



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Thursday, December 4, 2025

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. October 29, 2025

III. STATUS UPDATE (FINE ASSESSMENTS)

A. FMB Case # 20250809

CASE CONTINUED ON 10/29

Property Owner: MDR Beach Properties LLC

Property Address: 5570 Palmetto St

Violation: Work without permit

Officer: M Hauserman

COMPLIANT

IV. VIOLATION CASES

A. FMB Case # 20251060

FMB Case # 20251060

Property Owner: Danny Lewis & Carol Jean Thomas

Property Address: 151 Miramar St

Violation: Work without permits. Plumbing not in compliance with the code.

Officer: M Hauserman

B. FMB Case # 2025-0828

FMB Case # 2025-0828

Property Owner: Kent Loepker

Property Address: 290 Seminole Way

Violation: Interior remodel without current valid building permit.

Officer: M Hauserman

C. FMB Case # 2025-0891

FMB Case # 2025-0891

Property Owner: Lisa G & Shawn L Hollywood

Property Address: 151 Egret St

Violation: Recreational vehicle used for residential use and substantially improved. (Not dead storage)

Officer: M Hauserman

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

VI. LIEN FORECLOSURE CASES

VII. BUILDING OFFICIAL APPEALS

VIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE SPECIAL MAGISTRATE IN ANY MATTER CONSIDERED AT THIS HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.



For special accommodation, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202

In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.



Fort Myers Beach Special Magistrate Hearing

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

Minutes

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Code Compliance Manager Michael Hauserman, Town Clerk Administrative Coordinator Lizzette Roman, Town Attorney Nancy Stuparich and Special Magistrate John Van Laningham.

II. APPROVAL OF MINUTES

- A. October 1, 2025
Special Magistrate Van Laningham approved the minutes.

III. VIOLATION CASES

- A. FMB Case # 20250819
Property Owner: John Daniels
Property Address: 250/252 Bahia Via
Violation: Work without permit

Manager Hauserman noted that, in his testimony, he will refer to the exhibits in the agenda materials and request that they be entered into evidence and included in the record. On September 24, 2025, Emergency Services Director Thomas Yozzo observed the demolition and repair of the structure without permits. He submitted photos and documents to be entered as exhibits into evidence.

Manager Hauserman reinspected the property on October 28, 2025, and it remained in violation. Special Magistrate Van Laningham entered Exhibit B into evidence. Manager Hauserman stated that a permit had been submitted and was under review.

Joe Daniels, Mr. Daniel's son, represented his father. He did not dispute the allegations and has been in contact with the town. He fixed the siding because water was leaking in and he disclosed work done on the inside. He gathered documents from his father in Ohio and was waiting for the flood to be reviewed on the 31st. To his knowledge, the town had received all the

requested documents. He indicated that he was doing everything he could to solve the situation.

The town requested 30 days to come into compliance with the violation and a daily fine of \$250.00 if compliance is not achieved by December 3, 2025. The town requested \$250.00 in administrative costs. Special Magistrate Van Laningham set the compliance date for December 3, 2025, with a daily fine of \$250.00 to begin on December 4, 2025, if compliance is not achieved. If there are delays on the permitting side, the respondent could seek an extension of the deadline. He ordered an administrative fee of \$250.00 and set the case for review on January 6, 2026.

B. FMB Case # 20250852

Property Owner: Jennifer Ricks

Property Address: 140 Connecticut St.

Violation: Storing RV with no permit

Manager Hauserman noted that, in his testimony, he will refer to the exhibits in the agenda materials and request that they be entered into evidence and included in the record. On October 2, 2025, Officer Hoffman observed two RVs on the property without a permit. One appeared to be occupied. He provided photos and documents as exhibits to be entered as evidence.

Officer Hoffman gave the property owner until October 24, 2025, to come into compliance by removing the additional recreational vehicle, so only one remains on the lot. Manager Hauserman reinspected the property on October 28, 2025, and found the violation continued to exist. He submitted documents in Exhibit B and requested that they be accepted into the record. Special Magistrate Van Laningham accepted Exhibit B.

The town requested that the respondent come into compliance within 30 days or be assessed a daily fine of \$250.00 if compliance is not achieved. The town requested an administrative fee of \$250.00. The respondent was not present. Special Magistrate Van Laningham found a violation existed and ordered compliance by December 3, 2025. If compliance is not achieved, the fine will start to accrue on December 4, 2025, until compliance is achieved and he ordered administrative fees of \$250.00. The case will be reviewed on January 6, 2026.

C. FMB Case # 20250853

Property Owner: Adrienne Turner

Property Address: 12 Fairview Blvd

Violation: Work without permit

Manager Hauserman noted that, in his testimony, he will refer to the exhibits in the agenda materials and request that they be entered into evidence and included in the record. On September 30, 2025, Director Yozzo observed work being done with a permit, including a garage door. Photos and documents were submitted to be entered into evidence. The property owner was given until October 15, 2025, to comply by contacting the permitting department. Manager Hauserman reinspected the property on October 28,

2025, and the property remains in violation. A permit was applied for on October 15, 2025, and was under review. He requested that Exhibit B be entered into evidence. Special Magistrate Van Laningham accepted Exhibit B. He indicated that interior photos showed remodeling and were obtained from Zillow.

Adrian Turner, respondent, did not dispute the allegations and said the permit was under review. She noted that her ex-husband did the work and was unaware that he had not applied for permits. She was now trying to remedy the situation.

The town requested that the respondent come into compliance within 30 days, and if compliance is not achieved, \$250.00 a day will be assessed on December 4, 2025, until compliance is achieved. The town requested administrative fees of \$250.00.

Ms. Turner asked for an extension to January 6, 2026. She clarified that only interior work was done. Manager Hauserman produced photos of French doors that replaced the garage door. Ms. Turner was unaware that the work had been done.

Special Magistrate Van Laningham ordered compliance within 30 days with the \$250.00 fine beginning December 4, 2025, if compliance is not achieved and \$250.00 in administrative fees. The case will be reviewed on January 6, 2026.

D. FMB Case # 20250988

Property Owner: Tiva Invest Real LLC

Property Address: 8010 Estero Blvd

Violation: Work without permit

Manager Hauserman noted that, in his testimony, he will refer to the exhibits in the agenda materials and request that they be entered into evidence and included in the record. Special Magistrate Van Laningham accepted the exhibits into the record.

On September 19, 2025, Director Yozzo observed demolition of a residential structure without permits after the fact. He submitted photos and documents for the record. He gave the property owner until October 15, 2025, to comply by contacting the permitting department. Manager Hauserman reinspected the property on October 28, 2025, and found the violation continued to exist. A permit was applied for on January 11, 2024, but it has not been completed and is awaiting documentation. The respondent was not present.

The town requested that the respondent come into compliance within 30 days and if compliance is not achieved, \$250.00 a day will be assessed on December 4, 2025, until compliance is achieved. The town requested administrative fees of \$250.00.

Special Magistrate Van Laningham ordered compliance within 30 days with the \$250.00 fine beginning December 4, 2025, if compliance is not achieved and \$250.00 in administrative fees. The case will be reviewed on January 6, 2026.

E. FMB Case # 20250864**Property Owner: Fels LLC & Maje LLC****Property Address: 21591/593 Widgeon Ter****Violation: Work without a permit**

The property was verified to be in full compliance prior to the hearing; therefore, no further action was taken.

F. FMB Case # 20241161**Property Owner: Christopher K Plourde****Property Address: 21631 Widgeon Ter****Violation: Work without permit**

Withdrawn.

G. FMB Case # 20250811**Property Owner: Mark & Sheri Brooks****Property Address: 7846 Buccaneer Dr.****Violation: Work without permit**

Manager Hauserman noted that, in his testimony, he will refer to the exhibits in the agenda materials and request that they be entered into evidence and included in the record. Special Magistrate Van Laningham accepted the exhibits into the record. On August 7, 2025, Officer Hoffman observed that windows, doors and a garage door were replaced without permits. He submitted photos and documents into the record. Officer Hoffman gave the respondent until August 29, 2025, to come into compliance by contacting the permitting department. Manager Hauserman reinspected the property on October 28, 2025, and the property remained in violation. A permit was applied for on October 17, 2025, and was under review.

Mark Brooks, respondent, did not dispute the violation. The application has been submitted and he will add the garage door.

The town requested that the respondent come into compliance within 30 days and if compliance is not achieved, \$250.00 a day will be assessed on December 4, 2025, until compliance is achieved. The town requested administrative fees of \$250.00.

Special Magistrate Van Laningham ordered compliance within 30 days with the \$250.00 fine beginning December 4, 2025, if compliance is not achieved and \$250.00 in administrative fees. The case will be reviewed on January 6, 2026.

H. FMB Case # 20250809**Property Owner: MDR Beach Properties LLC****Property Address: 5570 Palmetto St****Violation: Work without permit**

Continued to December 4, 2025.

IV. STATUS UPDATE (FINE ASSESSMENTS)

A. FMB Case No.: 20241086

Property Owner: First Baptist Church of Fort Myers, Inc. Property

Address: 134/138 Connecticut St

Violation: Non-Compliant Structure

The property was brought into compliance on October 27, 2025. Documents were submitted into evidence. The town was not seeking fines, but requested \$250.00 in administrative fees.

Special Magistrate Van Laningham ordered \$250.00 in administrative fees.

B. FMB Case No.: 20250967

Property Owner: Freeland FL Holdings LLC

Property Address: 450 Harbor Ct

Violation: Non-Compliant Structure

The property owner is in compliance. The town requested \$250.00 in administrative fees. Special Magistrate Van Laningham ordered \$250.00 in administrative fees.

C. FMB Case No.: 20250876

Property Owner: Estero Bay Improvement Assn

Property Address: 4400 - 4530 Bay Beach Ln

Violation: Non-Compliant Structure

The property owner is in compliance. The town requested \$250.00 in administrative fees. Special Magistrate Van Laningham ordered \$250.00 in administrative fees.

D. FMB Case No.: 20250655

Property Owner: Lemos Unlimited LLC

Property Address: 6875 Estero Blvd

Violation: Non-Compliant Structure

The property owner is in compliance. The town requested \$250.00 in administrative fees. Special Magistrate Van Laningham ordered \$250.00 in administrative fees.

E. FMB Case No.: 20250224

Property Owner: Bradford Joseph Benson Trust (Buffalo Grill)

Property Address: 1021 Estero Blvd

Violation: Non-Compliant Structure

The property was inspected today and the violation continues to exist. The town requested that \$250.00 in fines be assessed on the day after the compliance date and \$250.00 in administrative fees. Special Magistrate Van Laningham ordered the fines to accrue on October 20, 2025, and \$250.00 in administrative fees.

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 Van Laningham adjourned the hearing at 10:06 AM.

DRAFT

Property Address and Owner:

Hearing Date: December 4, 2025

CASE CONTINUED ON 10/29

Property Owner: MDR Beach Properties LLC
Property Address: 5570 Palmetto St
Violation: Work without permit
Officer: M Hauserman

COMPLIANT

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Permit 233556 opened expiration 4/29/2026.

Attachments:

1. 20250809_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250809_Hearing Exhibit B_Notice of Violation
3. Permit 233556
4. 20250809 Order of Continuance - MDR Beach Properties LLC

Town Recommendations:

Town Approvals:

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

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



FMBgov.com

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

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
Certified Mail:	9589071052703142134685 9589071052703142134692
Regular Mail:	Standard 1 st Class

Respondent.

Site Address: 5570 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00204.0010

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another copy of which is enclosed herewith), exists on the above described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **Wednesday October 29th at 9:00 A.M.** at the Town of Fort Myers Beach (Town Hall) 6231 Estero Blvd, Fort Myers Beach, Florida 33931.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)



NO ADDITIONAL NOTICE OF THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate will consider the case, even though you are not present, and may assess fines or take other actions that will affect your rights. If you believe you have come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be carried out to determine compliance.

Please be aware that under Florida Statutes Chapter 162 and Town of Fort Myers Beach Land Development Code Section 2-427(b) a fine of up to \$250.00 per day for the first violation or \$500.00 per day for a repeat violation may be imposed for each day the violation continues or is repeated. If the Special Magistrate finds that a violation is irreparable or irreversible in nature, a fine of up to \$5,000.00 per violation may be imposed. The Special Magistrate may also assess the costs of prosecution of the case against you and you may be required to pay those fees, even if the violation(s) has been corrected or abated prior to the hearing.

T Hoffman

Code Enforcement Officer
Town of Fort Myers Beach

NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE NOTIFY THE TOWN CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33931; TELEPHONE NUMBER (239) 765-0202, AT LEAST 72 BUSINESS HOURS BEFORE THE HEARING DATE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE MAY NEED TO ENSURE AT THEIR OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED

FORT MYERS BEACH, ESTERO ISLAND

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Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

NOTICE OF VIOLATION

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

For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202.

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

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

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

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

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

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

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach



10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
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(Last 06/2024)



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T Hoffman

Code Enforcement Officer
Town of Fort Myers Beach

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FORT MYERS BEACH, ESTERO ISLAND

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TOWN OF FORT MYERS BEACH,

Petitioner,

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5917 US ROUTE 36 E
GREENVILLE, OH 45331

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Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Site Address: 5570 Palmetto St.
Fort Myers Beach, FL 33931
Parcel Strap No.33-46-24-W2-00204.0010

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman, who is a Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250809 that certain Notice Of Special Magistrate Hearing Presented as Hearing Exhibit A (" The Notice")

FORT MYERS BEACH ESTERO ISLAND

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



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

- a. MDR Beach Properties LLC
5917 US Route 36 E
Greenville, OH 45331
Certified Mail No. 9589071052703142134685
(Lee County Property Appraiser)
- b. Michael E. Jones
5917 US 36 East
Greenville OH 45331
Certified Mail No. 9589071052703142134692
(Listed Registered Agent)

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

- 1. I posted a copy of the Notice at 5570 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 1st day of October 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
- 2. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 1st day of October 2025 are attached in Hearing Exhibit A.



