



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Thursday, January 15, 2026

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. AGENDA UPDATE

III. APPROVAL OF MINUTES

A. December 2, 2025

IV. VIOLATION CASES

A. FMB Case # 20250288

Property Owner: Kasseroler Christine
Property Address: 290 Driftwood Ln
Status: Property Maintenance
Officer: T. Hoffman

B. FMB Case # 20251183

Property Owner: John D Clark Sr
Property Address: 501 Randy Ln
Status: Property Maintenance
Officer: T. Hoffman

C. FMB Case # 20251067

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

D. FMB Case # 20251220

Property Owner: May Aaron Christopher & Philip Johnson
Property Address: 101 Bay Mar Dr
Status: Property Maintenance
Officer: T. Hoffman

E. FMB Case # 20251131

Property Owner: TNI Global LLC
Property Address: 175 Bahia Via

Status:Property Maintenance
Officer: T. Hoffman

V. STATUS UPDATE (FINES ASSESMENT)

A. FMB Case # 20240936

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

B. FMB Case # 20250968

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

C. FMB Case # 20250722

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

D. FMB Case # 20251033

Property Owner: Jarrell Robert L III & Jarrell Robin D,
Property Address: 150 Hibiscus Dr
Status:Property Maintenance
Officer: T. Hoffman

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

VII. LIEN FORECLOSURE CASES

VIII. BUILDING OFFICIAL APPEALS

IX. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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



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

In accordance with the Americans with Disabilities Act (ADA), persons needing a

special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings.



Fort Myers Beach Special Magistrate Hearings

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

Minutes

Tuesday, December 2,
2025

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. November 4, 2025

Special Magistrate Schmucker approved the minutes.

III. STATUS UPDATE (FINE ASSESMENTS)

A. FMB Case # 20240936

Property Owner: Giesey Bryce E & Barbara A

Property Address: 126 Anchorage St

Code Enforcement Manager Michael Hauserman reviewed the background of the case as stated on the red sheet in the agenda packet. He noted that the property owner had attempted to address the violations cited in the original notice. Floodplain Manager Kelli DeFedericis noted plumbing on the ground floor was not allowed, but the walls were approved. She cannot sign off on the bathroom until she receives details regarding how it will be capped off and where it was located.

Mr. Giesey discovered there was plumbing under the slab when they raised the house. He replaced the deteriorated plumbing. He noted there was a washer/dryer and a make-shift bathroom in the enclosure. He stated that he would cap off the plumbing and remove the bathroom. He discussed the history of the walls. Mrs. Giesey explained that the town told them to get a letter from an engineer regarding the outside stucco, which they did. She noted that they were later told they had to submit a revision form with a drawing, which they did. Mr. Giesey said he could finish the walls in January. He indicated he could submit a drawing of the bathroom today.

Special Magistrate Schmucker gave him a week to submit the document. She issued an order with the findings of fact and noted that the next steps had to be taken. The next status update is scheduled for January 15, 2026.

IV. VIOLATION CASES

Special Magistrate Schmucker swore in those providing testimony.

A. FMB Case # 20251015

Property Owner: Rosenbaum Gary & Elanna

Property Address: 7904 Estero Blvd

Status: Property Maintenance

Officer: T. Hoffman

COMPLIANT

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

B. FMB Case # 20251012

Property Owner: Estero Beach Club East Condo A

Property Address: 2654 Estero Blvd

Status: Property Maintenance

Officer: M. Chavez

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

C. FMB Case # 20251135

Property Owner: Beach and Sunsets LLC

Property Address: 4255 Estero Blvd

Status: Property Maintenance

Officer: M. Chavez

Special Magistrate Schmucker confirmed the property owner was not present.

Officer Chavez stated all documentation was attached to the agenda packet and asked that it be entered into evidence. Special Magistrate Schmucker entered the evidence. As of November 26, 2025, the property was still in violation. Officer Chavez submitted Exhibit C and Special Magistrate Schmucker entered it into evidence. The town requested an administrative fee of \$250.00. Special Magistrate Schmucker gave the property owner 30 days to come into compliance and ordered them to pay the administrative fee.

D. FMB Case # 20250968

Officer Weich stated all documentation was attached to the agenda packet and asked that it be entered into evidence. Special Magistrate Schmucker entered the evidence into the record. As of November 4, 2025, and December 2, 2025, the property remained in violation. Officer Weich provided documentation to enter into evidence. Special Magistrate Schmucker entered the evidence into the record.

The town requested an administrative fee of \$250.00 and a daily fine of \$250.00 until the grass was mowed, all garbage was removed, the pool secured and treated, or obtain a permit to demolish the pool.

Ms. Gonzalez replied that the rubbish would be removed tomorrow and the property would be back in order. She will install a new fence. Special Magistrate Schmucker gave the property owner 30 days to come into compliance.

E. FMB Case # 20250722

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

Special Magistrate Schmucker confirmed the property owner was not present.

Officer Weich stated all documentation was attached to the agenda packet and asked that it be entered into evidence. Special Magistrate Schmucker entered the evidence into the record. As of December 2, 2025, the property owner was still in violation. Documents were submitted and Officer Weich asked that they be entered into evidence. Special Magistrate Schmucker entered the evidence into the record. The town requested an order, an administrative fee of \$250.00 and a daily fine of \$250.00 for each day the violation exists until the sheds are removed or a permit is obtained. Officer Weich has not been in contact with the respondent.

Special Magistrate Schmucker issued an order requiring compliance within 30 days and ordered payment of the \$250.00 administrative fee. She will assess the fine in 30 days.

F. FMB Case # 20251067

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

The town requested a 30-day continuance.

G. FMB Case # 20241153

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

Special Magistrate Schmucker confirmed the property owner was not present.

Officer Hoffman stated all documentation was attached to the agenda packet and asked that it be entered into evidence. Special Magistrate Schmucker entered the evidence into the record. As of December 1, 2025, the property was still in violation. Officer Hoffman submitted documentation to be entered into evidence. Special Magistrate Schmucker entered the evidence into the record. Officer Hoffman stated that the respondent had been in contact with the town. The town requested an order, an administrative fee of \$250.00 and 60 days to come into compliance; otherwise, a daily fine of \$250.00 will be

imposed. Special Magistrate Schmucker issued an order of noncompliance and gave them 60 days to come into compliance. She ordered the respondent to continue working with the Town.

H. FMB Case # 20251131

Property Owner: TNI Global LLC

Property Address: 175 Bahia Via

Status: Property Maintenance

Officer: T. Hoffman

The town requested a 30-day continuance.

I. FMB Case # 20250888

Property Owner: Wilcox Lance

Property Address: 1339 Santos Rd

Status: RV without permit

Officer: M Chavez

COMPLIANT

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

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

No liens.

VI. LIEN FORECLOSURE CASES

No cases.

VII. BUILDING OFFICIAL APPEALS

No appeals.

VIII. ADJOURNMENT

Special Magistrate Schmucker adjourned the meeting at 10:00 AM.

Property Address and Owner:

Hearing Date: January 15, 2026

Property Owner: Kasseroler Christine
Property Address: 290 Driftwood Ln
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

T. Hoffman

Narrative:

Attachments:

1. 20250288_Hearing Exhibit A_Notice of Hearing and Affidavit of Posting
2. 20250288_Hearing Exhibit B_Notice of Violation
3. 20250288_Hearing Exhibit C_Status of Compliance
4. 20250288_Hearing Exhibit D_Violated Regulations
5. 20250822_Hearing Exhibit E_NOV and NOH

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: January 08, 2026

Thomas Yozzo, Emergency Services Director

Date: January 08, 2026



Traci Kohler, Deputy Town Manager

Date: January 08, 2026

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

HEARING

EXHIBIT

A

- Notice of Hearing and Affidavit of Posting



9/16/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK 6020
AUSTRIA

Case Number:	20250288
Certified Mail:	9589071052703142134869
Regular Mail:	Standard 1 st Class

Respondent.

Site Address: 290 Driftwood Ln., Fort Myers Beach, FL 33931
Parcel Strap No.: 34-46-24-W4-00003.0060

NOTICE OF CODE ENFORCEMENT HEARING

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (another copy of which is enclosed herewith), exists on the above described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **Tuesday November 4th 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



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

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

T Hoffman

Code Enforcement Officer
Town of Fort Myers Beach

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

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

FORT MYERS BEACH, ESTERO ISLAND

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



Town of Fort Myers Beach

CODE COMPLIANCE

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

04/22/2025

Case Number:	20250288
Certified Mail:	70222410000084704311
Regular Mail	

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020

SITE ADDRESS: 290 DRIFTWOOD LN
PARCEL STRAP NO: 344624W4000030060

NOTICE OF VIOLATION

YOU ARE HEREBY NOTIFIED that an inspection of the above-referenced property on **04/15/2025** by Town of Fort Myers Beach Code Enforcement Officer **T. Hoffman** indicates that the following items are in violation:

For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 inches in height

These items are a violation of the following Town Codes:

ARTICLE I. - PROPERTY MAINTENANCE CODES DIVISION 1. - INTERNATIONAL PROPERTY MAINTENANCE CODE Sec. 6-2. - Amendments. modified

The 2018 Edition of the International Property Maintenance Code is hereby amended as follows:

(q) Section 110.1 General, is hereby amended to read as follows:

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

(r) Section 110.3 Failure to comply, is hereby amended as follows:

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Town shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate for said costs. In the event the owner or person creating the need for demolition and removal fails and refuses to pay or reimburse the Town for the costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

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

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

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202 to obtain required permits. Repair, Replace or Demo Structure in Disrepair. Clear property of all garbage, rubbish and/or debris. Mow and /or trim all grass and weeds to under 12 inches in height and maintain property per Town Code Requirements..

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

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

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

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

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

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach



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



[Notary Seal]


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



TOWN OF FORT MYERS BEACH,

Petitioner,

VS.

KASSEROLER CHRISTIANE
KAISERJAEGERSTE 28
INNSBRUCK 6020
AUSTRIA

FMB Case Number:	20250288
Certified Mail:	9589071052703142134869
Regular Mail:	Standard 1st Class
DOAH Case Number:	Not Assigned

Respondent,

Site Address: 290 Driftwood Ln.
Fort Myers Beach, FL 33931
Parcel Strap No.34-46-24-W4-00003.0060

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 #20250288 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 registered mail & first class service a copy of the Notice of Hearing to the following:

- a. Kasseroler Christiane
Kaiserjaegerstr 28
Innsbruck 6020
Austria
Registered Mail No. RF 734 581 224 US
(Lee County Property Appraiser)
- b.

Certified Mail No.
(Listed Registered Agent Sunbiz)

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

1. I posted a copy of the Notice at 290 Driftwood Ln, Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 16th day of September 2025. A true, accurate and unaltered copy of the photographs are attached in Hearing Exhibit A.
2. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 16th day of September 2025 are attached in Hearing Exhibit A.

9589 0710 5270 3142 1348 69

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

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

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box)

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage and Fees

\$

290 DARTMOUTH LN
KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK 6020
AUSTRIA

Town of Fort Myers Beach

26250288

SEP 11 2025 Postmark Here

Sent by:

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

Sep 16, 2025 12:51:08 PM
Fort Myers Beach

Map showing location near Sol y Mar I by LetsGoPDC.com and Estero Blvd.

FMBgov.com

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

9/16/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK 6020
AUSTRIA

Case Number:	20250288
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Respondent.

Site Address: 290 Driftwood Ln., Fort Myers Beach, FL 33931
Parcel Strap No.: 34-46-24-W4-00003.0060

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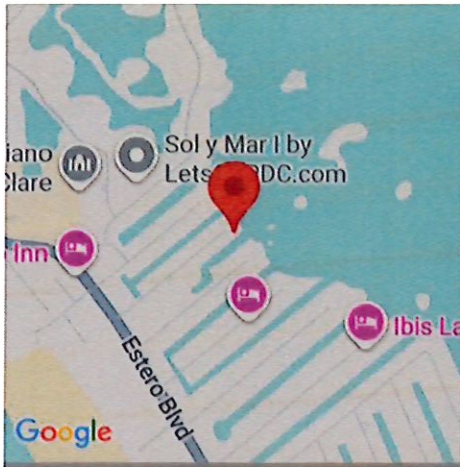
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FORT MYERS BEACH, ESTERO ISLAND

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

Sep 16, 2025 12:51:22 PM
Fort Myers Beach





FMBgov.com

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

9/16/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK 6020
AUSTRIA

Respondent.

Site Address: 290 Driftwood Ln., Fort Myers Beach, FL 33931
Parcel Strap No.: 34-46-24-W4-00003.0060

Case Number:	20250288
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FORT MYERS BEACH, ESTERO ISLAND
P. 239-765-0202 | F. 239-765-0909 | 2731 Oak Street, Fort Myers Beach, FL 33931

staples



Lee County Tax Collector

Noelle Branning

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

2024 Real Estate Tax Notice

Account Number:
34-46-24-W4-00003.0060
Alternate Key:
2100607872
Millage Code:
032

Site Address/Legal Description:
290 DRIFTWOOD LN
FR A POINT ON NELY LI OF ESTERO BLVD 340 FT
SE OF AND PARL TO SE LI OF BLK I



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

Exemptions/Values	
Market Value	2,406,114
Assessed Value	2,406,114
Taxable Value	1,242,955

★ See message below.

