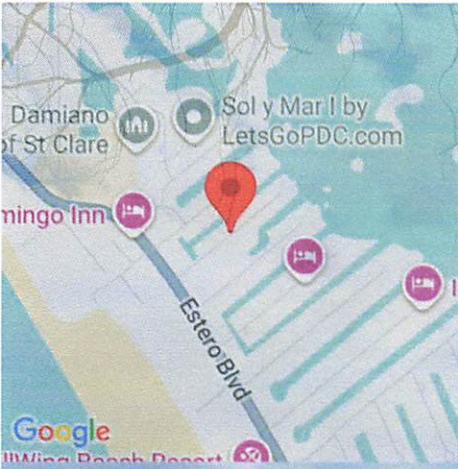
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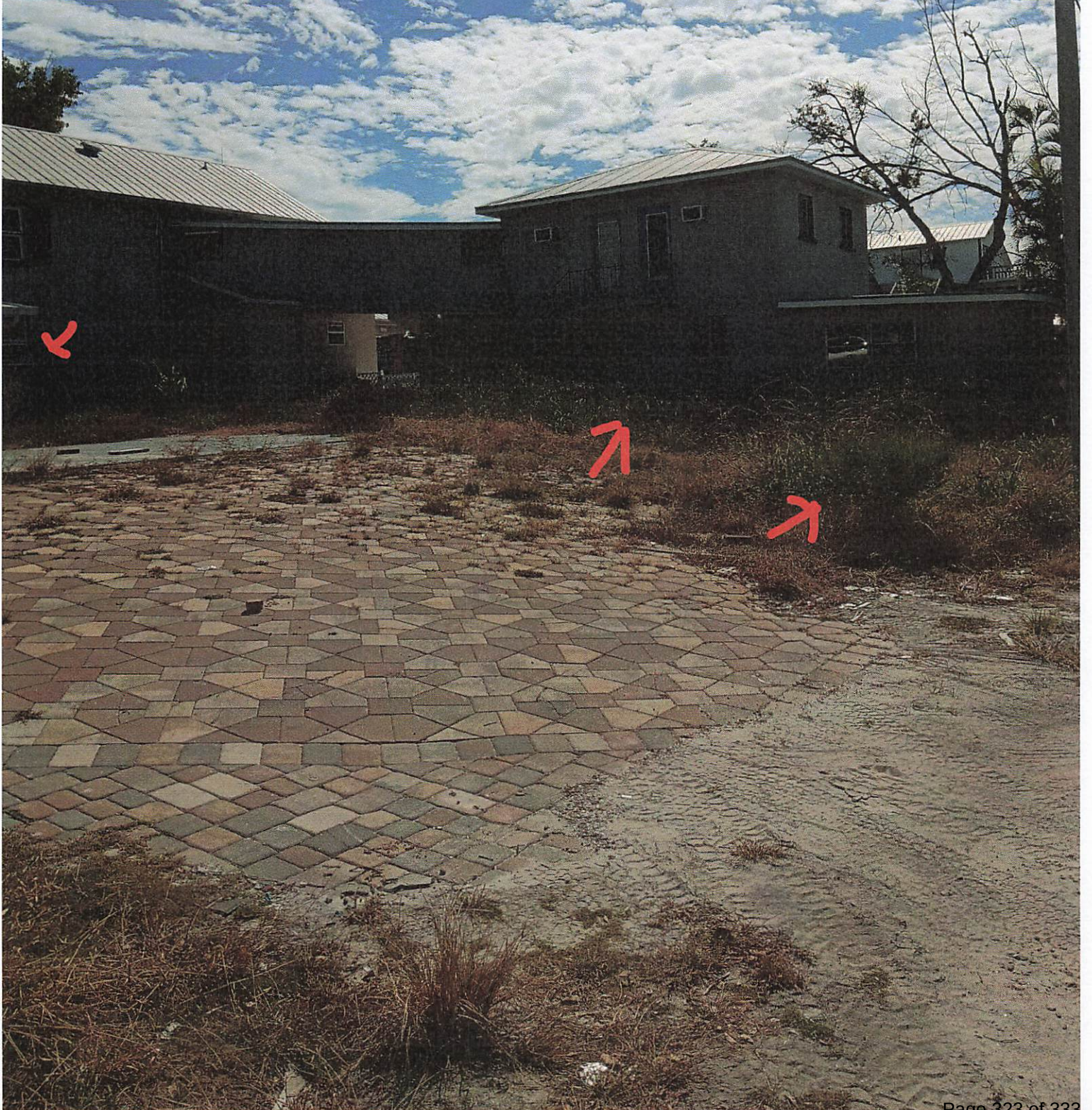
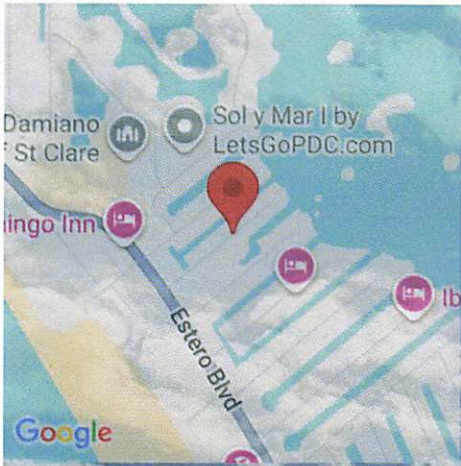