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

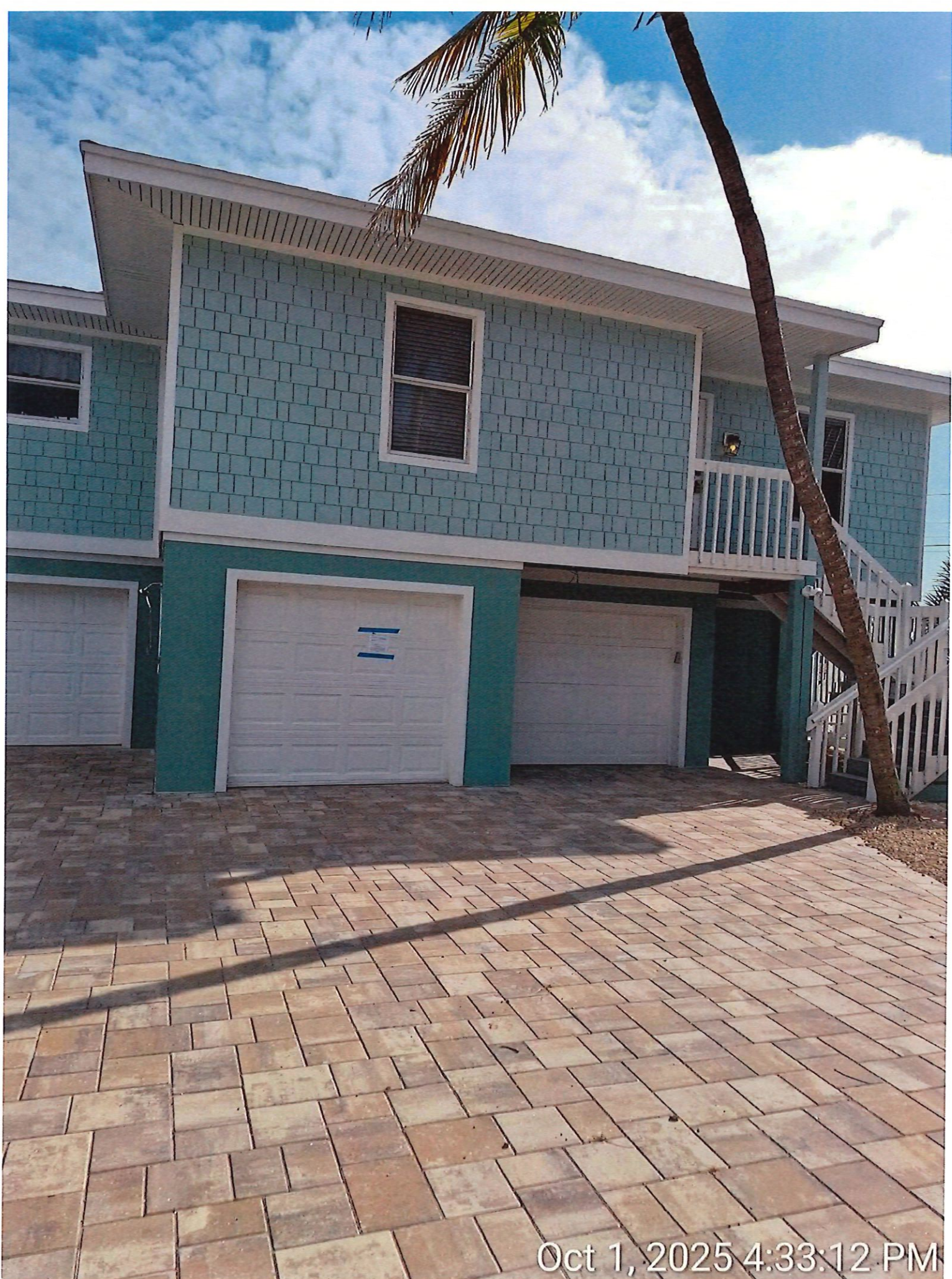
X
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

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



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



Oct 1, 2025 4:33:12 PM



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

FMBgov.com

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Case Number:	20250809
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Respondent.

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Parcel Sirap No.: 33-46-24-W2-00204.0010

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FORT MYERS BEACH, ESTERO ISLAND

Oct 1, 2025 4:33:03 PM



7/16/25, 8:17 AM

h.org.net/worq/0_Pages/popupEditLetterPrint.php?sid=ZXNCFZR4C8KTLTPZBTCRC84MK2146

ers Br
ANCE
Beach, FL 331
(239) 76 909

202506
7022 24

FMBgov.com

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

10/1/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Respondent.

Site Address: 5570 Palmetto St, Fort Myers Beach, FL 33931
Parcel Strap No.: 33-46-24-W2-00204.0010

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YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the NOTICE OF VIOLATION, previously provided to you (another copy of which is enclosed herewith), exists on the above described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **Wednesday October 29th at 9:00 A.M.** at the Town of Fort Myers Beach (Town Hall) 6231 Estero Blvd, Fort Myers Beach, Florida 33931.

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

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

FORT MYERS BEACH, ESTERO ISLAND

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

(Last 06/2024)

ABERLE TIMOTHY J & ABERLE CANDACE J
5753 HWY 85 N #4487
CRESTVIEW, FL 32536

202.
702.
Regular Mail



Oct 1, 2025 4:47:08 PM
Fort Myers Beach

MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331

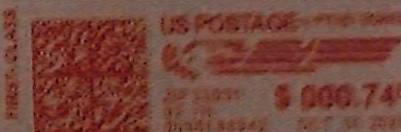
CERTIFIED MAIL



9589 0710 5270 3142 1346 92



MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

CERTIFIED MAIL



9589 0710 5270 3142 1346 85



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

9589 0710 5270 3142 1346 85

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

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

OFFICIAL USE

Certified Mail Fee \$ 20250809

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

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

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Sent by: [Signature]

Total Postage and Fees \$ 5570 PALMETTO ST.

MDR BEACH PROPERTIES LLC
 5917 US ROUTE 36 E
 GREENVILLE, OH 45331

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

9589 0710 5270 3142 1346 92

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☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Sent by: [Signature]

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☐ Adult Signature Restricted Delivery

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Total Postage and Fees \$

Sent by: Town of Fort Myers Beach

Postmark Here OCT 1 2025

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MDR BEACH PROPERTIES LLC
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GREENVILLE, OH 45331

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

9589 0710 5270 3142 1346 85

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GREENVILLE, OH 45331

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☐ Adult Signature Restricted Delivery

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MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331

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Sent by: Town of Fort Myers Beach

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MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331

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

Lee County Property Appraisers Office Photo from 8/2017

mjt

5570 Palmetto St



PERMIT GRAPHS
ADVANCED SEARCH RESULTS

Select View ▾

Project ID	Form Number	Project Date	Project Type	Project Address	Owner	Subcontractor	Project Type	Sub-Type	Type of Construction	Date of Assignment	Contractor Business Name (if different)	Contractor License Number	Contractor Email	Contractor Phone Number	Property Owner's Name	Contract Value	Contract Start Date	Contract End Date	Project Start Date	Project End Date	Project Status	Project Budget	Project Cost	Project Profit	Project Margin	Project ROI	Project Risk	Project Notes
1	242312	06/22/2024	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Residential Fence		Residential	Premier Fence Of swf	ROBERT BUCKCO	whitney@premierfenceswfl.com	2395468642		11983 TAMAHAWK TRAIL N	NAPLES	INSTALL 360' OF HIGH 2-DARK BLACK COMMERCIAL GRADE POOL CODE ALUMINUM FENCE WITH 3 GATES	17200	363	03/11/2025	09/11/2025						Premier Fence Of SWFL LLC	
2	242369	02/07/2024	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Residential Pool-Below Ground	SPA	Residential	Gulf Shore Pools & Spas	Richard Durling	rdurling@gulfshorepools.com	2393620036				Installation of concrete pool/spa, paver deck and pool equipment	125200	3101	05/17/2024	11/09/2025						Gulf Shore Pools & Spas	
3	235181	08/16/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Residential Roof/Reroof/Roofover	SPA	Residential	Resolute Roofing LLC	Warren Romig	info@resoluteroofs.com	2394282113	ms.jones1979@hotmail.com			Shingle Roof Replacement	18430	2420								Resolute Roofing	
4	235110	08/14/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Residential Roof/Reroof/Roofover	SPA	Residential	Resolute Roofing LLC	Warren Romig	info@resoluteroofs.com	2394282113	ms.jones1979@hotmail.com			Shingle Roof Replacement	18430	2420	10/06/2023		12/16/2023					Resolute Roofing	
5	233556	05/01/2023	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Residential Remodel	SPA	Residential	The Property Medic	The Property Medic	Services@theproperty-medic.com	2397701618		17911 Palm Circle	Fort Myers Florida 33911	Install new pavers and several new block walls per prints	137500	0	06/16/2023	12/16/2023						The Property Medic	
6	224889	12/14/2022	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Structural / Electrical Insp. Letter		Residential								Hurricane lan	0	0			12/21/2023						
7	210512	04/01/2021	334624W2020040010	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC		Driveway / Driveway		Residential	Master 2 Pavers Inc	JOSE DE MACEDO	master2pavers@hotmail.com	2398775447				Replace sea shells from driveway with brick pavers, Apron area will not be replaced.	18000	3000	05/10/2021		07/28/2021					Master 2 Pavers, Inc	

Records 1 to 7 (of 7)

PROPERTY

View | Remove |

STATUS

History |

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

5570 PALMETTO ST
FORT MYERS BEACH, 33931
Parcel: 334624W2002040010
Block: 00204 Lot: 0010 Zoned: TFC2
Legal: GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1

EXPIRED
Tracie Raski
07/09/2025
97 days as EXPIRED
897 days since Permit created

Permit #: 233556	Contact Name: The Property Medic	Proposed Use: Fort Myers Beach Florida 33931	Final Date:
Permit Date: 05/01/23	Contractor/Applicant Email: Service@theproperty-med.com	Scope of Work: Install new pilings and several new block walls per	Closed Date:
Permit Type: Residential	Contractor/Applicant Phone #: 2397701818	Project Cost: 137500	Repair Damage Due To: ..
Sub Type: Remodel	Property Owner's Email:	Gross Square Feet: 0	Storm Damage: ..
Type of Construction: N/A	Current Use: 17911 Palm Circle	Issued Date: 06/16/2023	Floodplain:
Type of Occupancy / Use: Residential		Expiration Date: 12/16/2023	Assigned To: ..
Contractor Business Name/Applicant: The Property Medic			GIS Link ID: 334624W2002040010

Exported Request

Request #	Last Modified	User Modified	Current Status
616405695	06/16/2023 13:26	Garry, Andrew	Issued

Cases For Property (Code Enforcement)

Show Last 25 | Show All

Permits For Property (Permit Management)

Show Last 25 | Show All

Permits For Property (Permit Management - Import)

Show Last 25 | Show All

Contractors

Q |

	Contractor Name	Contractor Code	Contractor Status	Address	City	State	Zip	Mailing Address	Mailing City	Mailing State
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			
+ /	The Property Medic	2003416	Active	17911 Palm Circle	Fort Myers Beach	FL	33931			

Fees

| | | |

Fee Name	Factor	Amount	Unpaid	Fee Type	Account	Fee Date	Description	Notes
STRUC - Commercial or Residential Sheds, Decks, Screen Enclosure/Pool Enclosure, Dumpster Enclosure, Etc. (2024)		525.00	0.00	Building	24.24.515.32200	05		
* MISC- DBPR & DCA Admin Fees		13.13	0.00	BOAF	24..20205	05		
*MISC - Resubmittal Fee after 1st resubmittal (2024)	1	60.00	0.00	Building	24.24.515.32200	05		

Payments

Payment Date	Receipt Number	Paid By	Amount	Accepted By	Payment
05/30/2023	14776	Randy Starn	\$60.00		Syncopal
05/03/2023	14342	Randy Starn	\$538.13		Syncopal

Reviews

| >

	Review Date	Task	Original Date	Submitted Date	Completed Date	Description	Status	Assigned To	Property Address	Property Owner	
	06/16/2023	Reviews completed-Notification sent	06/16/2023	00:00	06/16/2023		DONE	Andrew Garry	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	06/07/2023	Resubmitted (Stormwater Review)	06/08/2023	00:00	06/07/2023	resub2 stormwater	REVIEWED W/CONDITIONS	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	06/05/2023	Rejection Letter Sent	06/05/2023	00:00	06/05/2023	2nd stormwater review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/30/2023	Resubmitted (Stormwater Review)	05/31/2023	00:00	05/30/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/30/2023	Resubmitted (Flood Review)	06/01/2023	00:00	06/02/2023		REVIEWED FOR COMPLIANCE	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/25/2023	Rejection Letter Sent	05/25/2023	00:00	05/25/2023	initial flood stormwater review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/04/2023	Resubmitted (Zoning Review)	05/05/2023	00:00	05/04/2023	resub1 zoning	REVIEWED W/CONDITIONS	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Rejection Letter Sent	05/03/2023	00:00	05/03/2023	1st zoning review rejection letter 233556	DONE	Ed Larkin	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Res. Plan review	05/11/2023	00:00	05/08/2023		REVIEWED FOR COMPLIANCE	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Stormwater	05/11/2023	00:00	05/05/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Environmental	05/11/2023	00:00	05/16/2023		REVIEWED W/CONDITIONS	Chadd Chustz	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/04/2023	Review Zoning	05/08/2023	00:00	05/03/2023		RESUBMITTAL REQUIRED	Eli Lee	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Notice of Commencement	05/03/2023	00:00	05/03/2023		DONE	Misty Alexander	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review Flood	05/11/2023	00:00	05/08/2023		RESUBMITTAL REQUIRED	CGA	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	
	05/03/2023	Review FMB Application	05/03/2023	00:00	05/03/2023		DONE	Misty Alexander	5570 PALMETTO ST	MDR BEACH PROPERTIES LLC	

Inspections

	Permit #	Date	Inspection Type	Description	Requested By	Contract Info	Scheduled Date	Start Time	Completed Date	Assigned To (Inspector)	
	233556	05/03/2023	NOC				05/03/2023	00:00	05/03/2023	Misty Alexander	
	233556	05/09/2024	Floodplain Acknowledgment					00:00			
	233556	12/26/2023	Building - Elevation Cert Final	enclosing bottom	Schumacher			00:00			
	233556	05/04/2023	140- Zoning Inspection					00:00			

Letters

	Date	Letter	Description	Sent	
	06/16/2023	Building Permit		☐	

File Uploads

Date	File Name	Uploaded By	Description	Work Order (Group)	Set	
06/16/2023	JOBSITE COPY 233556.pdf	Shanette Thomas		Work Order		
06/07/2023	15640518-2nd+stormwater+review+rejection+letter+233556.pdf	Ed Larkin	resub2 stormwater	Work Order		
06/07/2023	DOC011.PDF	Ed Larkin	resub2 stormwater	Work Order		
06/05/2023	2nd stormwater review rejection letter 233556.pdf	Ed Larkin		Work Order		
05/30/2023	ELEVATION CERTIFICATE FOR REVIEW (5570 Palmetto St)---.pdf	Steve Poposki	Resub 2	Work Order		
05/30/2023	15534059-initial flood stormwater review rejection letter 233556.pdf	Steve Poposki	Resub 2	Work Order		
05/25/2023	initial flood stormwater review rejection letter 233556.pdf	Ed Larkin		Work Order		
05/04/2023	Pxl_20230504_171053099.MP.jpg.pdf	Ed Larkin	resub1 zoning	Work Order		
05/03/2023	1st zoning review rejection letter 233556.pdf	Ed Larkin		Work Order		
04/28/2023	jones_block_28_apr_23.pdf			Work Order		
04/28/2023	elevation_certificate_for_review_5570_palmetto_st---.pdf			Work Order		
04/28/2023	pxl_20230428_164036940.jpg_noc.pdf			Work Order		
04/28/2023	mikejones_wo7721_quoteeq2382_2023042814433969.pdf			Work Order		
04/28/2023	pxl_20230428_164016366.jpgowner_all.pdf			Work Order		
04/28/2023	pxl_20230428_164011293.jpg_apopdf.pdf			Work Order		
04/28/2023	pxl_20230428_164024107.mp.jpg_contractor_all.pdf			Work Order		

Email History	▼
Email History - Inspections	▼
Email History - Reviews	▼

<



Date: 06/05/2023

Contractor: The Property Medic

RE: 233556 / 5570 PALMETTO ST/ **Install new pilings and several new block walls per prints.**

Cc: Property Owner

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

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

2nd Stormwater Review –Eli Lee -eli.lee@fmbgov.com

Contractor did not address previous rejection comment made on 5/5/2023.