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
6020 INNSBRUCK
AUSTRIA

Paid 03/27/2025 DP-00-03325197 \$23,126.00

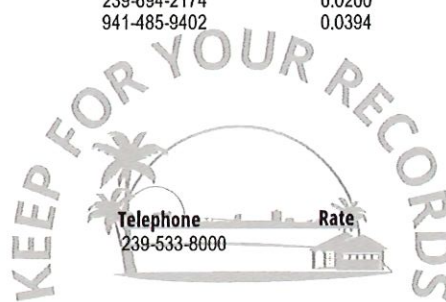
Ad Valorem Taxes Levying Authority

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

Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
239-533-2221	3.7623	1,242,955	0	1,242,955	4,676.37
239-337-8215	2.2480	2,406,114	0	2,406,114	5,408.94
239-337-8215	3.0380	2,406,114	0	2,406,114	7,309.77
239-765-0202	0.9900	1,242,955	0	1,242,955	1,230.53
561-686-8800	0.0948	1,242,955	0	1,242,955	117.83
561-686-8800	0.0327	1,242,955	0	1,242,955	40.64
561-686-8800	0.1026	1,242,955	0	1,242,955	127.53
239-590-4200	2.8000	1,242,955	0	1,242,955	3,480.27
239-247-1205	0.1123	1,242,955	0	1,242,955	139.58
239-463-9691	0.1612	1,242,955	0	1,242,955	200.36
239-694-2174	0.0200	1,242,955	0	1,242,955	24.86
941-485-9402	0.0394	1,242,955	0	1,242,955	48.97

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone	Rate
239-533-8000	

Basis	Amount
ACTL LEVY	320.38

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$23,126.03

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Mar 31, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 34-46-24-W4-00003.0060

Site Address: 290 DRIFTWOOD LN

Alternate Key: 2100607872

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

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
6020 INNSBRUCK
AUSTRIA

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



Paid 03/27/2025 DP-00-03325197 \$23,126.00

Property Data

STRAP: 34-46-24-W4-00003.0060 Folio ID: 10230981

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

Generated on 4/22/2025 8:20 AM

Owner Of Record - Sole Owner
(Change Mailing Address)



KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK 6020
AUSTRIA

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Site Address

Site Address maintained by E911 Program Addressing

290 DRIFTWOOD LN
FORT MYERS BEACH FL 33931

Property Description
Do not use for legal documents



FR A POINT ON NELY LI OF
ESTERO BLVD 340 FT SE OF
AND PARL TO SE LI OF BLK I

Image of Structure



Photo Date March of 2009 View other photos

Last Inspection Date: 04/02/2018

Attributes and Location Details

Total Bedrooms / Bathrooms 3 / 3.0
Gross Living Area 1,760
1st Year Building on Tax Roll 1973
Historic Designation No

Township Range SectionBlockLot
46 24E 34

MunicipalityLatitude Longitude
Town of Fort Myers
26.42565-81.90254
Beach

[View Parcel on Google Maps](#)

Property Values / Exemptions / TRIM Notices

Generated on 4/22/2025 8:20 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	CI
2024 / Additional Info	2024 (Final Value)	2,406,114	1,758,481	2,406,114	1,242,955	0	
2023 / Additional Info	2023 (Final Value)	1,997,029	1,677,692	1,997,029	1,129,959	0	
2022 / Additional Info	2022 (Final Value)	1,362,326	805,600	1,362,326	1,027,235	0	
2021 / Additional Info	2021 (Final Value)	933,850	530,000	933,850	933,850	0	
2020 / Additional Info	2020 (Final Value)	855,140	530,000	855,140	855,140	0	
2019 / Additional Info	2019 (Final Value)	832,541	529,750	832,541	832,541	0	
2018 / Additional Info	2018 (Final Value)	778,416	529,750	778,416	778,416	0	
2017 / Additional Info	2017 (Final Value)	766,334	325,000	766,334	762,152	0	
2016	2016 (Final Value)	692,865	325,000	692,865	692,865	0	
2015	2015 (Final Value)	782,296	325,000	782,296	766,055	0	
2014	2014 (Final Value)	696,414	325,000	696,414	696,414	0	

2013	2013 (Final Value)	628,806	326,400	628,806	615,112	50,000
2012	2012 (Final Value)	740,436	575,000	740,436	604,830	50,000
2011	2011 (Final Value)	587,214	460,000	587,214	587,214	50,000
2010	2010 (Final Value)	822,766	650,000	822,766	744,113	50,000
	2009 (Final Value)	888,350	750,000	888,350	724,550	50,000
	2008 (Final Value)	1,137,380	973,750	1,137,380	723,830	50,000
	2007 (Final Value)	1,138,930	973,750	0	702,740	25,000
	2006 (Final Value)	1,232,940	975,000	0	685,600	25,000
	2005 (Final Value)	1,083,790	975,000	0	665,630	25,000
	2004 (Final Value)	854,680	730,000	0	646,250	25,000
	2003 (Final Value)	627,960	530,000	0	627,960	25,000
	2002 (Final Value)	434,350	330,000	0	310,710	25,000
	2001 (Final Value)	402,140	275,000	0	302,310	25,000

	2000 (Final Value)	327,980	200,000	0	293,500	25,000
	1999 (Final Value)	285,780	175,000	0	285,780	25,000
	1998 (Final Value)	280,550	175,000	0	280,550	25,000
	1997 (Final Value)	213,240	150,000	0	213,240	25,000
	1996 (Final Value)	217,010	150,000	0	217,010	25,000
	1995 (Final Value)	218,010	135,000	0	214,890	25,000
	1994 (Final Value)	209,240	125,000	0	209,240	25,000
	1993 (Final Value)	210,480	125,000	0	210,480	25,000
	1992 (Final Value)	200,340	125,000	0	200,340	25,000

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 4/21/2025) ?

Generated on 4/22/2025 8:20 AM

Land		Number of Units		Unit of Measure	
Use Code	Use Code Description				
121	Single Family Residential, Bay, Sound, Harbor, Pass	1.00		Lot	
Land Features		Year Added		Units	
Description					
DAVITS - BOAT		1996		1	
SEAWALL - CONCRETE		1973		245	
DOCK - BOAT - WOODEN		2003		135	
BOAT LIFT		2003		1	
IRRIGATION SYSTEM LAWN		1973		1	
Buildings		Stories		Living Units	
Improvement Type	Model Type				
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0		1	
Bedrooms	Bathrooms	Year Built	Effective Year Built		
3	3.0	1973	1986		

Building Subareas		Heated / Under Air	Area (Sq Ft)
Description			
BAS - BASE		Y	1,760
FLL - FINISHED LOWER LEVEL		N	962
FLU - FINISHED LOWER UTILITY		N	90
LCP - LOWER CARPORT / OPEN PORCH		N	790
PSE - SCREEN ENCLOSURE		N	161
PTO - PATIO		N	7
PTO - PATIO		N	636
STP - STOOP		N	202
UOP - UNFINISHED OPEN PORCH		N	103

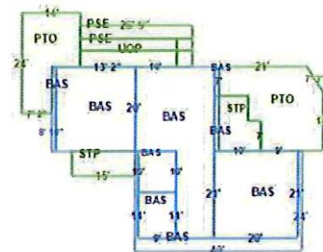
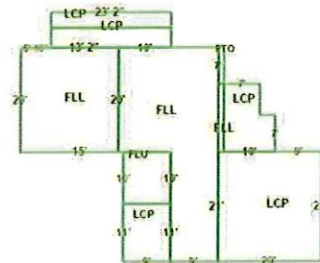
Building Features		Year Added	Units
Description			
DECK - WOOD		1973	162
SHED - METAL W/FLOOR		1998	168

Building Front Photo



Photo Date: March of 2009

Building Footprint



Property Details (2024 Tax Roll)

Generated on 4/22/2025 8:20 AM

Land		Number of Units	Unit of Measure
Use Code	Use Code Description		
121	Single Family Residential, Bay, Sound, Harbor, Pass	1.00	Lot

Land Features		Year Added	Units
Description			

DAVITS - BOAT	1996	1
SEAWALL - CONCRETE	1973	245
DOCK - BOAT - WOODEN	2003	135
BOAT LIFT	2003	1
IRRIGATION SYSTEM LAWN	1973	1

Buildings		Model Type		Stories	Living Units
Building 1 of 1		Building Characteristics			
Improvement Type					
103 - Split Entry/Raised Ranch		1 - SINGLE FAMILY RESIDENTIAL		1.0	1
Bedrooms		Bathrooms		Year Built	Effective Year Built
3		3.0		1973	1986

Building Subareas		Heated / Under Air	Area (Sq Ft)
Description			
BAS - BASE		Y	1,760
FLL - FINISHED LOWER LEVEL		N	962
FLU - FINISHED LOWER UTILITY		N	90
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PSE - SCREEN ENCLOSURE		N	161
PTO - PATIO		N	7
PTO - PATIO		N	636
STP - STOOP		N	202
UOP - UNFINISHED OPEN PORCH		N	103

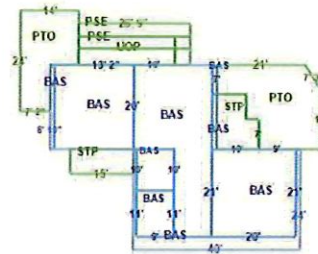
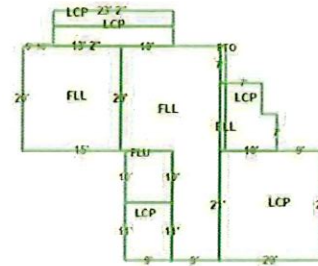
Building Features		Year Added	Units
Description			
DECK - WOOD		1973	162
SHED - METAL W/FLOOR		1998	168

Building Front Photo



Photo Date: March of 2009

Building Footprint



Taxing Authorities

Generated on 4/22/2025 8:20 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 / Water District
084

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL
33406

SFWMD-OKEECHOBEE BASIN /
308 Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL
33406

Sales / Transactions

Generated on 4/22/2025 8:20 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
790,000.00	12/09/2013	2013000276182	01		I
705,000.00	02/28/2002	3607/1359	06		I
0.00	01/16/1998	2911/2016	03		I
327,500.00	05/02/1997	2819/3591	06		I
100.00	04/01/1992	2293/4597	01		I
100.00	05/01/1990	2148/1000	01		I

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

Building / Construction Permit Data

Generated on 4/22/2025 8:20 AM

Permit Number	Permit Type	Date
BLD08-0170	Residential	07/21/2008
ROF2004-06022	Roof	10/15/2004
DSH2003-01053	Boathouse, Dock & Shoreline	12/08/2003
DSH2000-00583	Boathouse, Dock & Shoreline	08/09/2000
RES199801366	Building Addition	02/10/1998
RES199712439	Building Remodel / Repair	12/18/1997

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 4/22/2025 8:20 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
34-46-24-00-00003.0060	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 4/22/2025 8:20 AM

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

Flood and Storm Information

Generated on 4/22/2025 8:20 AM

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

Generated on 4/22/2025 8:20 AM



[Search](#) > Account Summary

Real Estate Account #34-46-24-W4-00003.0060

Owner:

KASSEROLER CHRISTIANE

Situs:

290 DRIFTWOOD LN
FORT MYERS BEACH 33931

[Parcel details](#)

[GIS](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on 03/27/2025 for \$23,126.00.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$23,126.00	03/27/2025 Receipt #DP-00-03325197	Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$20,405.12	02/28/2024 Receipt #DP-00-02137362	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$15,803.58	12/30/2022 Receipt #DP-00-00891693	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$13,133.70	11/30/2021 Receipt #607690-51	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$12,341.00	11/30/2020 Receipt #573303-14	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$12,095.62	11/11/2019 Receipt #536571-589	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$11,180.95	11/26/2018 Receipt #499887-60	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$11,202.89	11/27/2017 Receipt #463397-23	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$10,339.25	11/27/2016 Receipt #430273-322	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$11,758.03	11/26/2015 Receipt #397942-428	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$10,719.77	11/30/2014 Receipt #369674-4	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$9,209.87	11/12/2013 Receipt #19009-523	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$9,109.90	11/16/2012 Receipt #18589-920	Print (PDF)
Total Amount Due	\$0.00		

eCheck: FREE (not for delinquent taxes)

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

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

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

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

04/22/2025

Case Number:	20250288
Certified Mail:	70222410000084704311
Regular Mail	

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020

SITE ADDRESS: 290 DRIFTWOOD LN
PARCEL STRAP NO: 344624W4000030060

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 keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 Inches in height

These items are a violation of the following Town Codes:

ARTICLE I. - PROPERTY MAINTENANCE CODES DIVISION 1. - INTERNATIONAL PROPERTY MAINTENANCE CODE Sec. 6-2. - Amendments. modified

The 2018 Edition of the International Property Maintenance Code is hereby amended as follows:

(q) Section 110.1 General, is hereby amended to read as follows:

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

(r) Section 110.3 Failure to comply, is hereby amended as follows:

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Town shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate for said costs. In the event the owner or person creating the need for demolition and removal fails and refuses to pay or reimburse the Town for the costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

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

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

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. Contact Permitting at 239-765-0202 to obtain required permits. Repair, Replace or Demo Structure in Disrepair. Clear property of all garbage, rubbish and/or debris. Mow and /or trim all grass and weeds to under 12 inches in height and maintain property per Town Code Requirements..

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

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

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

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

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

Respectfully,

T. Hoffman
Code Enforcement Officer
Town of Fort Myers Beach

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

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

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee)

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

Postage \$

Total Postage and Fees \$

Sent by: 290 DRIFTWOOD LN

Postmark Here **APR 22 2025**

Town of Fort Myers Beach

20250288

7022 2420 0000 8470 4311

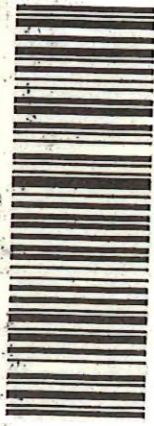
PAID TO
 KASSEROLER CHRISTIANE
 KAISERJAEGERSTR 28
 INNSBRUCK, 6020

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



2525 Estero Boulevard
Fort Myers Beach, FL 33931

CERTIFIED MAIL®



7022 2410 0000 8470 4311

FT MYERS FL 339

23 APR 2025 PM 2 L

US POSTAGE PAID BY PITNEY BOWES



ZIP 33931 \$ 009.640
02 7H
0006188942 APR 22 2025

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020

339318894 0006



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE DELIVERY ADDRESS. ADDRESS MUST BE PRINTED IN BLOCK LETTERS.

TEH 0248 0000 0TH2 2202

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020



9590 9402 8518 3186 4561 33

2. Article Number (Transfer from service label)

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from the address below? ☐ Yes ☐ No

20250228
APR 29 2025

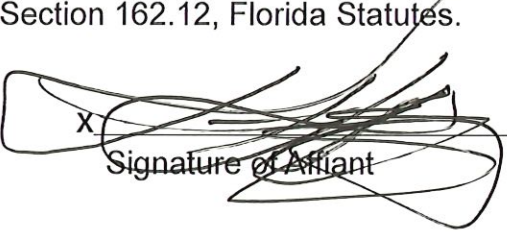
20250228

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☐ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
 - ☐ Priority Mail Express®
 - ☐ Registered Mail™
 - ☐ Registered Mail Restricted Delivery
 - ☐ Signature Confirmation™
 - ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

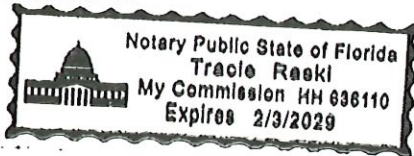


Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

X 
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 22 day of April, 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 Raskl
My Commission Expires: 2/3/2029



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020
AUSTRIA

FMB Case Number:	20250288
Certified Mail:	70222410000084704311
Regular Mail:	
DOAH Case Number:	[Not Applicable]

Respondent,

Site Address: 290 Driftwood Ln.
Fort Myers Beach, FL, 33931
Parcel Strap No. 34-46-24-W4-00003.0060

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 #20250288. For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 inches in height. 290 Driftwood Ln. Fort Myers Beach. FL 33931 attached

FORT MYERS BEACH ESTERO ISLAND

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



1. I personally mailed by certified mail a copy of the Notice of Violation 4/22/2025 to the following:

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK,6020

(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 290 Driftwood Ln, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 22nd day of April 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 2731 Oak Street, Fort Myers Beach, FL 33931 to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 22nd day of April 2025 are attached.