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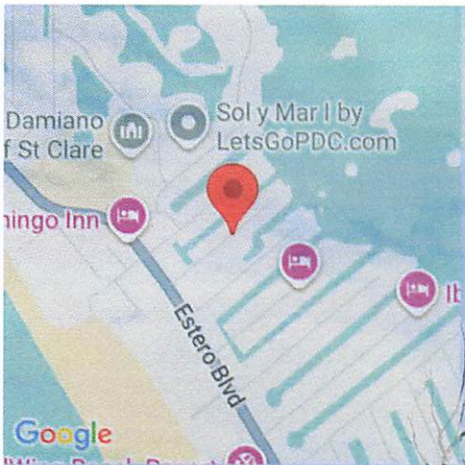


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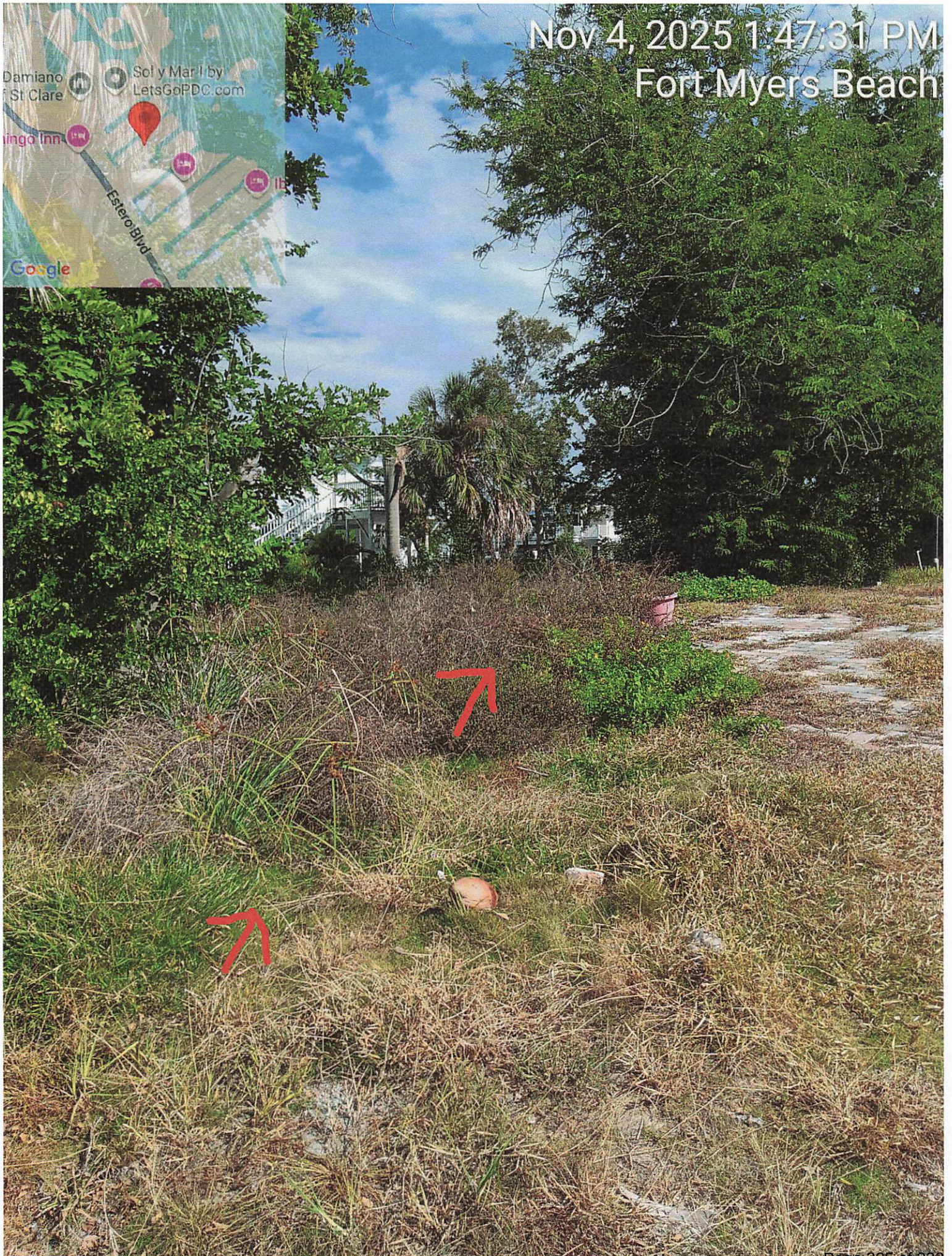
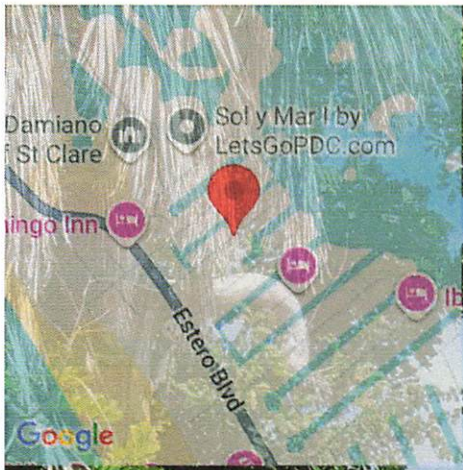
Fort Myers Beach