"Please refer to TFMB Ordinance(s):

Sec. 6-14.- Neighborhood flooding.

Contractor must submit an Impervious Surface Calculation Sheet to show the existing to the proposed impervious (deck and stairs) on the property. The sheet can be found on the Town's website.

**Additional comments may be made after resubmittal."

PLEASE NOTE:

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

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

Sincerely,

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



Lee County Tax Collector

Noelle Branning

2024 Real Estate Tax Notice

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

Account Number:
33-46-24-W2-00204.0010
Alternate Key:
2100593652
Millage Code:
032

Site Address/Legal Description:
5570 PALMETTO ST
GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1



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

Exemptions/Values
Market Value 800,744
Assessed Value 800,744
Taxable Value 489,745

★ See message below.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

Paid 11/06/2024 DP-00-02727141 \$8,186.45

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	489,745	0	489,745	1,842.57
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	800,744	0	800,744	1,800.07
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	800,744	0	800,744	2,432.66
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	489,745	0	489,745	484.85
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	489,745	0	489,745	46.43
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	489,745	0	489,745	16.01
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	489,745	0	489,745	50.25
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	489,745	0	489,745	1,371.29
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	489,745	0	489,745	55.00
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	489,745	0	489,745	78.95
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	489,745	0	489,745	9.79
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	489,745	0	489,745	19.30

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:

\$8,527.55

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

☐ Nov 30, 2024

Amount Due:

\$0.00

Phone/Email Contact: _____

Account: 33-46-24-W2-00204.0010

Site Address: 5570 PALMETTO ST

Alternate Key: 2100593652

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

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

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



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

Paid 11/06/2024 DP-00-02727141 \$8,186.45



Property Data

STRAP: 33-46-24-W2-00204.0010 Folio ID: 10230338

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

Generated on 8/12/2025 9:16 AM

Owner Of Record - Sole Owner
[Change Mailing Address]



MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE OH 45331

Site Address

Site Address maintained by E911 Program Addressing

5570 PALMETTO ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1

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

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	1,169
1st Year Building on Tax Roll	1955
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43067	-81.91282		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date August of 2017 ▶ ☐ View other photos

Last Inspection Date: 10/20/2022

Property Values / Exemptions / TRIM Notices

Generated on 8/12/2025 9:16 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	2025 (Preliminary Value)	613,611	613,601	613,611	538,720	0	0	538,720
2024 / Additional Info	2024 (Final Value)	800,744	800,734	800,744	489,745	0	0	489,745
2023 / Additional Info	2023 (Final Value)	445,223	445,213	445,223	445,223	0	0	445,223
2022 / Additional Info	2022 (Final Value)	698,436	229,700	698,436	501,241	0	0	501,241

2021 / Additional Info	2021 (Final Value)	479,839	223,000	479,839	455,674	0	0	455,674
2020 / Additional Info	2020 (Final Value)	414,249	223,000	414,249	414,249	0	0	414,249
2019 / Additional Info	2019 (Final Value)	403,746	216,500	403,746	403,746	0	0	403,746
2018 / Additional Info	2018 (Final Value)	398,903	196,800	398,903	398,903	0	0	398,903
2017 / Additional Info	2017 (Final Value)	373,066	158,700	373,066	373,066	0	0	373,066
2016	2016 (Final Value)	352,560	158,700	352,560	252,634	0	0	252,634
2015	2015 (Final Value)	293,105	158,700	293,105	229,667	0	0	229,667
2014	2014 (Final Value)	269,702	138,000	269,702	208,788	0	0	208,788
2013	2013 (Final Value)	231,705	111,300	231,705	189,807	0	0	189,807
2012	2012 (Final Value)	172,552	115,000	172,552	172,552	0	0	172,552
2011	2011 (Final Value)	194,502	115,000	194,502	194,502	0	0	194,502
2010	2010 (Final Value)	203,591	115,000	203,591	203,591	0	0	203,591
	2009 (Final Value)	218,120	120,000	218,120	218,120	0	0	218,120
	2008 (Final Value)	312,940	225,810	312,940	312,940	0	0	312,940
	2007 (Final Value)	345,370	250,860	0	345,370	0	0	345,370
	2006 (Final Value)	344,880	205,860	0	344,880	0	0	344,880
	2005 (Final Value)	253,160	156,060	0	253,160	0	0	253,160
	2004 (Final Value)	208,890	147,120	0	208,890	0	0	208,890
	2003 (Final Value)	193,290	103,320	0	193,290	0	0	193,290
	2002 (Final Value)	161,170	52,930	0	161,170	0	0	161,170
	2001 (Final Value)	126,200	52,930	0	126,200	0	0	126,200
	2000 (Final Value)	105,960	45,630	0	105,960	0	0	105,960
	1999 (Final Value)	100,430	45,630	0	100,430	0	0	100,430
	1998 (Final Value)	114,190	45,630	0	114,190	0	0	114,190
	1997 (Final Value)	100,300	45,630	0	100,300	0	0	100,300
	1996 (Final Value)	98,070	45,630	0	98,070	0	0	98,070
	1995 (Final Value)	100,110	45,630	0	100,110	0	0	100,110
	1994 (Final Value)	90,860	45,630	0	90,860	0	0	90,860
	1993 (Final Value)	96,390	45,630	0	96,390	0	0	96,390
	1992 (Final Value)	105,830	45,630	0	105,830	0	0	105,830

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

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

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

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

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

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

Property Details (Current as of 8/11/2025)

Generated on 8/12/2025 9:16 AM

Land Land Tracts

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

Buildings Building 1 of 1

Building Characteristics

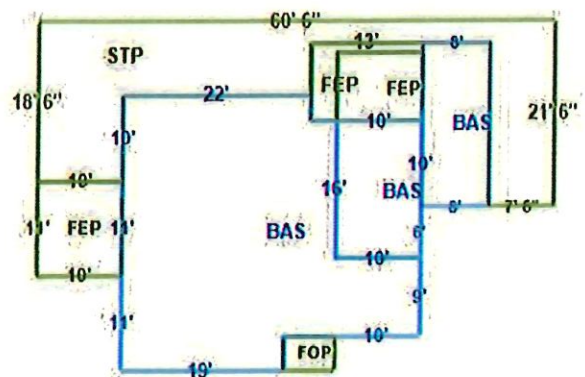
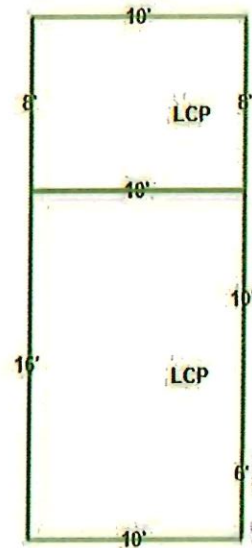
Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1955	1998
Building Subareas			
Description	Heated / Under Air	Area (Sq Ft)	
BAS - BASE	Y	1,169	
FEP - FINISHED ENCLOSED PORCH	N	227	
FOP - FINISHED OPEN PORCH	N	24	
LCP - LOWER CARPORT / OPEN PORCH	N	240	
STP - STOOP	N	586	

Building Front Photo



Photo Date: August of 2017

Building Footprint



Property Details (2025 Preliminary)

Generated on 8/12/2025 9:16 AM

Land

Land Tracts

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

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
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Building Subareas

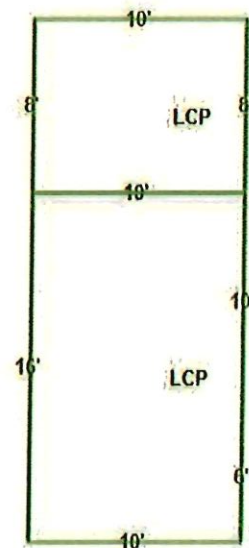
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,169
FEP - FINISHED ENCLOSED PORCH	N	227
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STP - STOOP	N	586

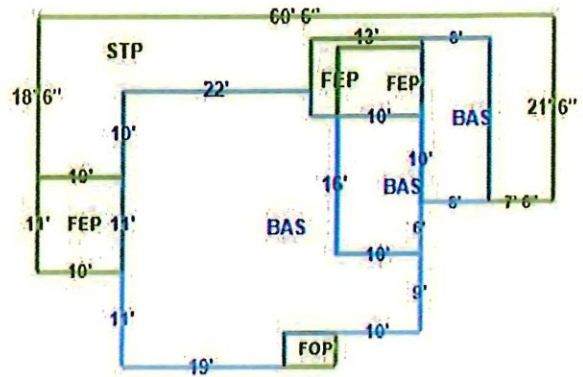
Building Front Photo



Photo Date: August of 2017

Building Footprint





Taxing Authorities

Generated on 8/12/2025 9:16 AM

TOWN OF FT MYERS BEACH / 032

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

Sales / Transactions

Generated on 8/12/2025 9:16 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
474,000.00	08/12/2016	2016000177631 Sales Questionnaire Complete	01		I
262,000.00	04/07/2011	2011000086007	38		I
282,000.00	10/03/2002	3749/641	06		I
119,500.00	01/01/1991	2197/2431	09		I
80,000.00	05/01/1990	2156/3314	02		V

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using 6 and 39 for the book and page numbers and **Plats Book** for the book type.Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 8/12/2025 9:16 AM

Permit Number	Permit Type	Date
240369	Pool & Spa	05/17/2024
235110	Roof	10/06/2023
233556	Building Remodel / Repair	06/16/2023
MEC17-0340	AC New / Change out	08/29/2017
BLD16-0189	Building Miscellaneous	11/07/2016
ROF11-0050	Roof	06/27/2011
FNC2003-00861	Fence	10/31/2005
POL1994-02008	Pool & Spa	03/01/1994
199009049	Residential	08/31/1990

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

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

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

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

Parcel Numbering History

Generated on 8/12/2025 9:16 AM

Prior STRAP	Prior Follo ID	Renumber Reason	Renumber Date
33-46-24-02-00004.0010	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 8/12/2025 9:16 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	320.38
	Collection Days			
Garbage	Recycling			Horticulture
Thursday	Thursday			Thursday

Flood and Storm Information

Generated on 8/12/2025 9:16 AM

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

Flood Insurance [Find my flood zone](#)

Generated on 8/12/2025 9:16 AM

Entity#: 3926009
Filing Type: DOMESTIC LIMITED LIABILITY COMPANY
Original Filing Date: 07/22/2016
Location: ---
Business Name: MDR BEACH PROPERTIES, LLC

Status: Active
Exp. Date: -

Agent/Registrant Information

MICHAEL E. JONES
5917 US 36 EAST
GREENVILLE OH 45331
07/22/2016
Active

Filings

Filing Type	Date of Filing	Document ID
OHIO LLC - ARTICLES OF ORGANIZATION	07/22/2016	201621102776

UNITED STATES OF AMERICA
STATE OF OHIO
OFFICE OF SECRETARY OF STATE

I, Frank LaRose, Secretary of State of the State of Ohio, do hereby certify that this is a list of all records approved on this business entity and in the custody of the Secretary of State.



Witness my hand and the seal of the Secretary of State at Columbus, Ohio this 1st of October, A.D. 2025

Ohio Secretary of State

A handwritten signature in blue ink, reading "Frank LaRose".

HEARING

EXHIBIT

B

- Notice of Violation



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

NOTICE OF VIOLATION

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

For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits.

These items are a violation of the following Town Codes:

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202.

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

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

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

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

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

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

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach

9589 0710 5270 3142 1730 04

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	20250809
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	
☐ Return Receipt (electronic)	
☐ Certified Mail Restricted Delivery	
☐ Adult Signature Required	
☐ Adult Signature Restricted Delivery	
Postage	
Total Postage and Fees	
Sent by: <u>Town of Fort Myers Beach</u>	
5570 PALMETTO ST	
MDR BEACH PROPERTIES LLC	
5917 US ROUTE 36 E	
GREENVILLE, OH 45331	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Page 45 of 118



FMBgov.com

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

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

FMB Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1 st Class
DOAH Case Number:	[Not Applicable]

Site Address: 5570 Palmetto St.
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-00204.0010

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20250809 For the Repair and / or Remodel of Structure on Property Without First Obtaining Required Permits. 5570 Palmetto St. Fort Myers Beach, FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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

Page 1 | 3



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

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 5570 Palmetto St, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 13th day of August 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 to a case outside for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 13th day of August 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

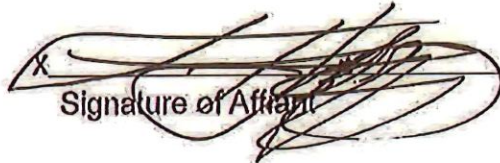
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931



FMBgov.com

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

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


Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 13 day of August, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.