FORT MYERS BEACH ESTERO ISLAND

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

Apr 22, 2025 3:30:54 PM
Fort Myers Beach

Solo y Mar I by
LetsGoPDC.com



Town of Fort Myers Beach
CODE COMPLIANCE

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

04/22/2025

Case Number:	20250288
Certified Mail:	70222410000084704311
Regular Mail	

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020

SITE ADDRESS: 290 DRIFTWOOD LN
PARCEL STRAP NO: 344624W4000030060

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 keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 inches in height

These items are a violation of the following Town Codes:

ARTICLE I. - PROPERTY MAINTENANCE CODES DIVISION 1. - INTERNATIONAL PROPERTY MAINTENANCE CODE Sec. 6-2. - Amendments, modified

The 2018 Edition of the International Property Maintenance Code is hereby amended as follows:
(q) Section 110.1 General, is hereby amended to read as follows:

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

(r) Section 110.3 Failure to comply, is hereby amended as follows:

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Town shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate for said costs. In the event the owner or person creating the need for demolition and removal fails and refuses to pay or reimburse the Town the costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

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

Sec. 6-2. - Amendments. (Weeds) (w) Section 302.4 Weeds, is hereby amended to read as follows:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice

Apr 22, 2025 3:31:11 PM
Fort Myers Beach

iano
Clare

Sol y Mar I by
Lets PDC.com

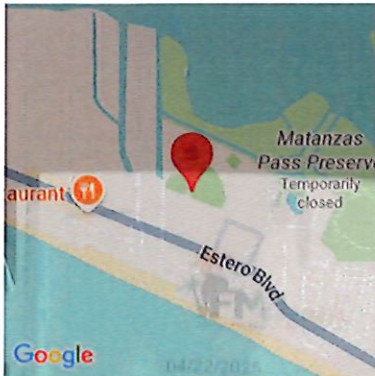
Inn

Google

Estero Blvd



Apr 22, 2025 9:41:08 AM
Fort Myers Beach



Town of Fort Myers Beach
CODE COMPLIANCE
2731 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0262 Fax: (239) 765-9999

Case Number	20250288
Certified Mail	76222410000204704314
Regular Mail	

KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
INNSBRUCK, 6020

SITE ADDRESS: 200 DRIFTWOOD LN
PARCEL STRAP NO: 344624W4000030060

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 keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 inches in height

These items are a violation of the following Town Codes:

ARTICLE I. - PROPERTY MAINTENANCE CODES DIVISION 1. - INTERNATIONAL PROPERTY MAINTENANCE CODE Sec. 6-2. - Amendments, modified

The 2018 Edition of the International Property Maintenance Code is hereby amended as follows:

(q) Section 110.1 General, is hereby amended to read as follows:

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

(r) Section 110.3 Failure to comply, is hereby amended as follows:

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Town shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate for said costs. In the event the owner or person creating the need for demolition and removal fails and refuses to pay or reimburse the Town for the costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

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

and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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

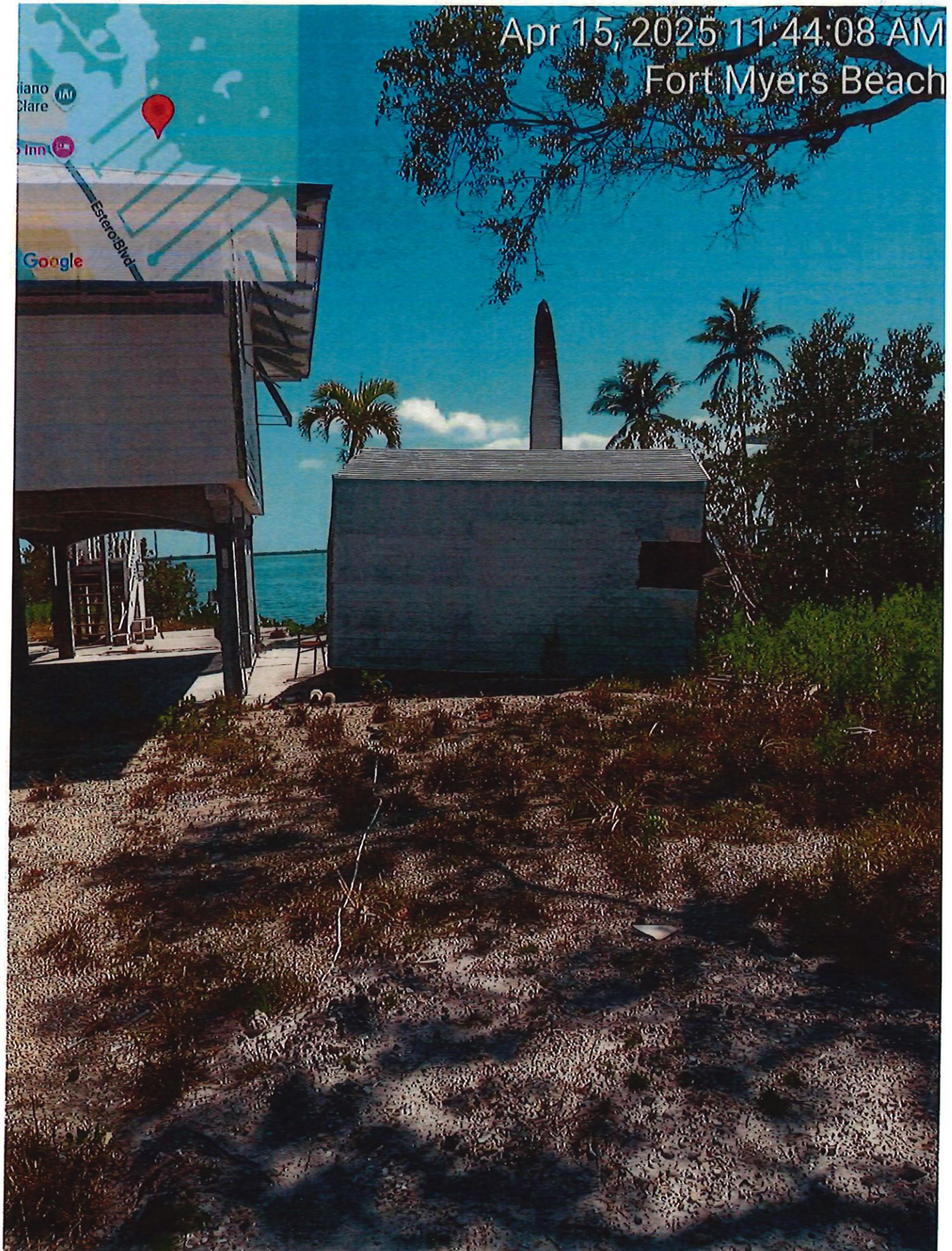
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice



Apr 15, 2025 11:45:11 AM
Fort Myers Beach



Apr 15, 2025 11:44:08 AM
Fort Myers Beach



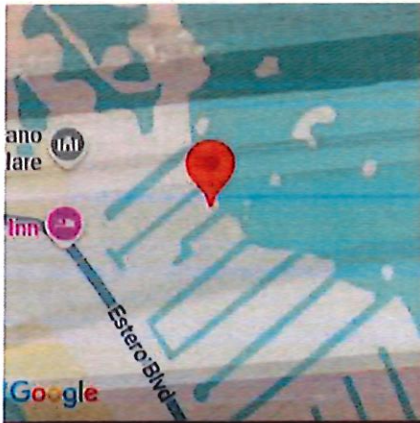
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Fort Myers Beach



Apr 15, 2025 11:44:05 AM
Fort Myers Beach



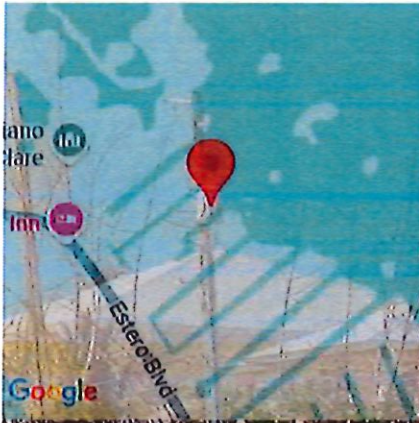
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Fort Myers Beach



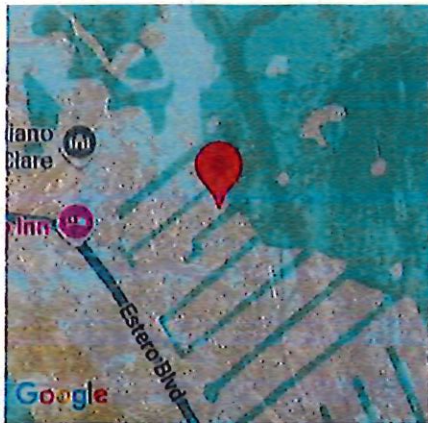
Apr 15, 2025 11:44:15 AM
Fort Myers Beach



Apr 15, 2025 11:44:24 AM
Fort Myers Beach



Apr 15, 2025 11:44:12 AM
Fort Myers Beach



Apr 15, 2025 11:46:00 AM
Fort Myers Beach



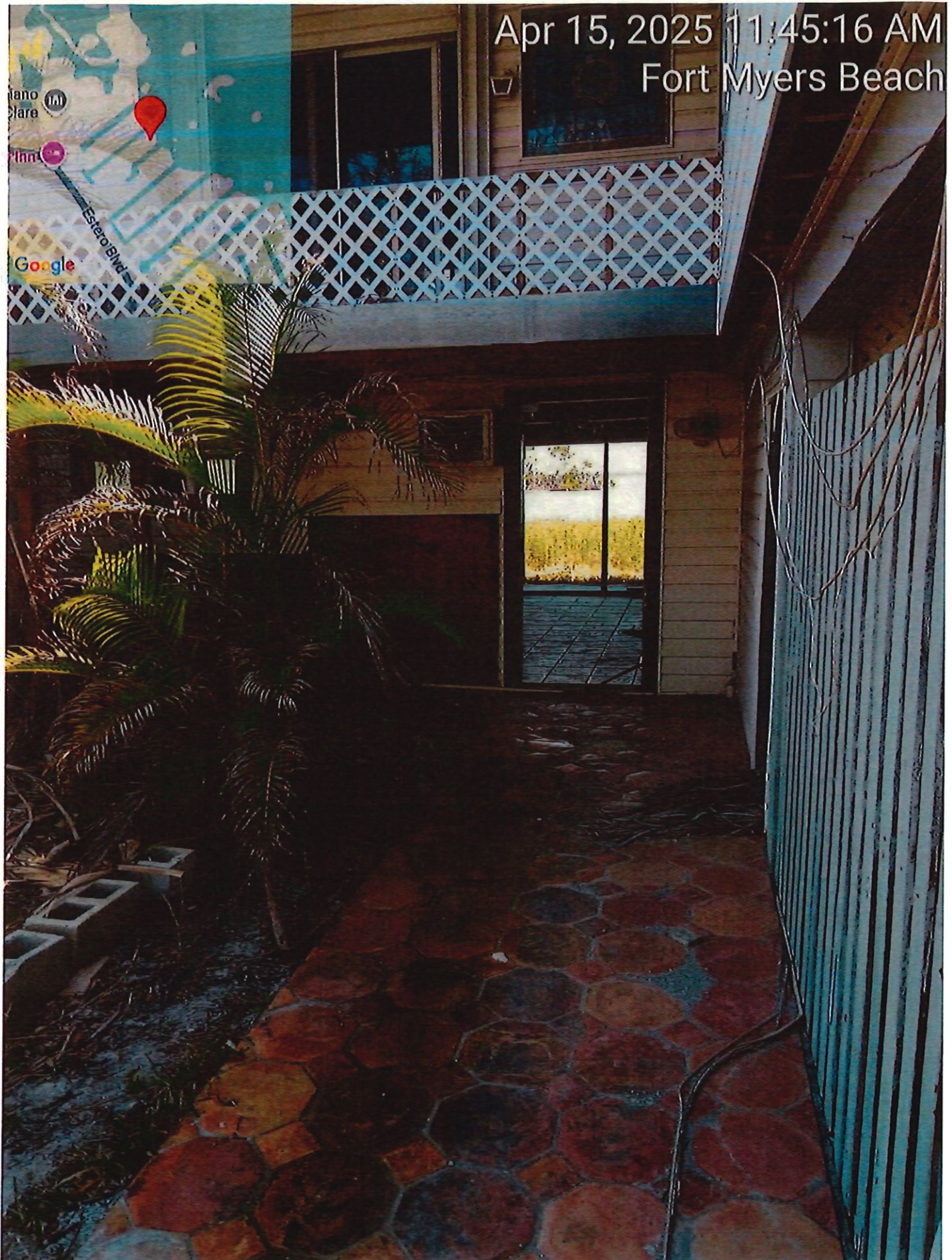
Apr 15, 2025 11:45:03 AM
Fort Myers Beach