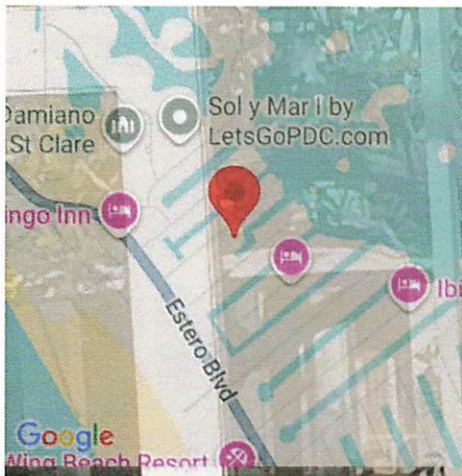
Nov 4, 2025 1:47:02 PM
Fort Myers Beach



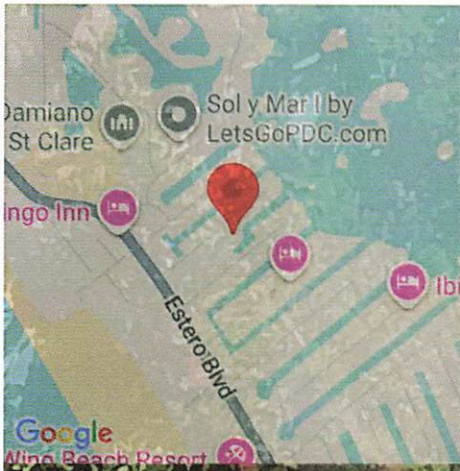
Nov 4, 2025 1:47:31 PM
Fort Myers Beach



Nov 4, 2025 1:56:21 PM
Fort Myers Beach



Nov 4, 2025 1:56:18 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: December 2, 2025

Property Owner: Wilcox Lance
Property Address: 1339 Santos Rd
Status: RV without permit
Officer: M Chavez
COMPLIANT

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Marcio Chavez

Narrative:

Case continued from November 4, 2025 hearing. Permit obtained #232662 with expiration date of 4/23/2026.

Attachments:

1. 20250888 1339 Santos Order of Continuance Signed
2. 1339 Santos Rd Permit #232662

Town Recommendations:

Town Approvals:

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

PARCEL #: 19-46-24-W4-0060A.0340
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Boulevard
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. 20250888

WILCOX LANCE

Respondent.

CODE ENFORCEMENT ORDER TO CONTINUE CASE

This cause came on for public hearing on November 4, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purposes of adjudication of the Town's Notice of Violation for Recreational Vehicle Use Without a Permit. Both parties appeared at the hearing. The parties requested a continuance to the December hearing.

NOTICE IS HEREBY GIVEN THAT THE SPECIAL MAGISTRATE CONTINUES THE ABOVE ACTION, WITHOUT ENTERING FINDINGS OF FACT OR CONCLUSIONS OF LAW. FURTHER PROCEEDINGS IN THIS MATTER WILL BE HELD:

**December 2, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

unless notified otherwise before that time. Both parties shall appear at this hearing.

ORDERED the 4th day of November 2025, and executed this 17th day of November, 2025.