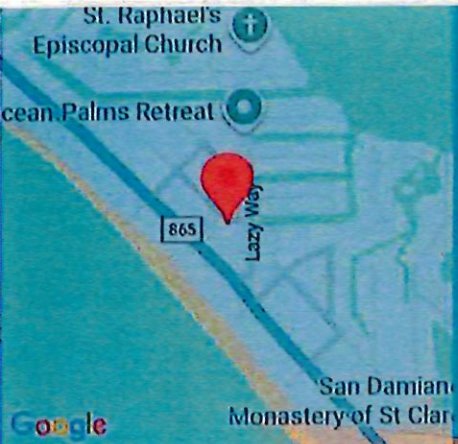
[Notary Seal]


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

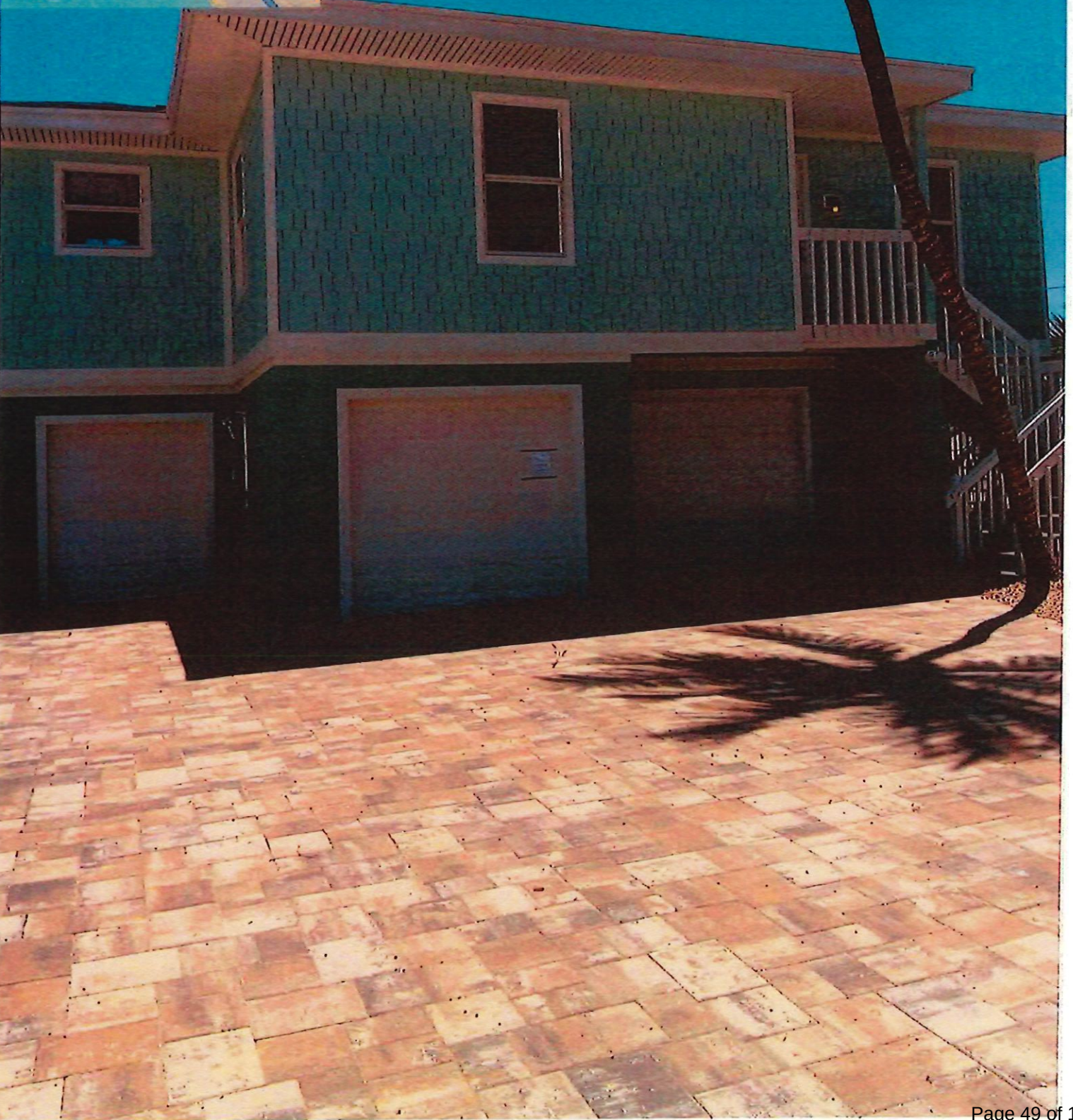
FORT MYERS BEACH ESTERO ISLAND

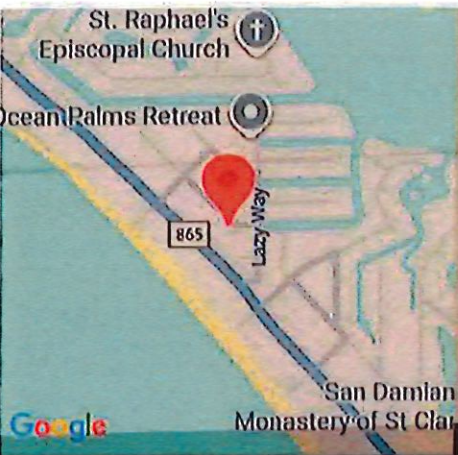
P. 239-765-0202 | 2731 Oak Street, Fort Myers Beach, FL 33931

Page 3 | 3



Aug 13, 2025 1:37:49 PM
Fort Myers Beach





Aug 13, 2025 1:37:34 PM
Fort Myers Beach



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

08/13/2025

Case Number:	20250809
Certified Mail:	9589071052703142173004
Regular Mail:	Standard 1st Class

MDR BEACH PROPERTIES LLC
5917 US ROUTE 36 E
GREENVILLE, OH 45331

SITE ADDRESS: 5570 PALMETTO ST
PARCEL STRAP NO: 334624W2002040010

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COMPLIANCE:

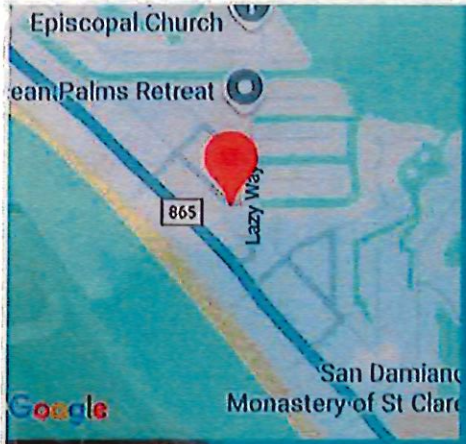
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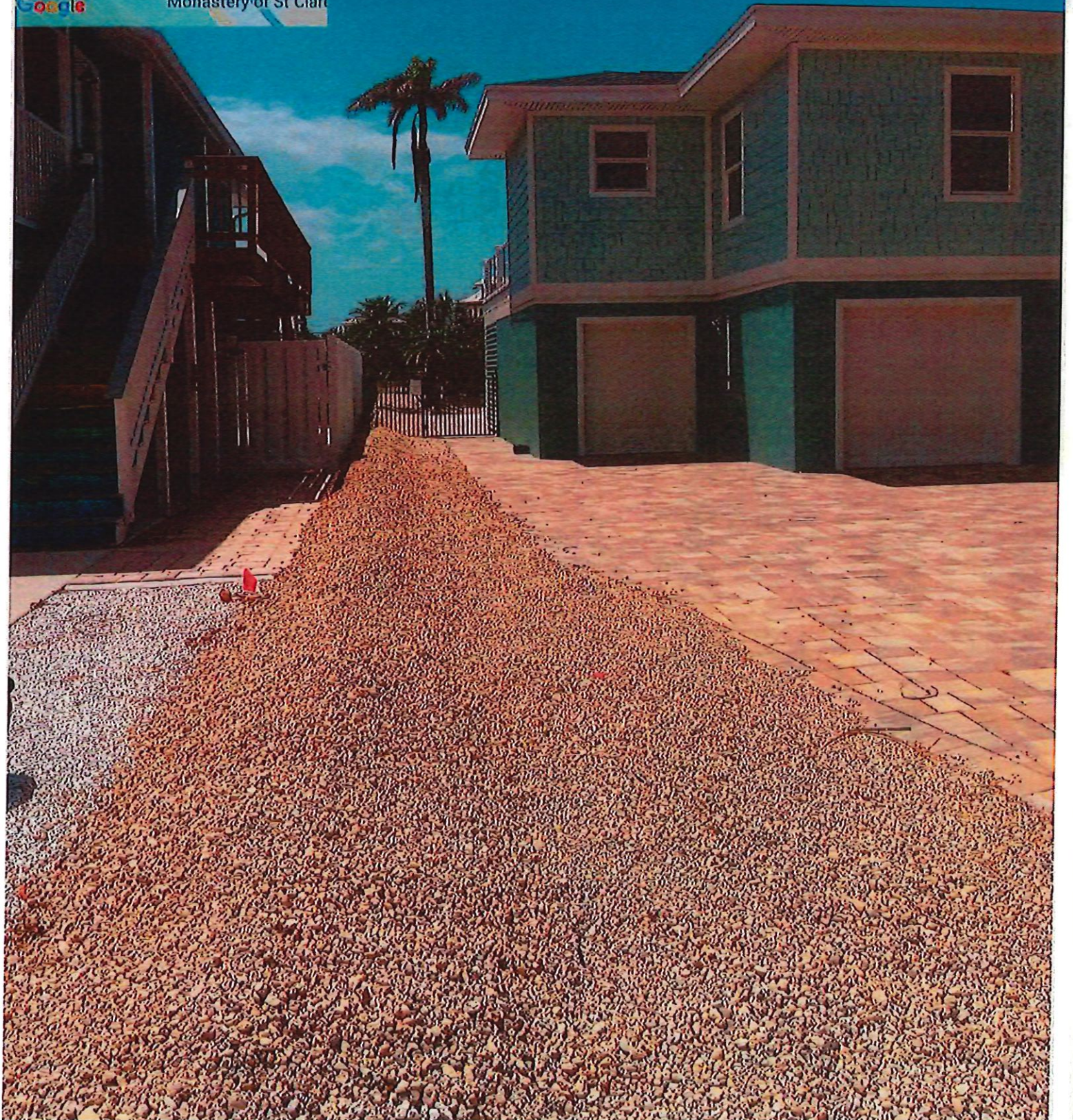
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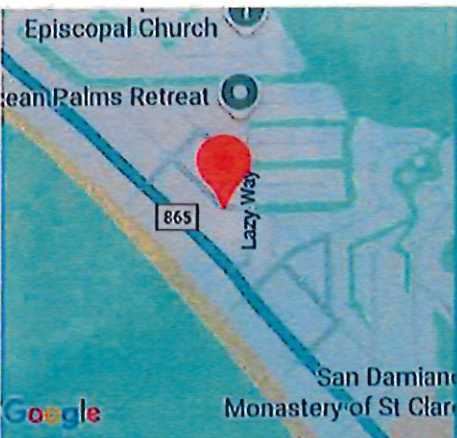
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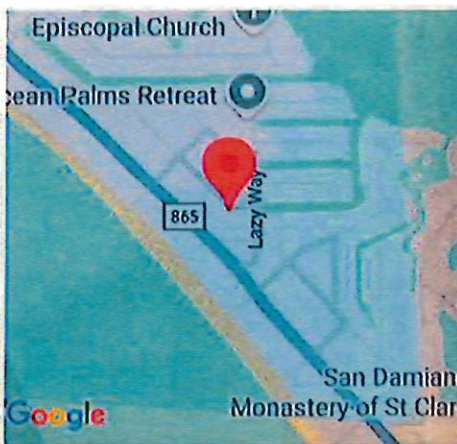


Aug 7, 2025 12:38:51 PM
Fort Myers Beach

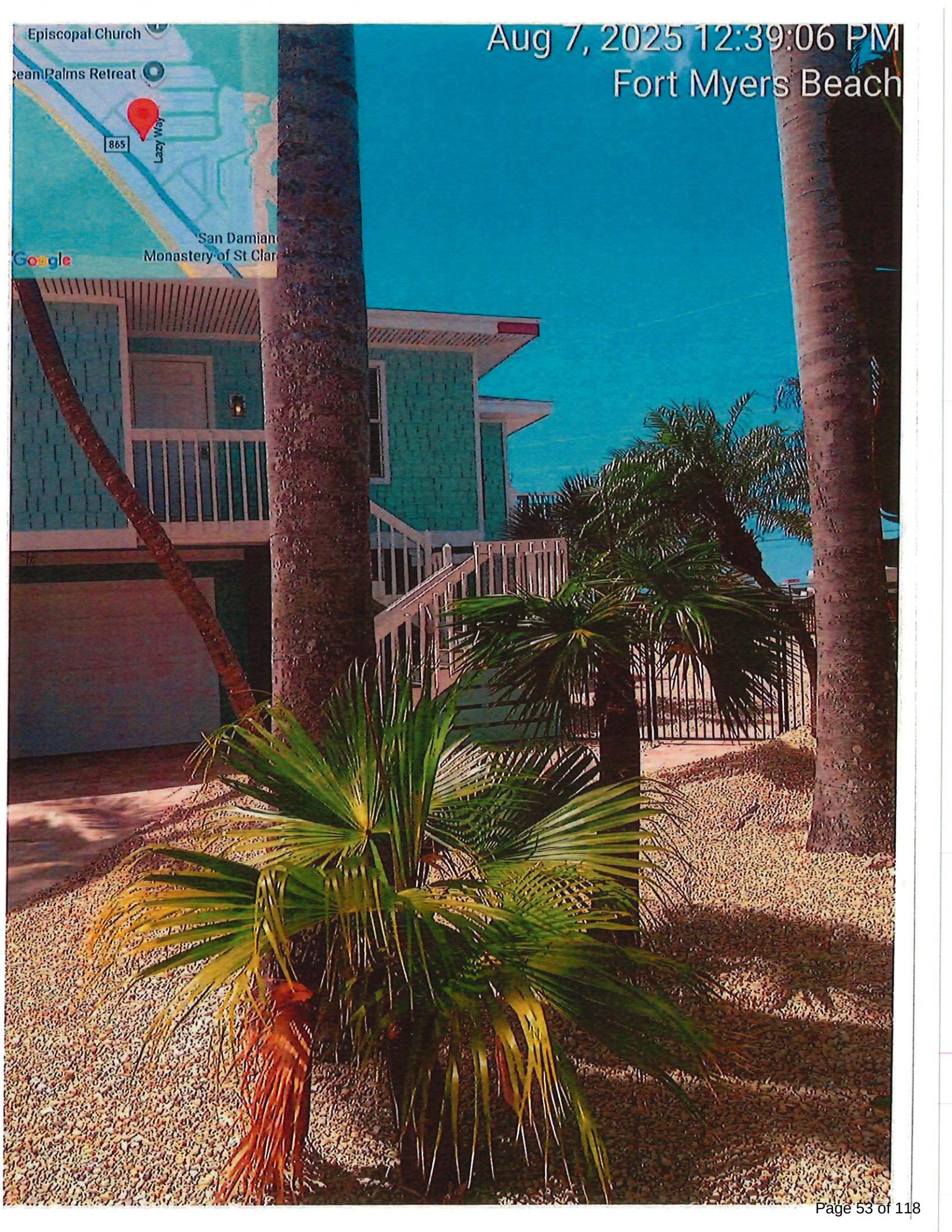


Aug 7, 2025 12:38:43 PM
Fort Myers Beach





Aug 7, 2025 12:39:06 PM
Fort Myers Beach







Permit #: 233556

Permit Date: 05/01/23

Permit Type:

Permit Type: Residential

Sub Type: Remodel

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: The Property Medic

Contact Name: The Property Medic

Contractor/Applicant Email: Service@theproperty-medic.com

Contractor/Applicant Phone #: 2397701818

Property Owner's Email:

Current Use: 17911 Palm Circle

Proposed Use: Fort Myers Beach Florida 33931

Scope of Work: Install new pilings and several new block walls per prints.

Project Cost: 137500

Gross Square Feet: 0

Issued Date: 06/16/2023

Expiration Date: 04/29/2026

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: ISSUED

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
334624W2002040010	5570 PALMETTO ST	GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 1	MDR BEACH PROPERTIES LLC		TFC2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
The Property Medic	Randy D. Stam	239-770-1818	17911 Palm Circle	Certified Building	General liability ins.	0100408980-0
The Property Medic	Randy D. Stam	239-770-1818	17911 Palm Circle	Certified Building	Work Comp	C72818763

The Property Medic	Randy D. Stam	239-770-1818	17911 Palm Circle	Certified Building	Workman's Comp Ins.	C72818763
The Property Medic	Randy D. Stam	239-770-1818	17911 Palm Circle	Certified Building	Building Contractor License	CBC1260490

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
05/03/2023	NOC		05/03/2023	05/03/2023	Misty Alexander	Pass
05/09/2024	Floodplain Acknowledgment					Open
12/26/2023	Building - Elevation Cert Final	enclosing bottom				Open
05/04/2023	140- Zoning Inspection					Open

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
05/03/2023	Review FMB Application		Misty Alexander	DONE
05/03/2023	Review Flood		CGA	RESUBMITTAL REQUIRED
05/03/2023	Notice of Commencement		Misty Alexander	DONE
05/04/2023	Review Zoning		Eli Lee	RESUBMITTAL REQUIRED
05/03/2023	Review Environmental		Chadd Chustz	REVIEWED W/CONDITIONS
05/03/2023	Review Stormwater		Eli Lee	RESUBMITTAL REQUIRED
05/03/2023	Review Res. Plan review		CGA	REVIEWED FOR COMPLIANCE
05/03/2023	Rejection Letter Sent	1st zoning review rejection letter 233556	Ed Larkin	DONE
05/04/2023	Resubmitted (Zoning Review)	resub1 zoning	Eli Lee	REVIEWED W/CONDITIONS
05/25/2023	Rejection Letter Sent	initial flood stormwater review rejection letter 233556	Ed Larkin	DONE
05/30/2023	Resubmitted (Flood Review)		CGA	REVIEWED FOR COMPLIANCE
05/30/2023	Resubmitted (Stormwater Review)		Eli Lee	RESUBMITTAL REQUIRED
06/05/2023	Rejection Letter Sent	2nd stormwater review rejection letter 233556	Ed Larkin	DONE
06/07/2023	Resubmitted (Stormwater Review)	resub2 stormwater	Eli Lee	REVIEWED W/CONDITIONS
06/16/2023	Reviews completed- Notification sent		Andrew Garry	DONE
10/29/2025	Completion Permit Requested		Madeleine Tirado	APPROVED

Fees

Fee	Description	Notes	Amount
STRUC – Commercial or Residential Sheds, Decks, Screen Enclosure/Pool Enclosure, Dumpster Enclosure, Etc. (2024)	* Also Radio/TV Antenna, Freestanding Signs, Mobile Home/RV Setup		\$525.00
	Includes: Application Processing Fee Building Review and Inspection Environmental Review Flood Review		

Stormwater Review
Zoning Review

* MISC- DBPR & DCA Admin Fees		\$13.13
*MISC – Resubmittal Fee after 1st resubmittal (2024)	(if our reviewers request more information and the information provided by the permit holder does not fulfill request) Enter number of resubmittals after 1st.	\$60.00
*MISC – Reissuance of Expired Permit: Residential (not including Code Enforcement Fees) (2024)		\$300.00
Total		\$898.13

Attached Letters

Date	Letter	Description
06/16/2023	Building Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
05/03/2023	Randy Stam	Invoice: 599564			\$538.13
05/30/2023	Randy Stam	Invoice: 618312			\$60.00
10/29/2025	Emma B Stam	1444769			\$300.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
11/10/2025	29363285-JONES 5570 RANDY 10-6-25.pdf
10/29/2025	29201162-#233556-Completion-Request.pdf
06/16/2023	15781986-JOBSITE COPY 233556.pdf
06/07/2023	15672245-15640518-2nd+stormwater+review+rejection+letter+233556.pdf
06/07/2023	15672241-DOC011.PDF
06/05/2023	15640518-2nd stormwater review rejection letter 233556.pdf
05/30/2023	15563077-15534059-initial flood stormwater review rejection letter 233556.pdf
05/30/2023	15563078-ELEVATION CERTIFICATE FOR REVIEW (5570 Palmetto St)---.pdf
05/25/2023	15534059-initial flood stormwater review rejection letter 233556.pdf
05/04/2023	15305210-PXL_20230504_171053099.MP.jpg.pdf
05/03/2023	15272174-1st zoning review rejection letter 233556.pdf
04/28/2023	7cfeabbd95fedf6e554498b7b0f38efa_jones_block_28_apr_23.pdf
04/28/2023	3b9bc4caccb7eab841e75ba0aa98a480_pxl_20230428_164036940.jpg_nocpdf.pdf
04/28/2023	39fe77c5294fed98325144d60923070_mikejones_wo7721_quoteq2382_2023042814433969.pdf
04/28/2023	bab6050c4b89a52e9ce9f389d359ede3_elevation_certificate_for_review_5570_palmetto_st_---.pdf
04/28/2023	ae0df3d97b0b210aac0a9b9560a72a71_pxl_20230428_164016366.jpgowner_afi_pdf.pdf
04/28/2023	969c2b7b16d04166998621f182dcfa5f_pxl_20230428_164011293.jpg_apppdf.pdf
04/28/2023	2822614b42cddb156c154e5a2f9f1d25_pxl_20230428_164024107.mp.jpg_contractor_afi_pdf.pdf

CODE COMPLIANCE SPECIAL MAGISTRATE
FOR
THE TOWN OF FORT MYERS BEACH, FLORIDA

TOWN OF FORT MYERS BEACH,
A Florida municipal corporation,

FMB CASE NO. 20250809

Petitioner,

vs.

MDR BEACH PROPERTIES LLC,
A Ohio limited liability company

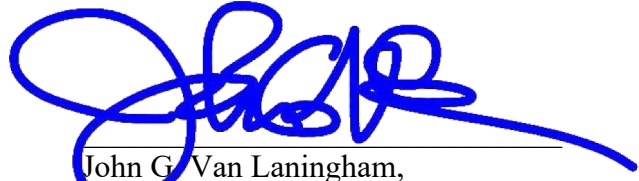
Respondent.

_____ /

ORDER OF CONTINUANCE

IT IS HEREBY ORDERED that FMB CASE NO. 20250809, which was properly noticed for a code enforcement hearing on October 29, 2025, hearing before the undersigned, is continued and will be heard on Thursday, December 4, 2025, at 9:00 a.m. at the Town of Fort Myers Beach Town Hall Chambers located at 6231 Estero Boulevard, Fort Myers Beach, Lee County, Florida.

DONE AND ORDERED this 12th day of November 2025.



John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order was sent by U.S. Mail on the 13th day of November, 2025 to:

MDR Beach Properties LLC
5917 US Route 36 E
Greenville, OH 45331

Amy Baker: amy@fmbgov.com
Nancy Stuparich: nstuparich@voselaw.com
Thomas Yozzo: tyozzo@fmbgov.com
Michael Houserman: Michael.houserman@fmbgov.com

I certify this document to be a 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 13, 2025 14:07:04 EST
Town Clerk and Clerk to the Special Magistrate

DATED: Nov 13, 2025

Property Address and Owner:

Hearing Date: December 4, 2025

FMB Case # 20251060
Property Owner: Danny Lewis & Carol Jean Thomas
Property Address: 151 Miramar St
Violation: Work without permits. Plumbing not in compliance with the code.
Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Michael J Hauserman

Narrative:

A Notice of Violation & Hearing was issued on 10/20/25 giving until 11/17/25 to comply by obtaining the required building permits and/or removing the plumbing not allowed by code.

Attachments:

1. 20251060_151 Miramar St_Exhibit A_Notice Affidavit Ownership

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 of Service
- Proof of Mailing
- Proof of Ownership



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 20, 2025

Case Number: **20251060**

Owner: **THOMAS DANNY LEWIS & CAROL JEAN**

Mailing Address: 22067 565th Ave, Austin, MN 55912

Property Address: **151 Miramar St, Fort Myers Beach, FL 33931**

Certified Mail# 95890752703142172496 & 9589071052703142172489

Parcel: 19-46-24W-40080B.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 20, 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 10/15/2025, a violation was discovered for the keeping and/or maintaining of a non-complaint portion of the structure. Including but not limited to a sink and related plumbing, which was not built to current flood design codes in the Special Hazard Areas defined in Section 6-494 of the FMB Code of Ordinances and was identified as a violation of the Town's Codes:

Interior/Exterior construction without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes :

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

2023 Florida Building Code, Building, Eighth Edition

FBC Sec 105.1 Permits required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

LDC Sec 6-441 – Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings,

structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

(Ord. No. 13-06, § 2, 9-3-2013; Ord. No. 16-02, § 2, 8-8-2016)

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. Obtain the required building permits for the unpermitted construction or retore the structure to it's original permit condition.

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 (Emergency Services Director) Thomas Yozzo at (239) 765-0202 or (Code Manager) Michael Hauserman at (239) 478-9363

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th 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, October 20, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

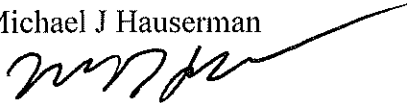
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 478-9363.

Michael J Hauserman



Signature of Affiant

Code Enforcement / Code Compliance Manager
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

VS.

Danny Lewis & Carol Jean Thomas
22067 565th Ave
Austin, MN 55912

FMB Case Number:	20251060
Certified Mail:	9589071052703142172496 & 9589071052703142172489
Regular Mail:	USPS 10/20/2025

Respondent,

Site Address: 151 Miramar Street
Fort Myers Beach, FL, 33931
Parcel Strap No. 19-46-24W-40080B.0070

**AFFIDAVIT OF POSTING
NOTICE OF VIOLATION AND NOTICE OF HEARING**

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared **Michael J Hauserman** who is the Code Enforcement Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20251060**.

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by **Certified Mail/Registered** Mail and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing on **10/20/2025** to the following:

Danny Lewis & Carol Jean Thomas
22067 565th Ave
Austin, MN 55912

Evidence of mailing (Certified mailing receipt) is attached.

2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at **151 Miramar St, Fort Myers Beach, FL 33931**, which is the location where the violation occurred. I took photographs of the Notice I posted on the **20th 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 available for viewing 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the **20th day of October 2025** are attached.

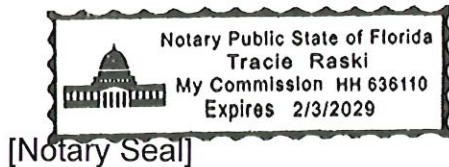


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

x Michael J. Hauserman
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 31 day of October, 2025, by Michael J. Hauserman. He ☒ is personally known to me or ☐ has produced _____ as identification.