Apr 15, 2025 11:45:32 AM
Fort Myers Beach



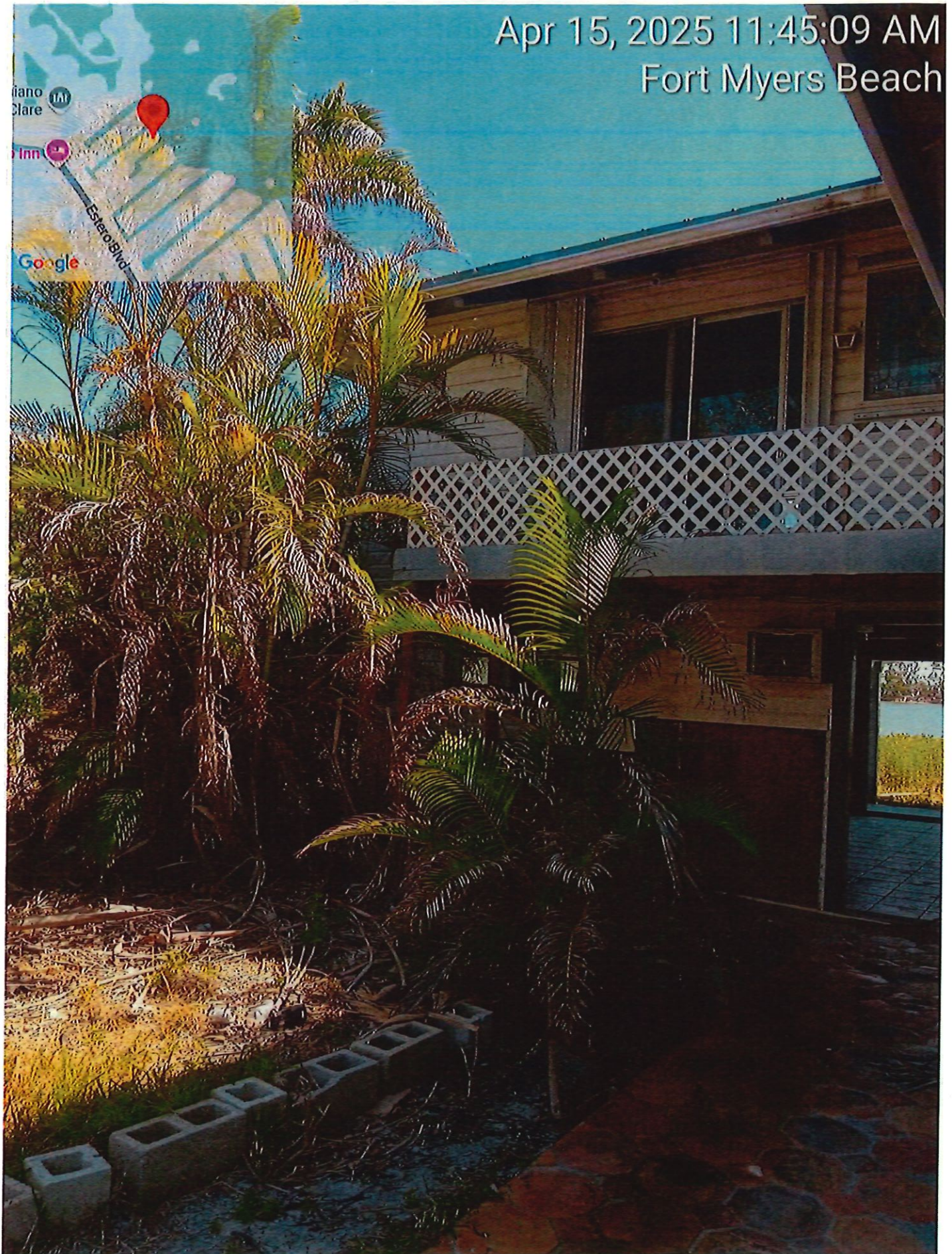
Apr 15, 2025 11:45:16 AM
Fort Myers Beach



Apr 15, 2025 11:45:51 AM
Fort Myers Beach



Apr 15, 2025 11:45:09 AM
Fort Myers Beach



HEARING

EXHIBIT

C

- Status of Compliance

5. I performed an inspection of the Subject Property on 09/16/2025, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be any progress made towards compliance at 290 DRIFTWOOD LN, Fort Myers Beach, FL 33931.

6. I have attached Exhibit A, which are photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 09/16/2025. These photographs have not been altered in any way.

7. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

FURTHER AFFIANT SAYETH NAUGHT.



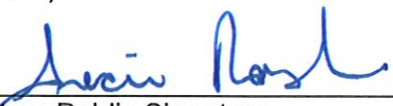
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of ☒ physical presence
OR ☐ online notarization, this _____ day of _____, 20____, by
T. Hoffman, ☒ who is personally known to me OR ____ who has produced
_____ as identification.



(SEAL)



Notary Public Signature

My Commission Expires: 2/3/2029



09/16/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KASSEROLER CHRISTIANE

Respondent.

Case Number:	20250288
Certified Mail:	
Regular Mail:	

Site Address: 290 DRIFTWOOD LN
Parcel Strap No.: 344624W4000030060

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority, personally appeared Officer T. Hoffman, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

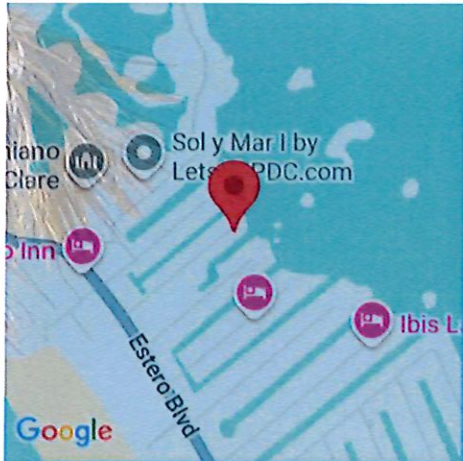
1. I, T. Hoffman, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 04/15/2025, KASSEROLER CHRISTIANE (property owner) was observed in violation of ARTICLE I. -PROPERTY MAINTENANCE CODES DIVISION 1. -INTERNATIONAL PROERTY MAINTENANCE CODE, LDC Sec, 6-1 Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage, Sec, 6-2 - Amendments (Weeds) of the Town of Fort Myers Beach Code of Ordinances, For the keeping or maintaining of a dwelling in disrepair and unsafe condition. In Example but not limited to Displaced shed, Unsecured property open and missing doors, Boat dock and lift in disrepair, Missing sections of siding. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. In example but not limited to Piles of lawn debris, Bricks, Hoses, Lattice Fence. For the overgrowth of grass and/or weeds exceeding 12 inches in height, at the property located at 290 DRIFTWOOD LN, Fort Myers Beach, FL 33931 ("Subject Property").

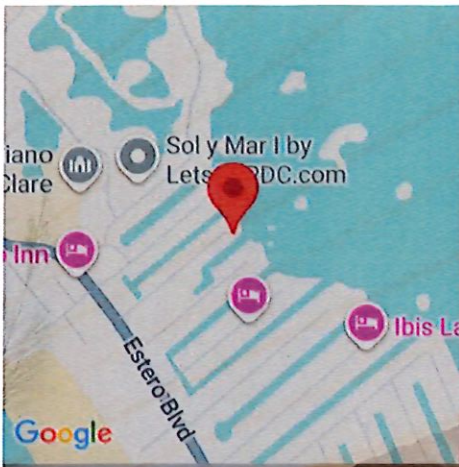
3. A Notice of Violation was issued on 04/22/2025, and sent certified mail to the address of record, KAISERJAEGERSTR 28, INNSBRUCK, 6020, posted to the violation property located at 290 DRIFTWOOD LN, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. KASSEROLER CHRISTIANE was/were given 30 Days. to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 05/23/2025.

Sep 16, 2025 10:34:14 AM
Fort Myers Beach



Sep 16, 2025 10:34:30 AM
Fort Myers Beach



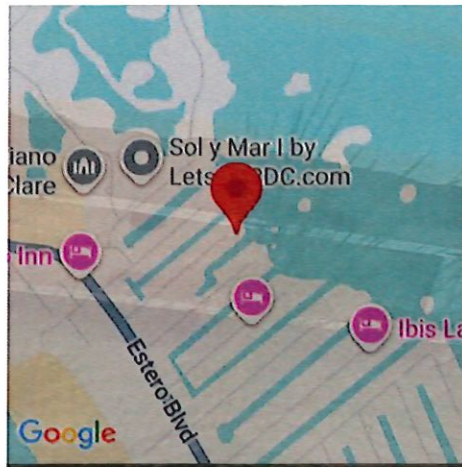
Sep 16, 2025 10:39:21 AM
Fort Myers Beach



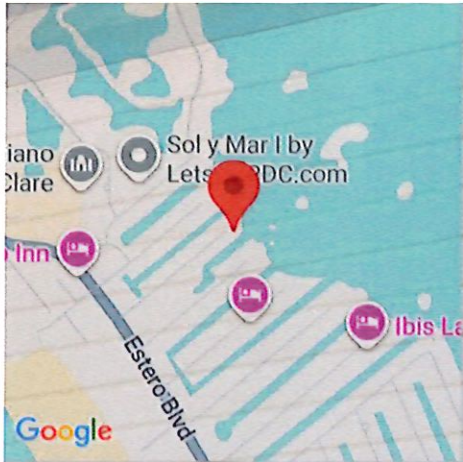
Sep 16, 2025 10:34:54 AM
Fort Myers Beach



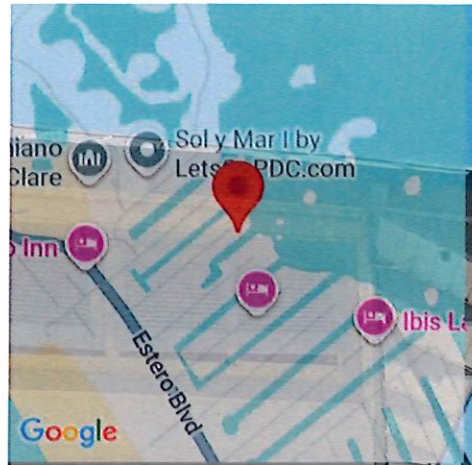
Sep 16, 2025 10:35:54 AM
Fort Myers Beach



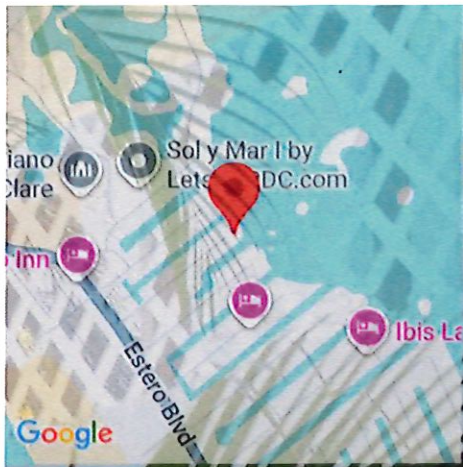
Sep 16, 2025 10:34:52 AM
Fort Myers Beach



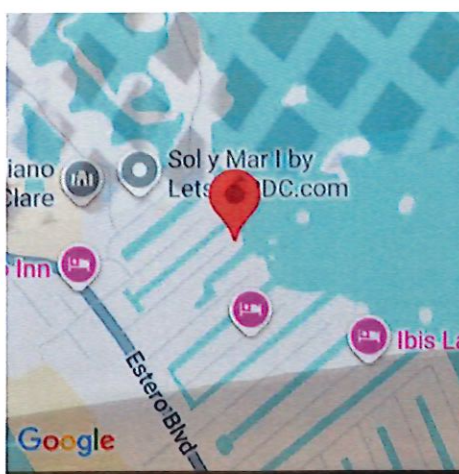
Sep 16, 2025 10:34:08 AM
Fort Myers Beach



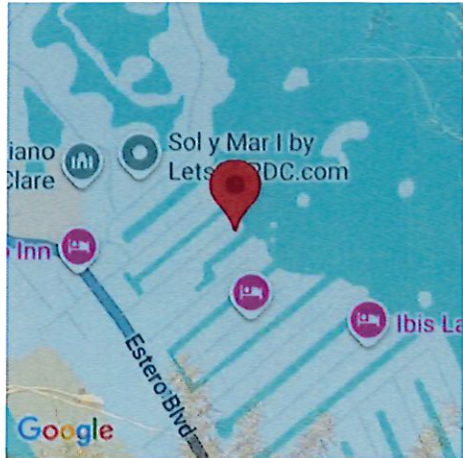
Sep 16, 2025 10:35:16 AM
Fort Myers Beach



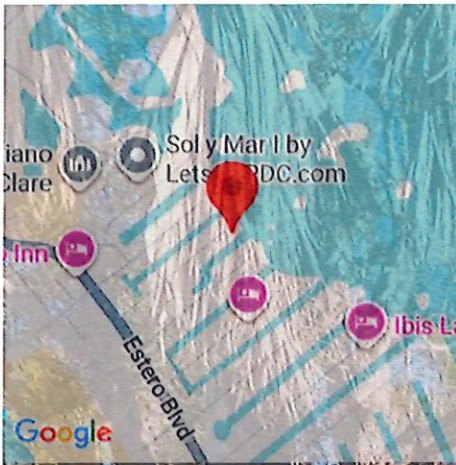
Sep 16, 2025 10:35:18 AM
Fort Myers Beach