Monica Schmucker, Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 17th day of November, 2025 to:

Wilcox Lance
1339 Santos Rd
Fort Myers, 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: 
Amy Baker (Nov 17, 2025 15:11:03 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Nov 17, 2025



Permit #: 232662

Permit Date: 03/23/23

Permit Type:

Permit Type: Temporary Use

Sub Type: Property Registration-Vehicle/RV/Vendors

Type of Construction:

Type of Occupancy / Use: Residential

**Contractor Business
Name/Applicant:** All Counties Electric

Contact Name: RIGOBERTO MIRABAL PEREZ

Contractor/Applicant Email: acelectric7@gmail.com

Contractor/Applicant Phone #: 7865470887

Property Owner's Email:

Current Use: 12460 SW 218 ST

Proposed Use: MIAMI FL 33170

Scope of Work: TEMPORARY CONSTRUCTION SERVICE-FRON OVERHEAD
SYSTEM (TYPICAL)

Project Cost: 2400

Gross Square Feet: 7500

Issued Date: 03/23/2023

Expiration Date: 04/23/2026

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: APPROVED

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
194624W40060A0340	1339 SANTOS RD	VENETIAN GARDENS BLK.A PB 6 PG 70 LOT 34	WILCOX LANCE		RS-1

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
All Counties Electric USA Inc	Rigoberto Mirabal		12460 SW 218 St	Certified Electrical	Comm. Gen. Liability	0185FL00125878

All Counties Electric USA Inc	Rigoberto Mirabal	12460 SW 218 St	Certified Electrical	State of Florida	EC13010847
All Counties Electric USA Inc	Rigoberto Mirabal	12460 SW 218 St	Certified Electrical	Work Comp	841925837

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
10/03/2025	TEMPORARY-ETTP INSPECTION		10/03/2025		Tom Yozzo	Pending
04/02/2023	Electrical - 301 Temporary Pole		04/04/2023		John Serenko	Pass
03/28/2023	Electrical - 301 Temporary Pole	NEED TO PROTECT TRAILER RECEPTICLE WITH GFI BREAKER NEC 590.6.1 AND 2	03/29/2023		John Clements	Fail

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
03/23/2023	Review Flood		Tracie Raski	DONE
03/23/2023	Review FMB Application		Tracie Raski	DONE
03/23/2023	Reviews completed- Notification sent		Andrew Garry	DONE
03/23/2023	Notice of Commencement		*	NOT REQUIRED
09/26/2025	Review Zoning		Kendra Rosa	REVIEWED FOR COMPLIANCE
10/23/2025	Permit Extension Requested	ETPP Extension application approved.	William McKannay	APPROVED

Fees

Fee	Description	Notes	Amount
TRADES – Over the Counter Electrical, Mechanical, Plumbing, Solar, Other Misc., Building Permits Not Stated.	24.24.515.32200 Other Misc.(Flatwork, Interior Piping, Dumpster, Gas, Pavers, Fence Repair) Includes: Application Processing Fee Any Necessary Reviews		\$200.00
* MISC- DBPR & DCA Admin Fees			\$5.00
*MISC – Inspection/Re-inspection After Failed Inspection (2024)			\$60.00
Residential ETPP Extension Applications	Includes: Application Processing Fee Zoning Review and Code inspection		\$100.00
Total			\$365.00

Attached Letters

Date	Letter	Description
12/08/2023	Certificate of Completion	
03/23/2023	Building Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/23/2023	Rigoberto Mirabal	Invoice: 572064			\$205.00
03/31/2023	Rigoberto Mirabal	Invoice: 577511			\$60.00
09/26/2025	Lance Wilcox	1405722			\$100.00
Outstanding Balance					\$0.00

Notes

Date	Note	Created By:
09/26/2025	Emailed applicant to submit the Evac plan. Received on 09/29 During the initial review and issuance of temporary trailer permits, it was standard practice at that time for both the temporary trailer and the temporary pole to be processed under a single permit. However, in this particular case, the trailer application itself was not properly attached with the electric pole application in the system.	Jerlydene Naidoo
09/26/2025	As such, the current hardship extension request should be recognized as an extension of the original temporary trailer approval, rather than a new application. The property owner complied with all initial submittal requirements by providing the temporary trailer application at the time of the original request. Therefore, the extension application is intended solely to continue the previously approved authorization.	Shanette Thomas

Uploaded Files

Date	File Name
10/23/2025	29010044-ETPP Extension response letter 232662.pdf
10/21/2025	28980524-TimePhoto_20251004_100907.jpg
10/21/2025	28980522-TimePhoto_20251004_100912.jpg
10/21/2025	28980517-TimePhoto_20251004_100937.jpg
10/21/2025	28980513-TimePhoto_20251004_100930.jpg
10/21/2025	28980511-TimePhoto_20251004_100917.jpg
09/29/2025	28483542-Evac Plan.pdf
09/26/2025	28465600-20250926125536237.pdf
09/26/2025	28465485-20250926125152999.pdf
03/23/2023	8f3b1edbbe62791d987a1d259983b18b_mar. 23 doc 1.pdf