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

9589 0710 5270 3142 1724 89

U.S. Postal Service™ 20251060 CERTIFIED MAIL® RECEIPT NOV NO H Domestic Mail Only MS H	
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 \$ _____	Postmark Here
Sent To Street and City, State,	THOMAS DANNY LEWIS & THOMAS CAROL JEAN 22067 565TH AVE AUSTIN, MI 55912
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1724 96

U.S. Postal Service™ 20251060 NOV CERTIFIED MAIL® RECEIPT NOV H Domestic Mail Only MS H	
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 \$ _____	Postmark Here
Sent To Street and City, State,	THOMAS DANNY LEWIS & THOMAS CAROL JEAN 151 MIRAMAR STREET FORT MYERS BEACH, FL 33931
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Posted on 10/20/25 MDT



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 20, 2025

Case Number: 20251060

Owner: **THOMAS DANNY LEWIS & CAROL JEAN**

Mailing Address: 22067 565th Ave, Austin, MN 55912

Property Address: **151 Miramar St, Fort Myers Beach, FL 33931**

Certified Mail# 95890752703142172496 & 9589071052703142172489

Parcel: 19-46-24W-40080B.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 20, 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 10/15/2025, a violation was discovered for the keeping and/or maintaining of a non-complaint portion of the structure. Including but not limited to a sink and related plumbing, which was not built to current flood design codes in the Special Hazard Areas defined in Section 6-494 of the FMB Code of Ordinances and was identified as a violation of the Town's Codes:

Interior/Exterior construction without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes :

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

2023 Florida Building Code, Building, Eighth Edition

FBC Sec 105.1 Permits required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

LDG Sec 6-441 - Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings,

Oct 20, 2025 1:35:18 PM

Page 70 of 118



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 20, 2025

Case Number: 20251060

Owner: **THOMAS DANNY LEWIS & CAROL JEAN**
Mailing Address: 22067 565th Ave, Austin, MN 55912
Property Address: 151 Miramar St, Fort Myers Beach, FL 33931
Certified Mail# 95850752703142172496 & 9585071652703142172489
Parcel: 19-46-24W-40080B.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 20, 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 10/15/2025, a violation was discovered for the keeping and/or maintaining of a non-complaint portion of the structure. Including but not limited to a sink and related plumbing, which was not built to current flood design codes in the Special Hazard Areas defined in Section 6-434 of the FMB Code of Ordinances and was identified as a violation of the Town's Codes:

Inflation/Exterior construction without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes :

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

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LDC Sec 6-441 - Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings,

Page 1 of 3



Oct 20, 2025 11:33:47 AM

Property Address and Owner:

Hearing Date: December 4, 2025

FMB Case # 2025-0828
Property Owner: Kent Loepker
Property Address: 290 Seminole Way
Violation: Interior remodel without current valid building permit.
Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Michael J Hauserman

Narrative:

A Notice of Violation & Hearing was issued on 10/20/25 giving until 11/17/25 to comply by obtaining the required building permits for the interior remodel.

Attachments:

1. 20250828_290 Seminole Way_Exhibit A_Notice Affidavit Ownership

Town Recommendations:

Town Approvals:

_____	Date: November 18, 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	

HEARING

EXHIBIT A

- Notice of Violation & Hearing
- Affidavit of Service
- Proof of Mailing
- Proof of Ownership



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 20, 2025

Case Number: **20250828**

Owner: **LOEPKER KENT**

Mailing Address: PO BOX 35, Bartelso, IL 62218

Property Address: **290 Seminole Way, Fort Myers Beach, FL 33931**

Certified Mail# 9589071052703142133985 & 9589071052703142133978

Parcel: 33-46-24-W2-005K0.0030

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 20, 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 10/15/2025, a violation was discovered for the Interior and Exterior construction including but not limited to exterior windows, doors, walls, porch posts, roofing, dormers, and inter repairs/remodeling without the required building permits as defined in Division 3 Section 6-111 (adoption, amendments) of the FMB Code of Ordinances and was identified as a violation of the Town's Codes:

Interior/Exterior construction without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes :

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

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LDC Sec 6-441 – Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

(Ord. No. 13-06, § 2, 9-3-2013; Ord. No. 16-02, § 2, 8-8-2016)

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. Obtain the required building permits for the unpermitted construction or retore the structure to its original permit condition.

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 (Emergency Services Director) Thomas Yozzo at (239) 765-0202 or (Code Manager) Michael Hauserman at (239) 478-9363

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 4th 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, October 20, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

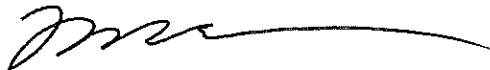
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 478-9363.

Michael J Hauserman



Signature of Affiant

Code Enforcement / Code Compliance Manager
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Kent Loepker
PO Box 35
Bartelso, IL 62218

FMB Case Number:	20250828
Certified Mail:	9589071052703142133985 & 9589071052703142133978
Regular Mail:	USPS 10/20/2025

Respondent,

Site Address: 290 Seminole Way
Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-005K0.0030

**AFFIDAVIT OF POSTING
NOTICE OF VIOLATION AND NOTICE OF HEARING**

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared **Michael J Hauserman** who is the Code Enforcement Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250828**.

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by **Certified Mail/Registered Mail** and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing on **10/20/2025** to the following:

Kent Loepker
PO Box 35
Bartelso, IL 62218

Evidence of mailing (Certified mailing receipt) is attached.

2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at **290 Seminole Way, Fort Myers Beach, FL 33931**, which is the location where the violation occurred. I took photographs of the Notice I posted on the **20th 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 available for viewing 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the **20th day of October 2025** are attached.

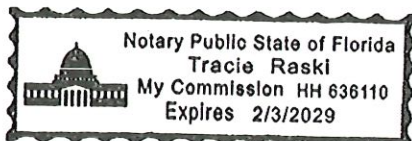


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 31 day of October, 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: Tracie Raski
My Commission Expires: 2/3/2029

9589 0710 5270 3142 1339 85

U.S. Postal Service™ 20250828
CERTIFIED MAIL® RECEIPT MCH
 Domestic Mail Only NOV 10/12

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

OFFICIAL USE

Certified Mail Fee	\$	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	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	LOEPKER KENT	
Street and Apt.	290 SEMINOLE WAY	
City, State, ZIP	FORT MYERS BEACH, FL 33931	

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

9589 0710 5270 3142 1339 78

U.S. Postal Service™ 20250828
CERTIFIED MAIL® RECEIPT MCH
 Domestic Mail Only NOV 10/12

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

OFFICIAL USE

Certified Mail Fee	\$	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	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	LOEPKER KENT	
Street and Apt.	PO BOX 35	
City, State, ZIP	BARTELSON, IL 62218	

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

Violation(s). A recreational vehicle is placed on the lot.
[residential/rental/camping] and not storage.

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

Posted on 10/20/25 ML



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 20, 2025

Case Number: 20250828

Owner: LOEPKER KENT

Mailing Address: PO BOX 35, Bartelso, IL 62218

Property Address: 290 Seminole Way, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142133985 & 9589071052703142133978

Parcel: 33-46-

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 20, 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 10/15/2025, a violation was discovered for the Interior and Exterior construction including but not limited to exterior windows, doors, walls, porch posts, roofing, dormers, and inter repairs/remodeling without the required building permits as defined in Division 3 Section 6-111 (adoption, amendments) of the FMB Code of Ordinances and was identified as a violation of the Town's Codes:

Interior/Exterior construction without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes :

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

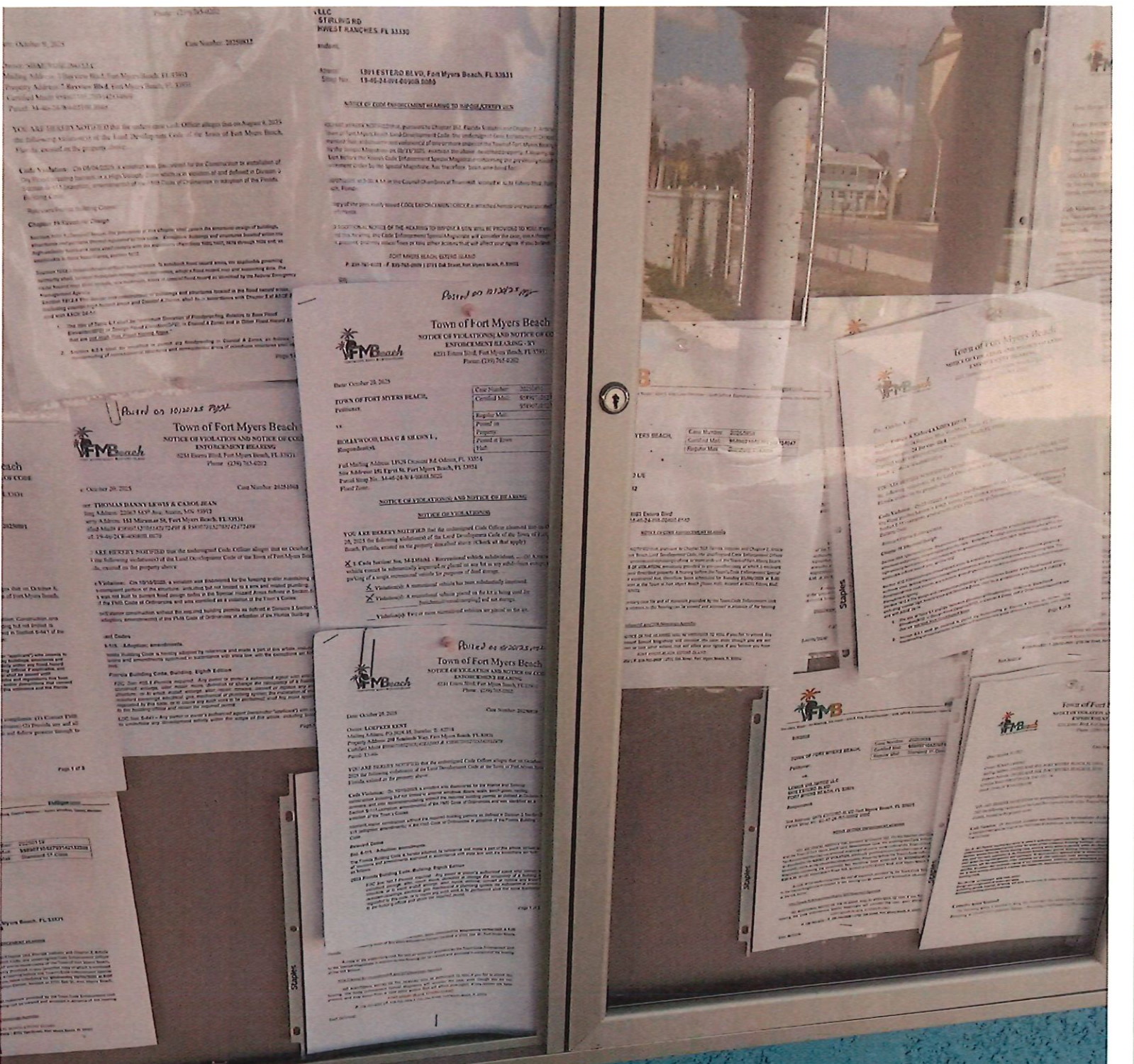
2023 Florida Building Code, Building, Eighth Edition

FBC Sec 105.1 Permits required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Page 1 of 3

Oct 20, 2025 1:36:19 PM

Fort Myers Page 82 of 118



Posted 00 10/20/25 MF



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 20, 2025

Case Number: 20250828

Owner: **LOEPKER KENT**

Mailing Address: PO BOX 35, Bartelso, IL 62218

Property Address: 290 Seminole Way, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142133985 & 9589071052703142133978

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2023 Florida Building Code, Building, Eighth Edition

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Oct 20, 2025 11:08:42 AM

DO NOT PAY - THIS IS NOT A BILL

NOTICE OF PROPOSED PROPERTY TAXES

TAX INFORMATION

10230437
LOEPKER KENT
PO BOX 35
BARTELSON, IL 62218

071061
Parcel ID: 33-46-24-W2-005K0.0030
MC PHIE PARK UNIT 3
BLK K PB 8 PG 67
LOT 3
290 SEMINOLE WAY

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY ⓘ		COLUMN 1*		COLUMN 2*		COLUMN 3*
032 TOWN OF FT MYERS BEACH	LAST YEAR'S ACTUAL TAX RATE 2024 (MILLAGE) ⓘ	YOUR PROPERTY TAXES LAST YEAR 2024	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2025 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2025
COUNTY:						
LEE CO GENERAL REVENUE	3.7623	\$1,892.93	3.6162	\$1,482.25	3.7623	\$1,542.14
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$1,466.57	2.2302	\$914.14	2.2480	\$921.44
PUBLIC SCHOOL - BY STATE LAW	3.0380	\$1,981.96	3.0139	\$1,235.37	3.0710	\$1,258.78
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	0.9900	\$498.10	0.8954	\$367.02	1.2550	\$514.41
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	0.0948	\$47.70	0.0889	\$36.44	0.0948	\$38.86
SFWMD-EVERGLADES CONSTRUCTION PROJECT	0.0327	\$16.45	0.0306	\$12.54	0.0327	\$13.40
SFWMD-OKEECHOBEE BASIN	0.1026	\$51.62	0.0961	\$39.39	0.1026	\$42.05
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	2.8000	\$1,408.76	2.5436	\$1,042.60	2.8000	\$1,147.70
FORT MYERS BEACH MOSQUITO CONTROL	0.1123	\$56.50	0.1018	\$41.73	0.1123	\$46.03
FORT MYERS BEACH PUBLIC LIBRARY DIST	0.1612	\$81.10	0.1464	\$60.01	0.1612	\$66.07
LEE CO HYACINTH CONTROL DIST	0.0200	\$10.06	0.0192	\$7.87	0.0200	\$8.20
WEST COAST INLAND NAVIGATION DIST	0.0394	\$19.82	0.0381	\$15.62	0.0394	\$16.15
TOTAL TAX RATES:	13.4013		12.8204		13.6993	
TOTAL PROPERTY TAXES:		\$7,531.57		\$5,254.98		\$5,615.23
		COLUMN 1*		COLUMN 2*		COLUMN 3*

NOTICE OF PROPOSED PROPERTY TAXES EXPLANATION (Section 200.069, Florida Statutes)

***COLUMN 1—“YOUR PROPERTY TAXES LAST YEAR”** - This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***COLUMN 2—“YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED”** - This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***COLUMN 3—“YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED”** - This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS: ⓘ Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district

A Public Hearing ⓘ on the Proposed Taxes and Budget Will Be Held:

COUNTY/MSTU:	09/04/2025 5:05PM	Lee Co Commission Chambers	2120 Main St	Fort Myers FL 33901	239-533-2221
SCHOOL:	09/09/2025 5:05PM		2855 Colonial Blvd	Fort Myers FL 33966	239-337-8215
MUNICIPALITY:	09/11/2025 5:01PM		6231 Estero Blvd	Fort Myers Beach FL 33931	239-765-0202
WATER MANAGEMENT DISTRICT:	09/11/2025 5:15PM	SFWMD Auditorium	3301 Gun Club Rd B-1 Bldg	West Palm Beach FL 33406	561-686-8800
LEE CO MOSQUITO AND/OR HYACINTH:	09/11/2025 5:01PM/5:15PM		15191 Homestead Rd	Lehigh Acres FL 33971	239-694-2174
FORT MYERS BEACH FIRE CONTROL DIST:	09/10/2025 5:05PM	Diamond Head Resort	2000 Estero Blvd	Ft Myers Beach FL 33931	239-590-4200
FORT MYERS BEACH MOSQUITO CONTROL:	09/03/2025 5:01PM		161 Bay Rd	Ft Myers Beach FL 33931	239-247-1205
FORT MYERS BEACH PUBLIC LIBRARY DIST:	09/11/2025 5:05PM		2755 Estero Blvd	Ft Myers Beach FL 33931	239-463-9691
WEST COAST INLAND NAVIGATION DISTRICT:	09/05/2025 5:01PM		1575 E Venice Ave	Venice FL 34292	941-485-9402

**** PROPERTY RECORD UPDATE -- WEBSITE AND PERSONALIZED CODE FOR 2025****

Enter your [personalized code TR9C1AA5](#) to review your property details and

- Report or update hurricane damage
- Confirm or update your homestead exemption status
- Discover how your value was impacted

PROPERTY VALUATION		
	Last Year 2024 ⓘ	This Year 2025 ⓘ
MARKET VALUE	\$652,390	\$409,892
Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.		
ASSESSED VALUE		
Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.		
ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.		