Sep 16, 2025 10:34:40 AM
Fort Myers Beach



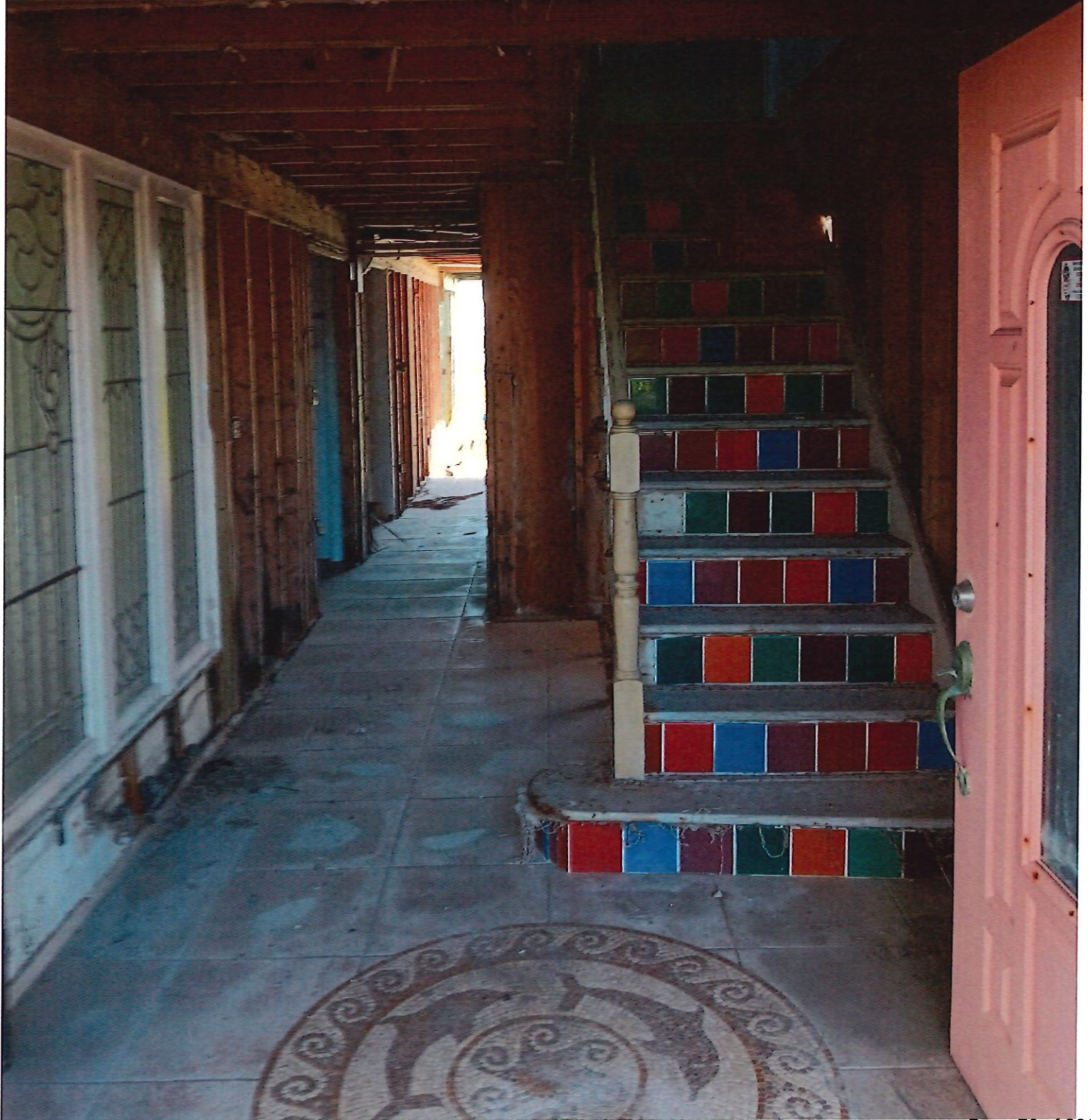
Sep 16, 2025 10:34:43 AM
Fort Myers Beach



Sep 16, 2025 10:35:34 AM
Fort Myers Beach



Sep 16, 2025 10:35:03 AM
Fort Myers Beach



Sep 16, 2025 10:37:33 AM
Fort Myers Beach



HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

**ARTICLE I. – PROPERTY MAINTENANCE CODES DIVISION 1. – INTERNATIONAL
PROPERTY MAINTENANCE CODE :**

Sec. 6-2. - Amendments. modified

The 2018 Edition of the International Property Maintenance Code is hereby amended as follows:

(q) Section 110.1 General, is hereby amended to read as follows:

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

(r) Section 110.3 Failure to comply, is hereby amended as follows:

If the owner of a premises fails to comply with a demolition order within the time prescribed, the Town shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate for said costs. In the event the owner or person creating the need for demolition and removal fails and refuses to pay or reimburse the Town for the costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

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

Exterior property

and premises, and the interior of every structure, shall be
free from any accumulation of rubbish or garbage.

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

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

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



Town of Fort Myers Beach

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

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

KASSEROLER CHRISTIANE
Respondent.

Registered Mail:
RF 734 581 255 US

Regular Mail: USPS 12/08/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

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

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

3. On 12/08/2025, I personally mailed a copy of the Notice by registered mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **KAISERJAEGERSTR 28, 6020 INNSBRUK, AUSTRIA**. A true and correct copy of the property ownership and address information obtained from

the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

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

4. On 12/08/2025, I posted a copy of the Notice at 290 Driftwood Ln, Fort Myers Beach, FL 33931 which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 12/08/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

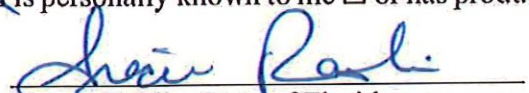
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

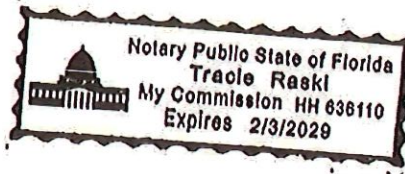
SWORN AND ATTESTED BY:


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

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of

☒ physical presence / ☐ online notarization, this 8th day of December 2025, by **T. Hoffman**, who
☒ is personally known to me ☐ or has produced _____ as identification.


Notary Public, State of Florida
Printed Name: **Tracie Raskl**
My Commission No.: **HH636110**
My Commission Expires: **2/3/2029**



Registered No.

RF 734 581 255 45

Date Stamp

DEC 08 2025

To Be Completed
By Post Office

Postage \$ 0.70
Extra Services & Fees
☐ Registered Mail \$ 33.40
☐ Return Receipt (hardcopy) \$ 4.70
☐ Return Receipt (electronic) \$ 0.00
☐ Restricted Delivery \$ 0.00

Extra Services & Fees (continued)
☐ Signature Confirmation \$
☐ Signature Confirmation Restricted Delivery \$

Total Postage & Fees \$ 40.80

Customer Must Declare Full Value \$ 10.00

Received by 12/08/2025

Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer
(Please Print)
All Entries Must Be in Ballpoint or Typed

FROM
TOWN OF FORT MYERS BEACH
6231 ESTERO BLVD
FORT MYERS FL 33931
TO
KASSEROLER CHRISTIANE
KAISERJAEGERSTR 28
6020 INNSBRUCK
AUSTRIA

PS Form 3806, Registered Mail Receipt

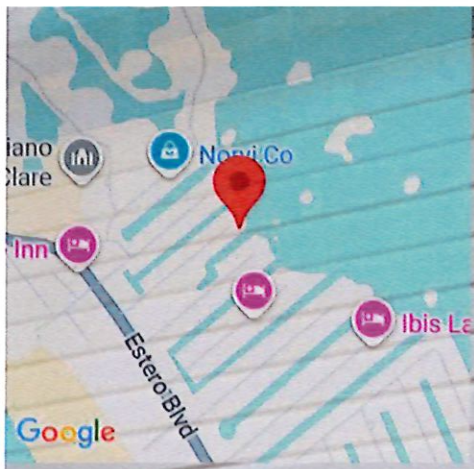
April 2015, PSN 7530-02-000-9051

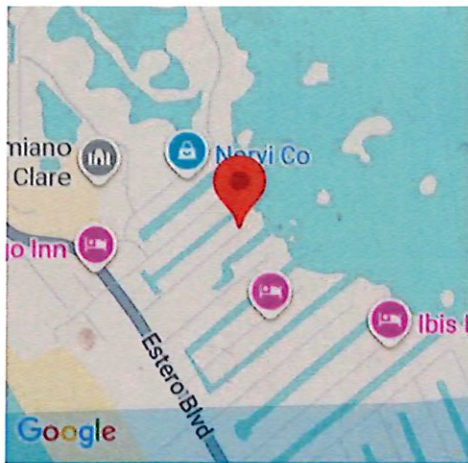
For domestic delivery information, visit our website at www.usps.com

Copy 1 - Customer

(See Information on Reverse)

Dec 8, 2025 2:39:26 PM
Fort Myers Beach





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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: December 8, 2025

Case Number: 20250288

Owner: KASSEROLER CHRISTIANE

Mailing Kaiserjaegerstr 28, 6020 Innsbruck, Austria

Property Address: 290 Driftwood Ln., Fort Myers Beach, FL 33931

Registered Mail# RF 734 581 255 US

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 8, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 12/08/2025, A violation was discovered for the keeping and or maintaining of a dwelling in an unsafe, unsecured, and unsanitary condition. Including Displaced shed, Unsecured or missing doors, Missing sections of siding and exposed entry points to the structure throughout the property. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. Including Piles of lawn debris, Bricks, Hoses, Lattice Fence and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. All causing safety concern to the general public.

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

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

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

Sec. 6-2, - Amendments (Weeds): (w) Section 302.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and

Page 1 of 4

Staples

Dec 8, 2025 1:21:57 PM
Fort Myers Beach



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE

ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone: (239) 765-0202

Date: December 8, 2025

Case Number: 20250200

Owner: KASSEROLER CHRISTIANE

Mailing: Kalschlagstr 28, 6020 Imbuhl, Austria

Property Address: 290 Driftwood Ln, Fort Myers Beach, FL 33931

Registered Mail# RP 734 581 255 US

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 8, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 12/08/2025, A violation was discovered for the keeping and or maintaining of a dwelling in an unsafe, unsecured, and unsanitary condition, including Displaced shed, Unsecured or missing doors, Missing sections of siding and exposed entry points to the structure throughout the property. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises, including Piles of lawn debris, Bricks, Hoses, Lattice Fence and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. All causing safety concern to the general public.

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

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

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

Sec. 8-2. Amendments (Weeds): (v) Section 802.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and greens and

Page 1 of 4



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

Date: December 8, 2025

Case Number: 20250288

Owner: **KASSEROLER CHRISTIANE**
Mailing Kaiserjaegerstr 28, 6020 Innsbruck, Austria
Property Address: **290 Driftwood Ln., Fort Myers Beach, FL 33931**
Registered Mail# RF 734 581 255 US
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 8, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 12/08/2025, A violation was discovered for the keeping and or maintaining of a dwelling in an unsafe, unsecured, and unsanitary condition. Including Displaced shed, Unsecured or missing doors, Missing sections of siding and exposed entry points to the structure throughout the property. For the accumulation of rubbish, garbage and other debris throughout the Exterior of the property and premises. Including Piles of lawn debris, Bricks, Hoses, Lattice Fence and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. All causing safety concern to the general public.

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

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

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

Sec. 6-2, - Amendments (Weeds): (w) Section 302.4 Weeds, is hereby amended to read as follows: All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Repair, replace, secure and or demo structure(s) on property per Town Code Requirements in order to correct the dangerous and unsafe conditions on property. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (3) Provide any and all documentation required for the permit. (4) Apply for said permit and follow process through to issuance. (5) Clear property of all rubbish or garbage per Town Code Requirements. (6) Mow and or trim all grass and weeds to under 12inches in height throughout the property and maintain property per Town Code Requirements.

Compliance is required on or before: January 8, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 15th DAY OF JANUARY 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Thursday, January 8, 2026 AS**

EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER. If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

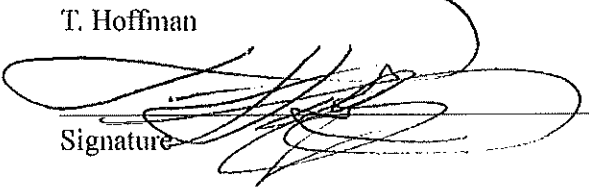
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

T. Hoffman



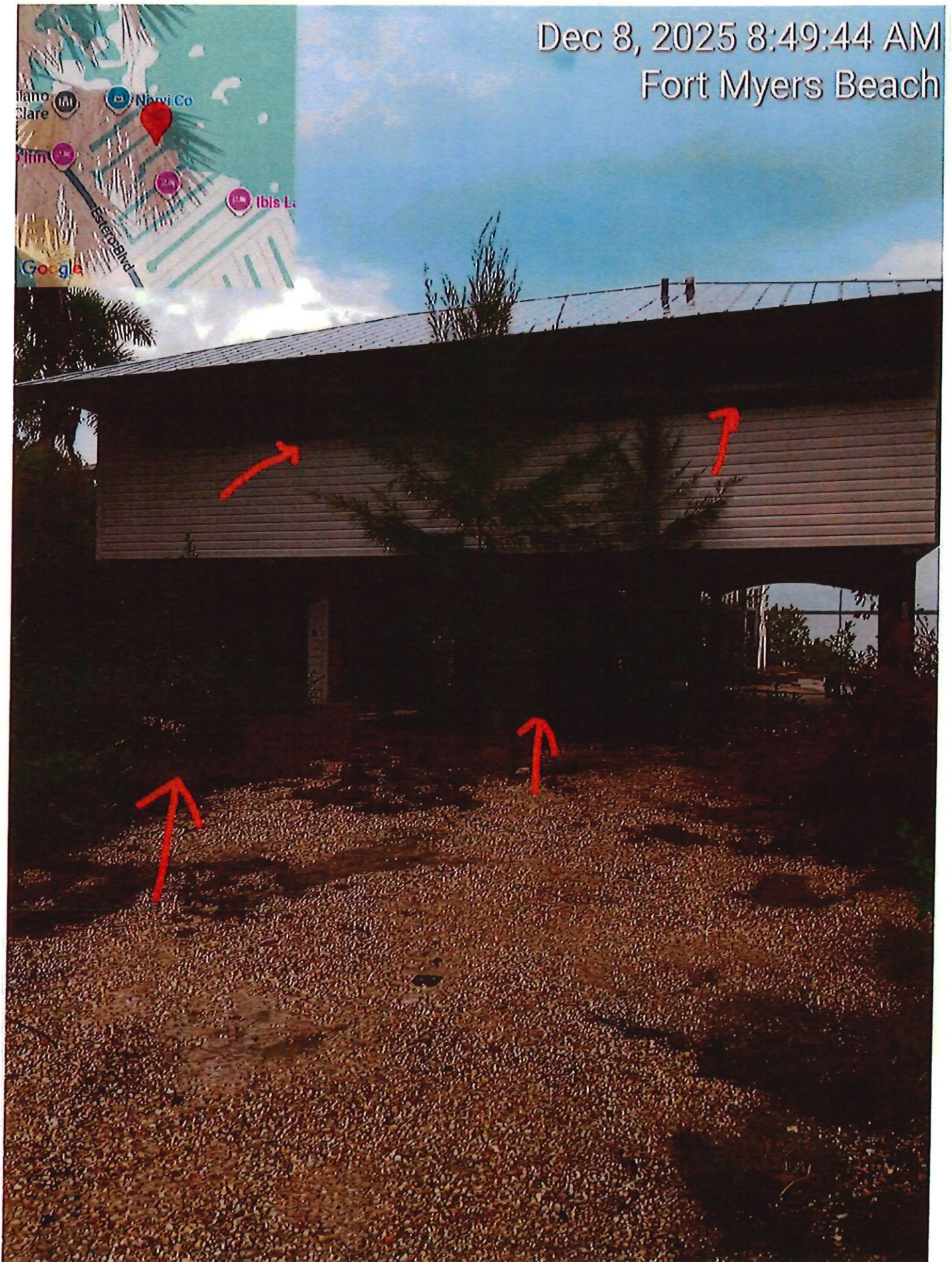
Signature

Code Enforcement Officer
Fort Myers Beach, Florida

Dec 8, 2025 8:50:26 AM
Fort Myers Beach



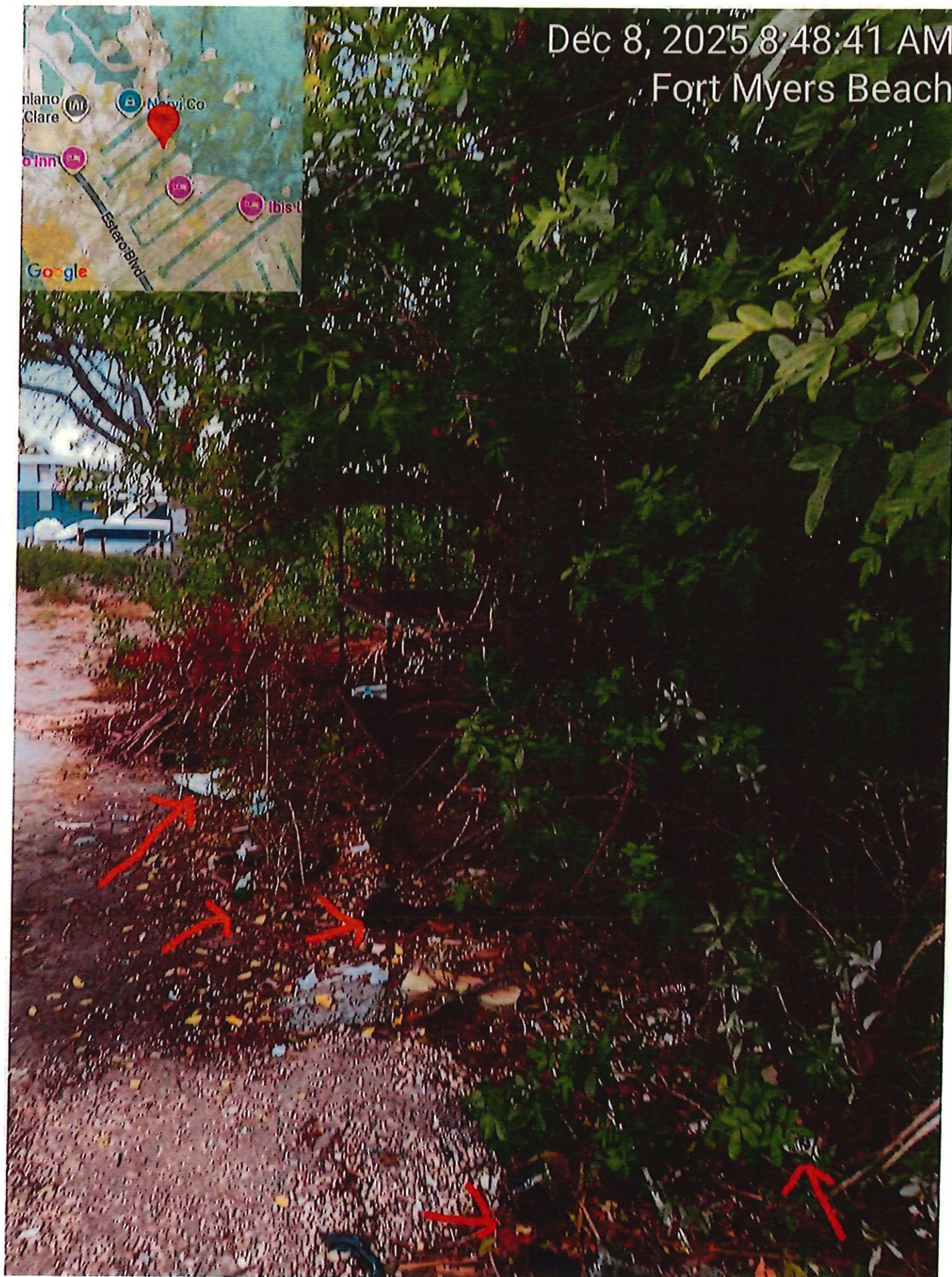
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Fort Myers Beach



Dec 8, 2025 8:50:02 AM
Fort Myers Beach



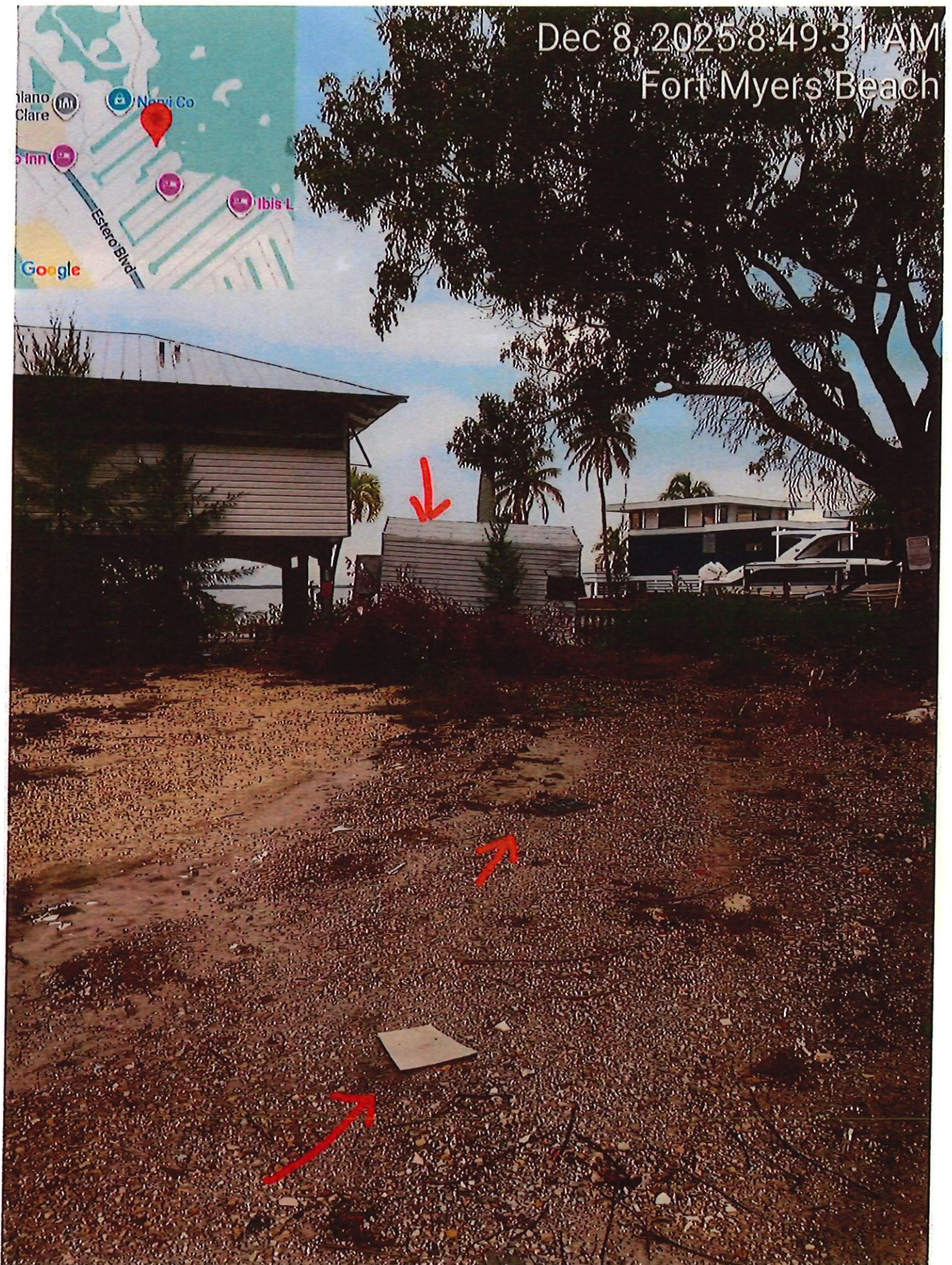
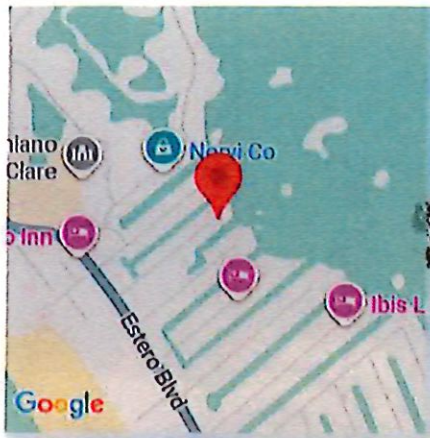
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Fort Myers Beach