EXEMPTIONS	APPLIES TO	VALUE
Exemptions are specific dollar or percentage amounts that reduce taxable value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. In some cases, the maximum exemption amount may not be applied because of a lower assessed value. Many exemptions apply only to tax levies by the taxing authority granting the exemption.		

VALUE CALCULATIONS						
Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The assessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.						
TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR ⓘ
COUNTY:						
LEE CO GENERAL REVENUE	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$652,390	\$409,892	\$0	\$0	\$652,390	\$409,892
PUBLIC SCHOOL - BY STATE LAW	\$652,390	\$409,892	\$0	\$0	\$652,390	\$409,892
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
SFWMD-OKEECHOBEE BASIN	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
FORT MYERS BEACH MOSQUITO CONTROL	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
FORT MYERS BEACH PUBLIC LIBRARY DIST	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
LEE CO HYACINTH CONTROL DIST	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892
WEST COAST INLAND NAVIGATION DIST	\$503,130	\$409,892	\$0	\$0	\$503,130	\$409,892

If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, please call us at (239) 533-6100 or visit the Lee County Property Appraiser's office at 2480 Thompson Street, 4th Floor, Fort Myers, FL.

If we are unable to resolve a matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. ⓘ Online filing is available at www.leeclerk.org. Petition forms are available from the Lee County Property Appraiser's office. All petitions must be filed with the Clerk of Courts Office on or before September 12, 2025.

** PROPERTY RECORD UPDATE -- WEBSITE AND PERSONALIZED CODE FOR 2025**

Enter your [personalized code TR9C1AA5](#) to review your property details and

- Report or update hurricane damage
- Confirm or update your homestead exemption status
- Discover how your value was impacted



Property Data

STRAP: 33-46-24-W2-005K0.0030 Folio ID: 10230437

Tax Roll Value Letter 2025 ▼

Generated on 10/17/2025 2:25 PM

Owner Of Record - Sole Owner

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



LOEPKER KENT
PO BOX 35
BARTELSO IL 62218

Site Address

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

290 SEMINOLE WAY
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



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

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

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,570
1st Year Building on Tax Roll	1959
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	005K0	0030
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43109	-81.90858		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date August of 2025 ▶ ☐ View other photos

Last Inspection Date: 11/22/2021

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	409,892	409,882	409,892	409,892	0	0	409,892
2024 / Additional Info	2024 (Final Value)	652,390	652,380	652,390	503,130	0	0	503,130
2023 / Additional Info	2023 (Final Value)	457,391	457,381	457,391	457,391	0	0	457,391
2022 / Additional Info	2022 (Final Value)	896,489	316,525	896,489	625,932	0	0	625,932
2021 / Additional Info	2021 (Final Value)	541,787	316,525	541,787	470,712	0	0	470,712

2003 (Final Value)	238,870	150,000	0	130,020	25,000	0	105,020
2002 (Final Value)	196,210	100,000	0	123,280	25,000	0	98,280
2001 (Final Value)	151,920	80,000	0	121,330	25,000	0	96,330
2000 (Final Value)	125,350	60,000	0	117,800	25,000	0	92,800
1999 (Final Value)	115,730	52,500	0	114,700	25,000	0	89,700
1998 (Final Value)	118,110	52,500	0	112,890	25,000	0	87,890
1997 (Final Value)	121,730	52,500	0	111,000	25,000	0	86,000
1996 (Final Value)	107,770	53,040	0	107,770	25,000	0	82,770
1995 (Final Value)	108,600	53,040	0	108,600	25,000	0	83,600
1994 (Final Value)	118,340	53,040	0	118,340	25,000	0	93,340
1993 (Final Value)	109,030	52,500	0	109,030	25,000	0	84,030
1992 (Final Value)	111,710	52,500	0	111,710	25,000	0	86,710

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

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

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

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

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

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

Property Details (Current as of 10/16/2025) ?

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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
DOCK - BOAT - WOODEN	1959	100
SLAB - CONCRETE	1978	329
SEAWALL - CONCRETE	1978	47

Buildings

Building 1 of 1

Building Characteristics

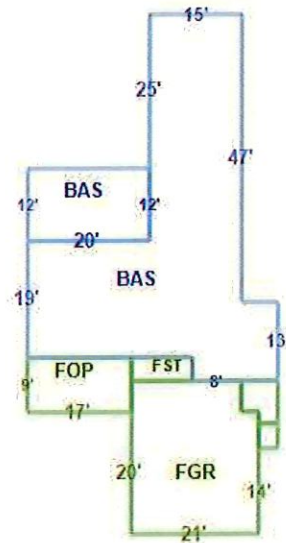
Improvement Type	Model Type	Stories	Living Units
102 - Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
2	2.0	1959	1989

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,570
FGR - FINISHED GARAGE	N	510
FOP - FINISHED OPEN PORCH	N	



Photo Date: August of 2025



Property Details (2025 Tax Roll)

Generated on 10/17/2025 2:25 PM

Land

Land Tracts

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

Land Features

Description	Year Added	Units
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SEAWALL - CONCRETE	1978	47

Buildings

Building 1 of 1

Building Characteristics

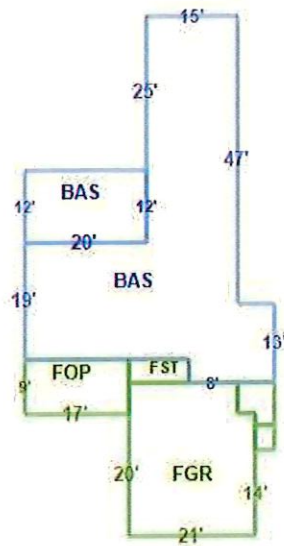
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Bedrooms	Bathrooms	Year Built	Effective Year Built
2	2.0	1959	1989

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,570
FGR - FINISHED GARAGE	N	510
FOP - FINISHED OPEN PORCH	N	201
FST - FINISHED UTILITY	N	40

Building Features

Description	Year Added	Units
BOAT HOUSE - OPEN	1978	200
FIREPLACE - TYPE A	2019	1
POOL - RESIDENTIAL	2021	450
PATIO - NATURAL STONE/TRAV	2021	300
PATIO - NATURAL STONE/TRAV	2021	350



Taxing Authorities

Generated on 10/17/2025 2:25 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

Building / Construction Permit Data

Generated on 10/17/2025 2:25 PM

Permit Number	Permit Type	Date
242247	Electric	08/26/2024
230806	Mobile Home	01/25/2023
201586	Pool & Spa	01/25/2021
181342	Building Addition	09/21/2018
BLD18-0054	Building Window / Door Replacement	02/21/2018
BLD14-0064	Building Window / Door Replacement	04/29/2014

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 10/17/2025 2:25 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-24-05-000K0.0030	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 10/17/2025 2:25 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 10/17/2025 2:25 PM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0566	G	11/17/2022	A

Generated on 10/17/2025 2:25 PM

HEARING

EXHIBIT B

- Original Inspection Photographs
- Other Evidence

Property Data
STRAP: 33-46-24-W2-005K0.0030 Folio ID: 10230437
Tax Roll Value Letter 2025

Owner Of Record - Sole Owner
[Change Mailing Address]

LOEPKER KENT
PO BOX 35
BARTELSON IL 62218

Site Address
Site Address maintained by E911 Program Addressing

290 SEMINOLE WAY
FORT MYERS BEACH FL 33931

Property Description
Do not use for legal documents!

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

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

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0		
Gross Living Area	1,570		
1st Year Building on Tax Roll	1959		
Historic Designation	No		
Township	Range	Section	Block
46	24E	33	005K0
Municipality	Latitude	Longitude	Lot
			0030

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

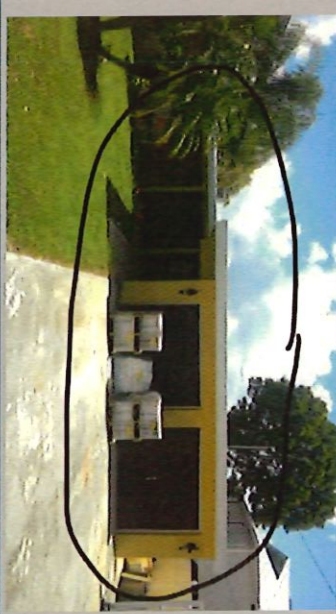


Photo Date August of 2017 View other photos



etrate
Town of Fort Myers Beach
Revised REPAIR/IMPROVEMENT COST FORM

Official Use Only:
Permit # 181342
B.C.V.
5 Yr. Impr.
50% Total

Job Address: 290 Seminole Way

Property Owner: Kent Loeper

STRAP #: 33-4624-W2-005K0,0030

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost as the current market value for any work they intend to perform, including construction supervision costs.

	Sub-Contractor Bids Bid Amounts	or	Contractor Or Owner Estimates	
			Material Costs	Labor Costs
1. Masonry / Concrete			5852.-	6250.-
2. Carpentry Material (rough)			15,000.-	6,000.-
3. Carpentry Labor (rough)				100.-
4. Roofing + <u>7461A Alvin</u>			467.-	
5. Insulation and Weather-strip			2010.-	
6. Exterior Finish (Stucco)				
7. Doors, Windows & Shutters				
8. Lumber Finish / Trim Carpentry				
9. Hardware				
10. Drywall				
11. Cabinets & Countertops (Built-in)				
12. Floor Covering				
13. Plumbing				
14. Shower / Tub / Toilet				
15. Electrical & Light Fixtures				
16. Concrete			250.-	200.-
17. Built-in Appliances			1700.-	
18. HVAC				
19. Paint			5624.-	6250.-
20. <u>Handmade Mouldings - Cutters</u>			29,203.-	18,800.-
21. Overhead and Profit				
22. Other: <u>TRUSSES</u>				
Subtotals				
Total Estimate Cost (all three subtotals added together)				49003.-

- A. A copy of the signed construction contract must be attached to this form.
- B. Subcontractor bids may be used for any item of material and/or labor cost breakdown.
- C. Cost backup must be provided for every line item entry.
- D. If any amounts appear in the "Sub-Contractor" column, a copy of each signed and dated bid must accompany this form. For all other costs, you must list the quantity of materials to be installed and their unit cost on a separate sheet that references the line number.

Town of Fort Myers Beach, FL 33931
Phone # (239) 765-0909 Fax # (239) 765-0909

Oct 21, 2025 11:23:17 AM
Fort Myers Beach

Property Address and Owner:

Hearing Date: December 4, 2025

FMB Case # 2025-0891

Property Owner: Lisa G & Shawn L Hollywood

Property Address: 151 Egret St

Violation: Recreational vehicle used for residential use and substantially improved. (Not dead storage)

Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Michael J Hauserman

Narrative:

A Notice of Violation & Hearing was issued on 10/20/25 giving until 11/05/25 to comply by removing the recreational vehicle or cease the residential use of the vehicles and only use it for dead storage.

Attachments:

1. 20250891_151 Egret St_Exhibit A_Notice Affidavit Ownership

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 of Service
- Proof of Mailing
- Proof of Ownership



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

Date: October 20, 2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

HOLLYWOOD, LISA G & SHAWN L,
Respondent(s).

Case Number:	20250891
Certified Mail:	9589071052703142134548 9589071052703142134555
Regular Mail:	10.20.25
Posted on Property:	10.20.25
Posted at Town Hall:	10.20.25

Full Mailing Address: 18929 Crescent Rd, Odessa, FL 33556

Site Address: 151 Egret St, Fort Myers Beach, FL 33931

Parcel Strap No.: 34-46-24-W4-00048.0020

Flood Zone:

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on October 20, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: **(Check all that apply)**

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

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

☒ **Violation(s):** A recreational vehicle placed on the lot is being used for _____ [residential/rental/camping] and not storage.

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

____ **Photos Attached:** _____

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

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

Date for Compliance: *The corrective action(s) must be completed by November 5, 2025.*

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

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

____ **Photos Attached:** _____

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

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

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

____ **Violation(s):** The RV or park trailer on the property is located in a flood hazard area and has been on the property more than 180 consecutive days. *(Not applicable if the*

RV or park trailer is fully licensed and highway ready OR the owner has a current ETPP/TPP).

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

___ Vehicle registration is expired

___ License plate is missing or invalid

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

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

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

___ Other (specify): _____

___ **Photos Attached:** _____

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

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

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

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

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

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

___ *Other (specify):* _____

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

___ **4. Code Section: Section 6-520. - Permanent placement.** Recreational vehicles and park trailers that do not meet the limitations in section 6-519 for temporary placement must meet the

requirements of division 10, subdivision IV for manufactured homes. *(Not applicable if the RV or park trailer complies with the temporary placement requirements under Section 6-519)*

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

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

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

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

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

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

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

____ **Section 6-514. - Elevation.** All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be

elevated such that the bottom of the frame is at or above the base flood elevation plus one foot.

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

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

_____ **Photos Attached:** _____

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

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

Date for Compliance: *The corrective action(s) must be completed by November 8, 2025.*

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

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

NOTICE OF HEARING

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

Select all that apply:

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

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

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

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

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

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

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

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

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

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

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

Michael J Hauserman, CEP



Signature

Code Enforcement Officer
Code Compliance Manager
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

VS.