Dec 8, 2025 8:50:43 AM
Fort Myers Beach



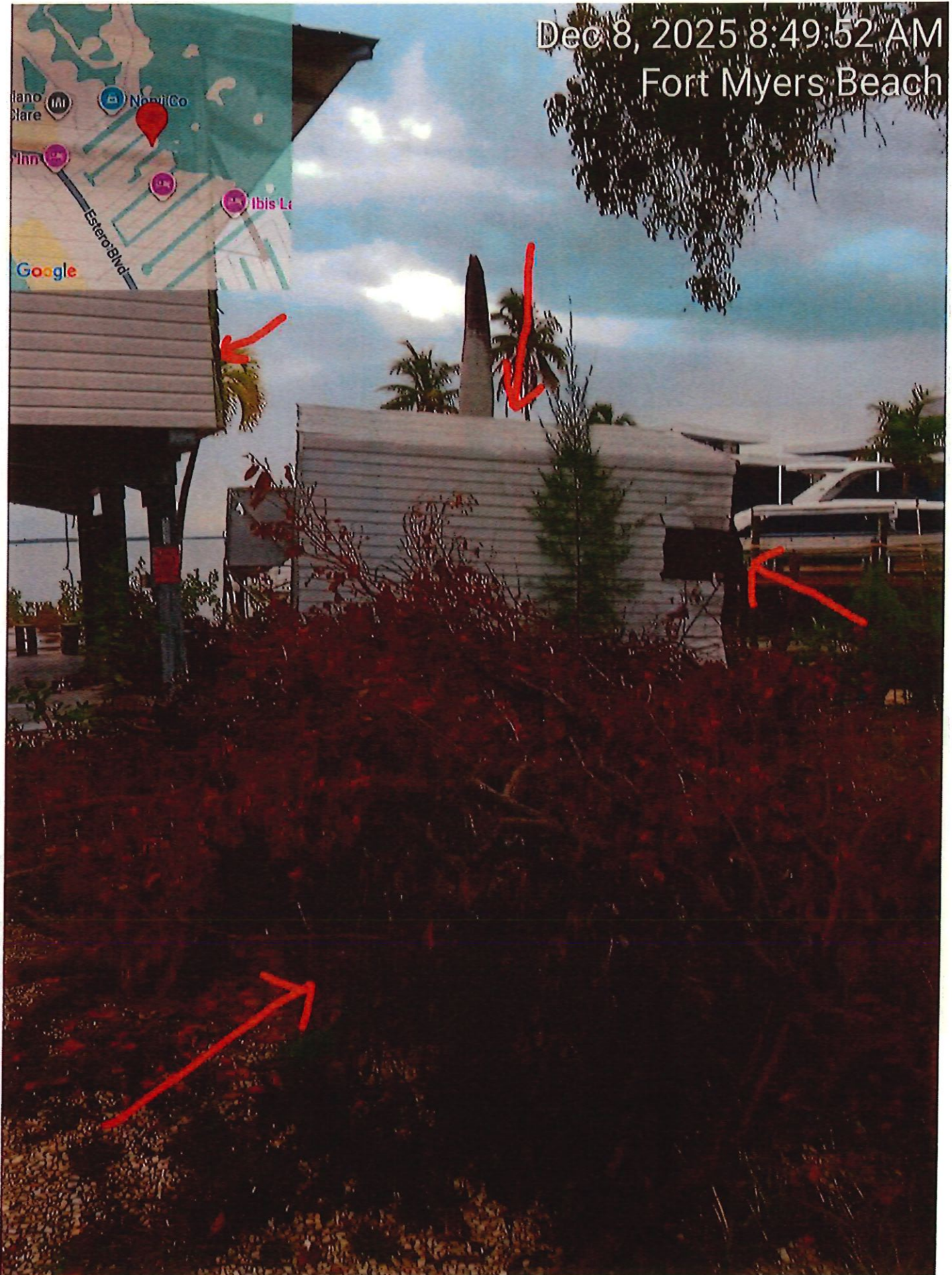
Dec 8, 2025 8:49:31 AM
Fort Myers Beach



Dec 8, 2025 8:50:35 AM
Fort Myers Beach



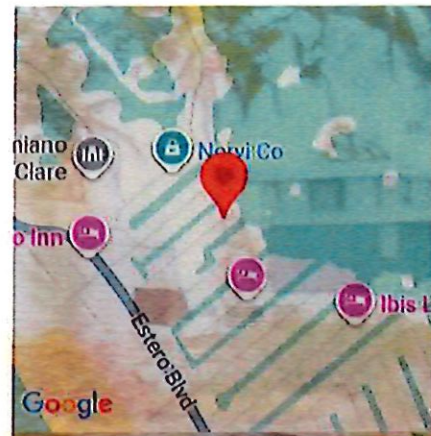
Dec 8, 2025 8:49:52 AM
Fort Myers Beach



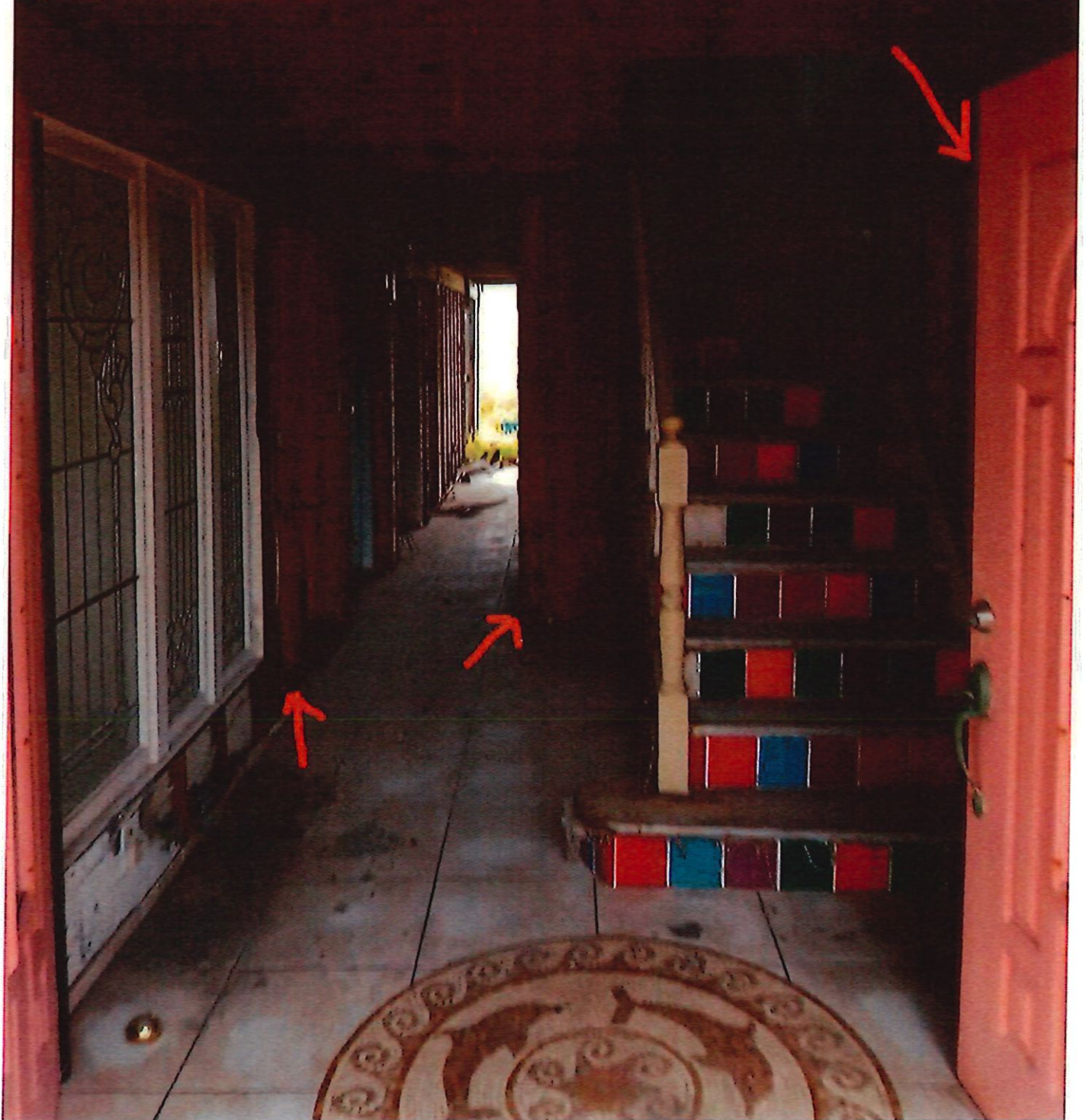
Dec 8, 2025 8:50:22 AM
Fort Myers Beach



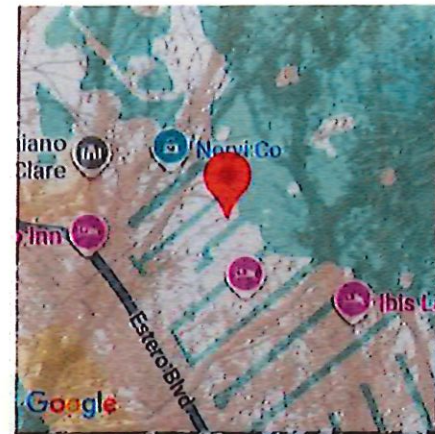
Dec 8, 2025 8:49:02 AM
Fort Myers Beach



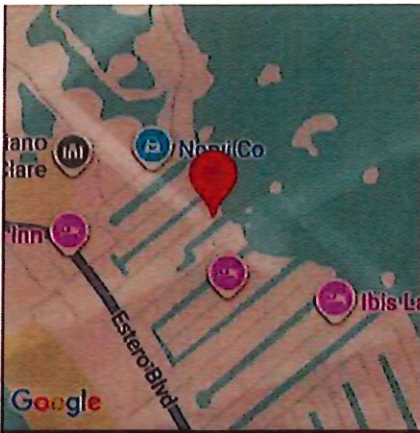
Dec 8, 2025 8:50:10 AM
Fort Myers Beach



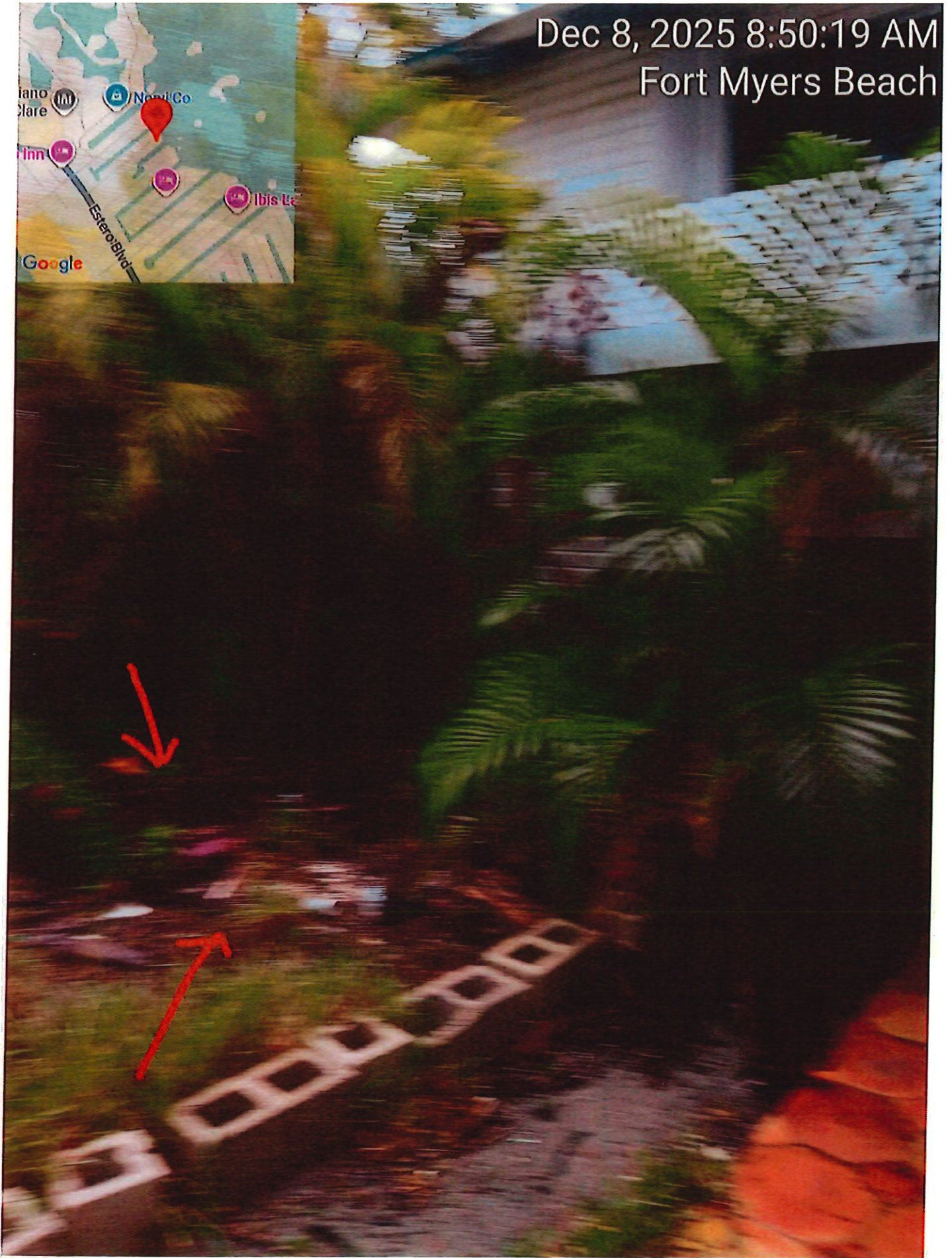
Dec 8, 2025 8:49:41 AM
Fort Myers Beach



Dec 8, 2025 8:50:49 AM
Fort Myers Beach



Dec 8, 2025 8:50:19 AM
Fort Myers Beach



Property Address and Owner:

Hearing Date: January 15, 2026

Property Owner: John D Clark Sr
Property Address: 501 Randy Ln
Status: Property Maintance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20251183_Hearing Exhibit A

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: January 08, 2026

Thomas Yozzo, Emergency Services Director

Date: January 08, 2026



Traci Kohler, Deputy Town Manager

Date: January 08, 2026

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

EXHIBIT A

- Notice of Violation & Hearing
- Evidence of Service
 - Affidavit of Positing
 - Evidence of Posting at violation address
 - Evidence of Posting at Town Hall
 - Evidence of Mailing / Certified Mail
- Evidence of Ownership
 - Lee County Property Appaisers
 - Tax Bill
- Initial Inspection Evidence
 - Photographs
 - ~~Permit records~~
 - Other Evidence



Town of F
6231 Es
Phone: 239-7

Case #

TOWN OF FORT MYERS BEACH,
FLORIDA,

Petitioner,
vs.

CLARK JOHN D SR
Respondent.

Certified Mail:

9589071052703142142086

20251183

Regular Mail:

USPS 12/02/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

1. My name is T. Hoffman. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach ("Town").
3. On 12/02/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **12230 SAYLOR RD, BALTIMORE, OH 43105**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

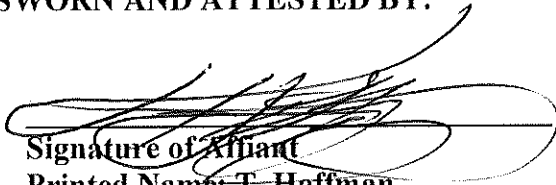
- b. To the following additional address(es) reasonably believed to be valid for the property owner: (N/A) A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by N/A a business entity registered in the State of Florida. I mailed a copy of the Notice by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

4. On 12/02/2025, I posted a copy of the Notice at 501 Randy Ln, Fort Myers Beach, FL 33931 which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

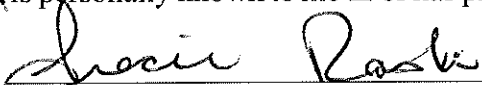
5. On 12/02/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

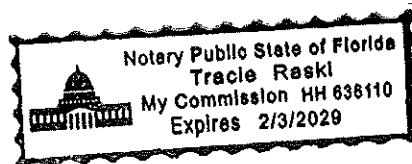
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:


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

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


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



9589 0710 5270 3142 1420 86

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 \$ 20251183

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

Postage \$

Total Postage and Fees \$ 501 RANDY LN

Sent by: [Signature]

Postmark Here DEC 02 2025

CLARK JOHN D SR
 12230 SAYLOR RD
 BALTIMORE, OH 43105

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

9589 0710 5270 3142 1420 86

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 \$ 20251183

Extra Services & Fees (check box and fee amount if appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$ DEC 02 2025 Postmark Here

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Sent by: [Signature]

Postage \$

Total Postage and Fees \$ 501 RANDY LN

CLARK JOHN D SR
 12230 SAYLOR RD
 BALTIMORE, OH 43105

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

9589 0710 5270 3142 1420 86

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 \$ 20251183

Extra Services & Fees (check box and fee amount if appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$ DEC 02 2025 Postmark Here

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Sent by: [Signature]

Postage \$

Total Postage and Fees \$ 501 RANDY LN

CLARK JOHN D SR
 12230 SAYLOR RD
 BALTIMORE, OH 43105

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



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: December 2, 2025

Case Number: 20251183

Owner: **CLARK JOHN D SR**
Mailing Address: 12230 Saylor Rd, Baltimore, OH 43105
Property Address: **501 Randy Ln**, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142142086
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 2, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 12/02/2025, Violations were discovered on property (1) For the keeping and / or maintaining of a non-compliant structure(s) including (White Cool-Binz Container) on property, which are not built to current flood design codes in the Special Hazard Areas defined in Section 6-494 of the FMB Code of Ordinances.(2) For the storage of equipment, materials and other miscellaneous items on property. (3) For the accumulation of rubbish or garbage throughout the property including but not limited to derelict pallets, scraped wood/2X4's, dry wall, and other miscellaneous items. (4) For the storage of two boat trailers on property without displaying proper current or valid registration including trailer #1 Expired FL TAG # AV7 1YC Exp: 06-24, trailer #2 no proper registration displayed on trailer. were identified as a violation of the Town's Codes:

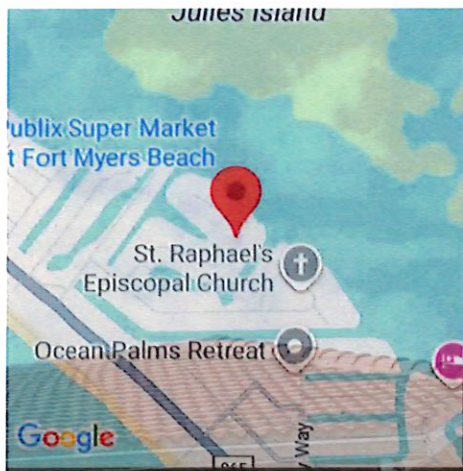
ASCE 24-14 - A copy is available at https://www.fema.gov/sites/default/files/2020-07/asce24-14_highlights_jan2015.pdf

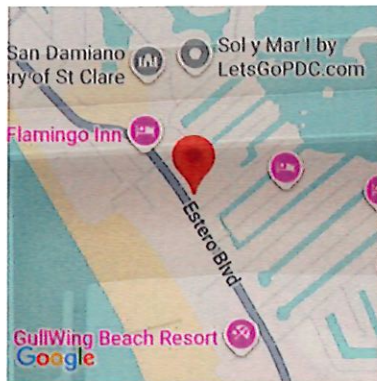
Sec. 6-501. - Design and construction of buildings, structures and facilities exempt from the Florida Building Code. - Pursuant to section 6-443, buildings, structures and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such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

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

- (1) Be located and constructed to minimize flood damage;(2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic or hydrodynamic loads.