Lisa G & Shawn L Hollywood
18929 Crescent Rd
Odessa, FL 33556

FMB Case Number:	20250891
Certified Mail:	9589071052703142134548 & 9589071052703142134555
Regular Mail:	USPS 10/20/2025

Respondent,

Site Address: 151 Egret St
Fort Myers Beach, FL, 33931
Parcel Strap No. 34-46-24-W4-00048.0020

**AFFIDAVIT OF POSTING
NOTICE OF VIOLATION AND NOTICE OF HEARING**

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared **Michael J Hauserman** who is the Code Enforcement Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250891**.

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by **Certified Mail/Registered** Mail and Standard 1st Class Mail a copy of the Notice of Violation and Notice of Code Enforcement Hearing on **10/20/2025** to the following:

Lisa G & Shawn L Hollywood
18929 Crescent Rd
Odessa, FL 33556

Evidence of mailing (Certified mailing receipt) is attached.

2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at **151 Egret St, Fort Myers Beach, FL 33931**, which is the location where the violation occurred. I took photographs of the Notice I posted on the **20th 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 available for viewing 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the **20th day of October 2025** are attached.



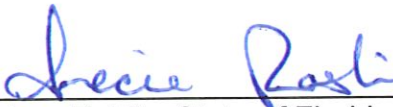
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 31 day of October, 2025, by Michael J. Hauserman. 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 1345 48

U.S. Postal Service™ 20250891
CERTIFIED MAIL® RECEIPT NOV/NOV
 Domestic Mail Only MDH

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 HOLLYWOOD LISA G &
 Street and HOLLYWOOD SHAWN L
 18929 CRESCENT ROAD
 City, State, ODESSA, FL 33556

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

9589 0710 5270 3142 1345 55

U.S. Postal Service™ 20250891 NOV/NOV
CERTIFIED MAIL® RECEIPT MDH

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 HOLLYWOOD LISA G &
 Street and HOLLYWOOD SHAWN L
 151 EGRET STREET
 City, State, FORT MYERS BEACH, FL 33931

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

10/07/2025 at 9:00 A.M. in the Council Chamber, Fort Myers Beach, Florida.

A copy of the previously issued CODE ENFORCEMENT ORDER is attached hereto and incorporated by reference.

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

FORT MYERS BEACH, ESTERO ISLAND

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

Posted on 10/20/25 MJ



Town of Fort Myers Beach
NOTICE OF VIOLATION(S) AND NOTICE OF CODE ENFORCEMENT HEARING - RV

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone: (239) 765-0202

Date: October 20, 2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

HOLLYWOOD, LISA G & SHAWN L,
Respondent(s).

Full Mailing Address: 18929 Crescent Rd, Odessa, FL 33556
Site Address: 151 Egret St, Fort Myers Beach, FL 33931
Parcel Strap No.: 34-46-24-W4-00048.0020
Flood Zone:

Case Number:	20250891
Certified Mail:	95890710527031
	95890710527031
Regular Mail:	
Posted on	
Property:	
Posted at Town	
Hall:	

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on October 20, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: (Check all that apply)

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

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

☒ Violation(s): A recreational vehicle placed on the lot is being used for [residential/rental/camping] and not storage.

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

Oct 20, 2025 1:35:51 PM

Posted on 10/20/25 ML



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

Date: October 20, 2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

HOLLYWOOD, LISA G & SHAWN L,
Respondent(s).

Full Mailing Address: 18929 Crescent Rd, Odessa, FL 33556
Site Address: 151 Egret St, Fort Myers Beach, FL 33931
Parcel Strap No.: 34-46-24-W4-00048.0020
Flood Zone:

Case Number:	20250891
Certified Mail:	9589071052703142134548 9589071052703142134555
Regular Mail:	
Posted on	
Property:	
Posted at Town	
Hall:	

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on October 20, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: (Check all that apply)

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

- ☒ Violation(s): A recreational vehicle has been substantially improved.
- ☒ Violation(s): A recreational vehicle placed on the lot is being used for [residential/rental/camping] and not storage.
- ☐ Violation(s): Two or more recreational vehicles are placed on the lot.



DO NOT PAY - THIS IS NOT A BILL
NOTICE OF PROPOSED PROPERTY TAXES
TAX INFORMATION

10231056
 HOLLYWOOD LISA G & SHAWN L
 18929 CRESCENT RD
 ODESSA, FL 33556

071061
 Parcel ID: 34-46-24-W4-00048.0020
 LOT 7.BLK A MARTIN
 LEWIS UNREC BEG SE COR BLK
 I MC PHIE PK #2 SELY AT RT
 151 EGRET ST

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year.

The purpose of these PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY ⓘ		COLUMN 1*		COLUMN 2*		COLUMN 3*
032 TOWN OF FT MYERS BEACH	LAST YEAR'S ACTUAL TAX RATE 2024 (MILLAGE) ⓘ	YOUR PROPERTY TAXES LAST YEAR 2024	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2025 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2025
COUNTY:						
LEE CO GENERAL REVENUE	3.7623	\$2,334.42	3.6162	\$1,967.63	3.7623	\$2,047.12
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$1,394.83	2.2302	\$1,213.48	2.2480	\$1,223.17
PUBLIC SCHOOL - BY STATE LAW	3.0380	\$1,885.01	3.0139	\$1,639.91	3.0710	\$1,670.97
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	0.9900	\$614.27	0.8954	\$487.20	1.2550	\$682.86
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	0.0948	\$58.82	0.0889	\$48.37	0.0948	\$51.58
SFWMD-EVERGLADES CONSTRUCTION PROJECT	0.0327	\$20.29	0.0306	\$16.65	0.0327	\$17.79
SFWMD-OKEECHOBEE BASIN	0.1026	\$63.66	0.0961	\$52.29	0.1026	\$55.83
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	2.8000	\$1,737.33	2.5436	\$1,384.01	2.8000	\$1,523.52
FORT MYERS BEACH MOSQUITO CONTROL	0.1123	\$69.68	0.1018	\$55.39	0.1123	\$61.10
FORT MYERS BEACH PUBLIC LIBRARY DIST	0.1612	\$100.02	0.1464	\$79.66	0.1612	\$87.71
LEE CO HYACINTH CONTROL DIST	0.0200	\$12.41	0.0192	\$10.45	0.0200	\$10.88
WEST COAST INLAND NAVIGATION DIST	0.0394	\$24.45	0.0381	\$20.73	0.0394	\$21.44
TOTAL TAX RATES:	13.4013		12.8204		13.6993	
TOTAL PROPERTY TAXES:		\$8,315.19		\$6,975.77		\$7,453.97
		COLUMN 1*		COLUMN 2*		COLUMN 3*

NOTICE OF PROPOSED PROPERTY TAXES EXPLANATION (Section 200.069, Florida Statutes)

***COLUMN 1—"YOUR PROPERTY TAXES LAST YEAR"** - This column shows the taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***COLUMN 2—"YOUR TAXES IF NO BUDGET CHANGE IS ADOPTED"** - This column shows what your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***COLUMN 3—"YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED"** - This column shows what your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown on this notice. The difference between Columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

NOTE: Amounts shown on this form do NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS: ⓘ Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city, or any special district

A Public Hearing ⓘ on the Proposed Taxes and Budget Will Be Held:

COUNTY/MSTU:	09/04/2025 5:05PM	Lee Co Commission Chambers	2120 Main St	Fort Myers FL 33901	239-533-2221
SCHOOL:	09/09/2025 5:05PM		2855 Colonial Blvd	Fort Myers FL 33966	239-337-8215
MUNICIPALITY:	09/11/2025 5:01PM		6231 Estero Blvd	Fort Myers Beach FL 33931	239-765-0202
WATER MANAGEMENT DISTRICT:	09/11/2025 5:15PM	SFWMD Auditorium	3301 Gun Club Rd B-1 Bldg	West Palm Beach FL 33406	561-686-8800
LEE CO MOSQUITO AND/OR HYACINTH:	09/11/2025 5:01PM/5:15PM		15191 Homestead Rd	Lehigh Acres FL 33971	239-694-2174
FORT MYERS BEACH FIRE CONTROL DIST:	09/10/2025 5:05PM	Diamond Head Resort	2000 Estero Blvd	Ft Myers Beach FL 33931	239-590-4200
FORT MYERS BEACH MOSQUITO CONTROL:	09/03/2025 5:01PM		161 Bay Rd	Ft Myers Beach FL 33931	239-247-1205
FORT MYERS BEACH PUBLIC LIBRARY DIST:	09/11/2025 5:05PM		2755 Estero Blvd	Ft Myers Beach FL 33931	239-463-9691
WEST COAST INLAND NAVIGATION DISTRICT:	09/05/2025 5:01PM		1575 E Venice Ave	Venice FL 34292	941-485-9402

**** PROPERTY RECORD UPDATE -- WEBSITE AND PERSONALIZED CODE FOR 2025****

Enter your [personalized code TR9C1D10](#) to review your property details and

- Report or update hurricane damage
- Confirm or update your homestead exemption status
- Discover how your value was impacted

PROPERTY VALUATION		
	Last Year 2024 ⓘ	This Year 2025 ⓘ
MARKET VALUE	\$620,476	\$544,114
Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.		
ASSESSED VALUE		
Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.		
ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.		

EXEMPTIONS	APPLIES TO	VALUE
Exemptions are specific dollar or percentage amounts that reduce taxable value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. In some cases, the maximum exemption amount may not be applied because of a lower assessed value. Many exemptions apply only to tax levies by the taxing authority granting the exemption.		

VALUE CALCULATIONS						
Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The assessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.						
TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR ⓘ
COUNTY:						
LEE CO GENERAL REVENUE	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
PUBLIC SCHOOL - BY STATE LAW	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
SFWMD-OKEECHOBEE BASIN	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
FORT MYERS BEACH MOSQUITO CONTROL	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
FORT MYERS BEACH PUBLIC LIBRARY DIST	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
LEE CO HYACINTH CONTROL DIST	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114
WEST COAST INLAND NAVIGATION DIST	\$620,476	\$544,114	\$0	\$0	\$620,476	\$544,114

If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, please call us at **(239) 533-6100** or visit the Lee County Property Appraiser's office at 2480 Thompson Street, 4th Floor, Fort Myers, FL.

If we are unable to resolve a matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. ⓘ Online filing is available at www.leeclerk.org. Petition forms are available from the Lee County Property Appraiser's office. All petitions must be filed with the Clerk of Courts Office on or before **September 12, 2025**.

**** PROPERTY RECORD UPDATE -- WEBSITE AND PERSONALIZED CODE FOR 2025****

Enter your [personalized code TR9C1D10](#) to review your property details and

- Report or update hurricane damage
- Confirm or update your homestead exemption status
- Discover how your value was impacted



Property Data

STRAP: 34-46-24-W4-00048.0020 Folio ID: 10231056

Tax Roll Value Letter 2025 ▾

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



HOLLYWOOD LISA G & SHAWN L
151 EGRET ST
FORT MYERS BEACH FL 33931

Site Address

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

151 EGRET ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LOT 7.BLK A MARTIN LEWIS UNREC BEG SE COR BLK I MC PHIE PK #2
SELY AT RT

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	34		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42253	-81.90281		

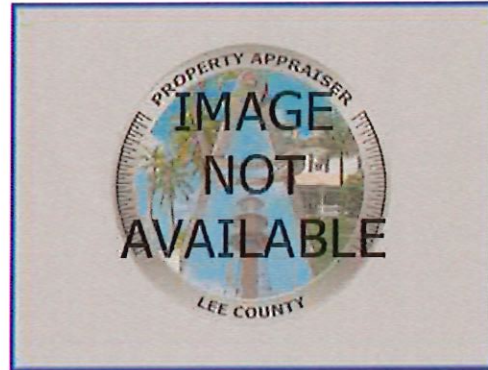
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



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)	544,114	540,272	544,114	544,114	0	0	544,114
2024 / Additional Info	2024 (Final Value)	620,476	616,634	620,476	620,476	0	0	620,476
2023 / Additional Info	2023 (Final Value)	444,898	444,888	444,898	444,898	0	0	444,898
2022 / Additional Info	2022 (Final Value)	631,787	316,525	631,787	204,392	50,500	0	153,892
2021 / Additional Info	2021 (Final Value)	428,989	316,525	428,989	198,439	50,500	0	147,939
2020 / Additional Info	2020 (Final Value)	389,214	346,525	389,214	195,699	50,500	0	145,199
2019 / Additional Info	2019 (Final Value)	375,485	333,200	375,485	191,299	50,500	0	140,799

2000 (Final Value)	155,760	88,500	0	129,250	25,500	0	103,750
1999 (Final Value)	130,070	65,000	0	125,850	25,500	0	100,350
1998 (Final Value)	130,210	65,000	0	123,870	25,500	0	98,370
1997 (Final Value)	133,820	65,000	0	121,800	25,500	0	96,300
1996 (Final Value)	119,940	65,610	0	118,250	25,500	0	92,750
1995 (Final Value)	115,370	60,010	0	115,370	25,500	0	89,870
1994 (Final Value)	125,090	60,010	0	125,090	25,500	0	99,590
1993 (Final Value)	110,070	57,750	0	110,070	25,500	0	84,570
1992 (Final Value)	111,020	57,750	0	111,020	25,500	0	85,520

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 10/16/2025)

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Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot
Land Features			
Description		Year Added	Units
DOCK - BOAT - WOODEN		1961	112
SEAWALL - CONCRETE		1961	80

Property Details (2025 Tax Roll)

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Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot
Land Features			
Description		Year Added	Units
DOCK - BOAT - WOODEN		1961	112
SEAWALL - CONCRETE		1961	80

Taxing Authorities

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TOWN OF FT MYERS BEACH / 032

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
605,000.00	07/27/2023	2023000261718	01		V
0.00	06/15/2021	20231105331DC		Not a Sale Unrecorded death certificate or notification of death Click Here for staff assistance.	I
0.00	04/01/1991	2233/3934	03		I
0.00	12/01/1971	859/760			

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

Building / Construction Permit Data

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Permit Number	Permit Type	Date
236489	Boathouse, Dock & Shoreline	01/10/2024
235108	Electric	08/16/2023
ROF2002-00733	Roof	02/27/2002

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.

Collection Days		
Garbage	Recycling	Horticulture
Thursday	Thursday	Thursday

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

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