Dec 2, 2025 1:47:32 PM
Fort Myers Beach





Dec 2, 2025 1:40:02 PM
Fort Myers Beach



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

Date: December 2, 2025

Case Number: 20251183

Owner: **CLARK JOHN D SR**
Mailing Address: 12230 Saylor Rd, Baltimore, OH 43105
Property Address: **501 Randy Ln, Fort Myers Beach, FL 33931**
Certified Mail# 9589071052703142142086
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 2, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 12/02/2025, Violations were discovered on property (1) For the keeping and / or maintaining of a non-compliant structure(s) including (White Cool-Binz Container) on property, which are not built to current flood design codes in the Special Hazard Areas defined in Section 6-494 of the FMB Code of Ordinances. (2) For the storage of equipment, materials and other miscellaneous items on property. (3) For the accumulation of rubbish or garbage throughout the property including but not limited to derelict pallets, scraped wood/2X4's, dry wall, and other miscellaneous items. (4) For the storage of two boat trailers on property without displaying proper current or valid registration including trailer #1 Expired FL TAG # AV7 1YC Exp: 06-24, trailer #2 no proper registration displayed on trailer. were identified as a violation of the Town's Codes:

ASCE 24-14 - A copy is available at https://www.fema.gov/sites/default/files/2020-07/asce24-14_highlights_jan2015.pdf

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

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

(1) Be located and constructed to minimize flood damage; (2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy,

Page 1 of 4



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: December 2, 2025

Case Number: **20251183**

Owner: **CLARK JOHN D SR**

Mailing Address: 12230 Saylor Rd, Baltimore, OH 43105

Property Address: **501 Randy Ln**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142142086

Parcel: Standard First Class Mail

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(1) Be located and constructed to minimize flood damage;(2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy,

during conditions of the design flood;(3) Be constructed of flood damage-resistant materials; and(4) Have mechanical, plumbing and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

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

Sec, 6-2, - Amendments, (Exterior Storage) - (y) A new Section 302.10 is hereby added as follows:

Section 302.10 Exterior Storage.

1.No temporary or permanent storage of materials or equipment is permitted on any vacant parcel, unless in conjunction with an active building permit or where such storage is specifically permitted by Chapter 34 of the Land Development Code.2.Equipment, materials, and furnishings not designed for use outdoors, such as automotive parts and tires, building materials, and interior furniture, may not be stored outdoors.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Remove structure (White Cool-Binz Container) (2) Provide proof of Compliance with the requirements of Chapter 6, Article IV Division Section 6-501 and 5-525 of the Land Development Code. Contact Thomas Yozzo (Emergency Services Director) 239-765-0202. (3) Remove and or properly store all equipment and materials on property per Town Code Requirements. (4) Remove and dispose of all rubbish and garbage throughout the property and maintain property per Town Code Requirements. (5) Remove 2 boat trailers from property or display current and valid registration on trailers and store on property per Town Code Requirements. (6) Contact Code Enforcement at (239-765-0202) regarding any questions pertaining to the Corrective Action Requirements to ensure Compliance.

Compliance is required on or before: January 2, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 15th DAY OF JANUARY 2025, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes.

THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Friday, January 2, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER. If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

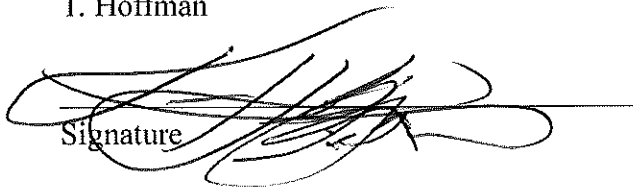
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

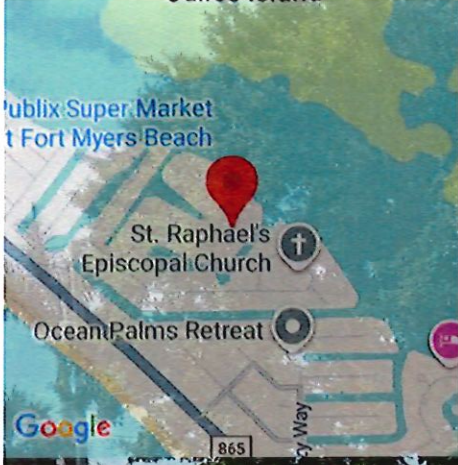
For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

T. Hoffman

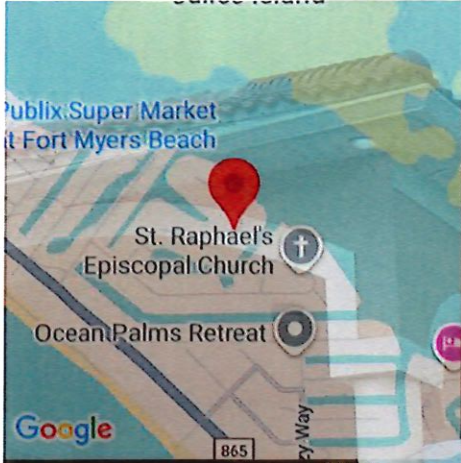
A handwritten signature in black ink, appearing to be 'T. Hoffman', written over a horizontal line. The signature is stylized with loops and flourishes.

Code Enforcement Officer
Fort Myers Beach, Florida

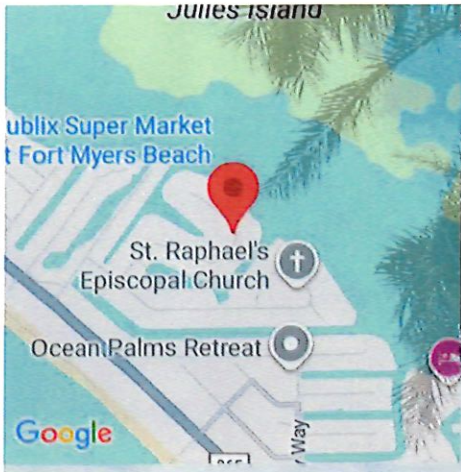
Dec 2, 2025 10:33:37 AM
Fort Myers Beach



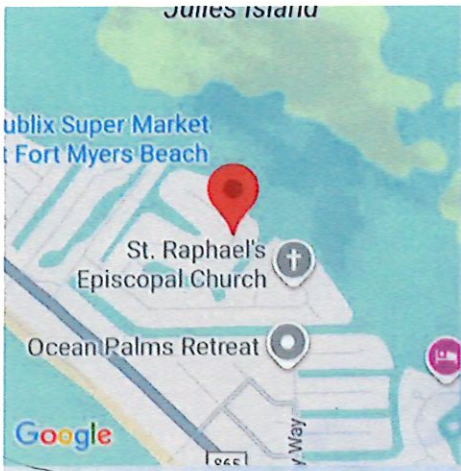
Dec 2, 2025 10:33:46 AM
Fort Myers Beach



Dec 2, 2025 10:32:41 AM
Fort Myers Beach



Dec 2, 2025 10:32:55 AM
Fort Myers Beach



Dec 2, 2025 10:33:18 AM

Fort Myers Beach

Publix Super Market
Fort Myers Beach

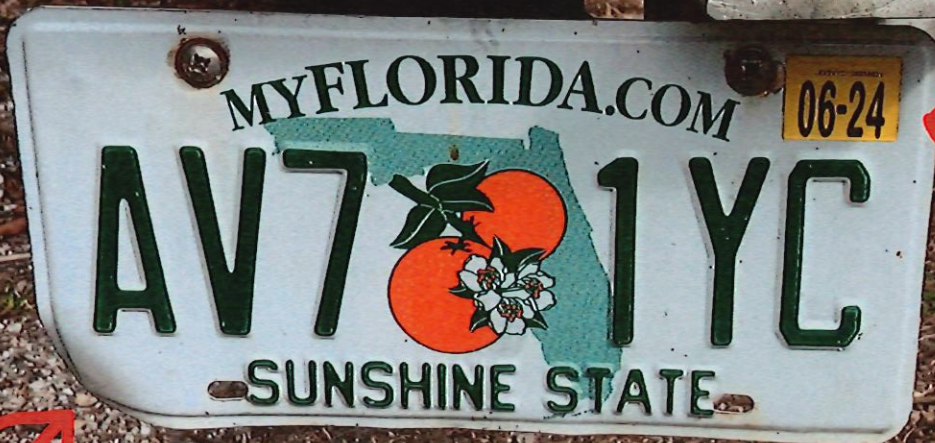
St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google

865

Way



Publix Super Market
Fort Myers Beach



Julies Island

Dec 2, 2025 10:32:04 AM

Fort Myers Beach

Publix Super Market
Fort Myers Beach

St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google



Dec 2, 2025 10:31:50 AM
Fort Myers Beach

Publix Super Market
Fort Myers Beach

St. Raphael's
Episcopal Church

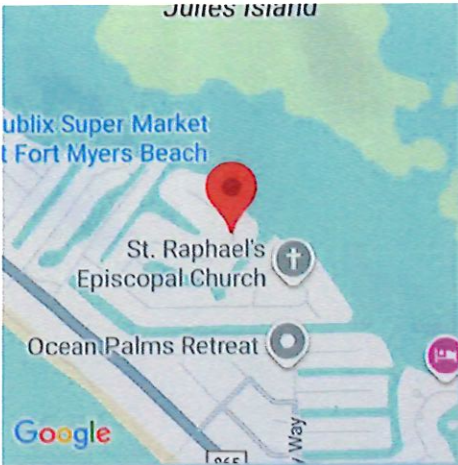
Ocean Palms Retreat

Google

Way



Dec 2, 2025 10:32:30 AM
Fort Myers Beach



Dec 2, 2025 10:32:20 AM
Fort Myers Beach

Publix Super Market
Fort Myers Beach

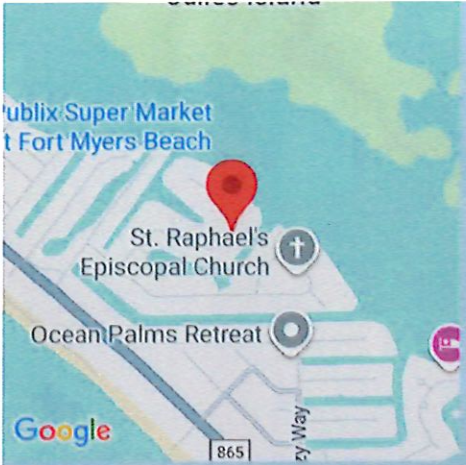
St. Raphael's
Episcopal Church

Ocean Palms Retreat

Google



Dec 2, 2025 10:33:33 AM
Fort Myers Beach





Property Data

STRAP: 28-46-24-W4-00312.0000 Folio ID: 10228754

Tax Roll Value Letter 2025 ▾

Generated on 12/2/2025 10:54 AM

Owner Of Record - Sole Owner (Change Mailing Address)



CLARK JOHN D SR
12230 SAYLOR RD
BALTIMORE OH 43105

Site Address

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

501 RANDY LN
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GLENVIEW SUB PB 10 PG 25 LOT 12

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 10 and 25 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 5.0
Gross Living Area	2,542
1st Year Building on Tax Roll	1957
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	28	00312	0000
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43568	-81.9139		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date September of 2025 ▶ ☐ View other photos

Last Inspection Date: 09/09/2025

Property Values / Exemptions / TRIM Notices

Generated on 12/2/2025 10:54 AM

Exemption

Amount

Disabled Veteran or Surviving Spouse

5,000.00

[2025 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	475,129	475,119	475,129	475,129	55,722	0	419,407
2024 / Additional Info	2024 (Final Value)	1,330,311	1,330,301	1,330,311	704,572	55,000	0	649,572

2023 / Additional Info	2023 (Final Value)	684,050	684,040	684,050	684,050	55,000	0	629,050
2022 / Additional Info	2022 (Final Value)	1,538,686	443,245	1,538,686	939,535	55,000	0	884,535
2021 / Additional Info	2021 (Final Value)	1,052,529	443,245	1,052,529	912,170	55,000	0	857,170
2020 / Additional Info	2020 (Final Value)	905,213	443,245	905,213	899,576	55,000	0	844,576
2019 / Additional Info	2019 (Final Value)	879,351	426,195	879,351	879,351	55,000	0	824,351
2018 / Additional Info	2018 (Final Value)	864,037	426,195	864,037	864,037	55,000	0	809,037
2017 / Additional Info	2017 (Final Value)	876,926	304,425	876,926	876,926	55,000	0	821,926
2016	2016 (Final Value)	863,536	304,425	863,536	784,403	0	0	784,403
2015	2015 (Final Value)	713,094	304,425	713,094	713,094	0	0	713,094
2014	2014 (Final Value)	685,294	304,425	685,294	685,294	0	0	685,294
2013	2013 (Final Value)	654,585	219,200	654,585	654,585	0	0	654,585
2012	2012 (Final Value)	639,158	275,000	639,158	639,158	0	0	639,158
2011	2011 (Final Value)	637,050	308,000	637,050	637,050	50,000	0	587,050
2010	2010 (Final Value)	629,487	308,000	629,487	629,487	50,000	0	579,487
	2009 (Final Value)	722,940	412,500	722,940	722,940	50,000	0	672,940
	2008 (Final Value)	792,460	412,500	792,460	792,460	50,000	0	742,460
	2007 (Final Value)	934,290	550,000	0	934,290	25,000	0	909,290
	2006 (Final Value)	956,500	645,000	0	956,500	25,000	0	931,500
	2005 (Final Value)	403,100	333,720	0	403,100	0	0	403,100
	2004 (Final Value)	408,300	333,720	0	408,300	0	0	408,300
	2003 (Final Value)	330,300	213,080	0	330,300	0	0	330,300
	2002 (Final Value)	274,090	142,460	0	274,090	0	0	274,090
	2001 (Final Value)	208,370	112,460	0	208,370	0	0	208,370
	2000 (Final Value)	184,740	97,460	0	184,740	0	0	184,740
	1999 (Final Value)	165,670	82,460	0	165,670	0	0	165,670
	1998 (Final Value)	167,590	82,210	0	167,590	0	0	167,590
	1997 (Final Value)	172,570	82,380	0	172,570	0	0	172,570
	1996 (Final Value)	154,690	82,550	0	154,690	0	0	154,690
	1995 (Final Value)	151,010	77,720	0	151,010	0	0	151,010
	1994 (Final Value)	151,950	67,890	0	151,950	0	0	151,950
	1993 (Final Value)	195,020	112,320	0	195,020	25,500	0	169,520
	1992 (Final Value)	198,400	112,490	0	198,400	25,500	0	172,900

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 12/1/2025)

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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
IRRIGATION SYSTEM LAWN	2005	1
FENCE - ALUM/VINYL - 4 FEET	2006	330

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - SINGLE FAMILY RESIDENTIAL	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	5.0	1957	2000

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAL - BALCONY	N	50
BAS - BASE	Y	1,063
BAS - BASE	Y	546
FCP - FINISHED CARPORT	N	451
FEP - FINISHED ENCLOSED PORCH	N	571
FGR - FINISHED GARAGE	N	721
FOP - FINISHED OPEN PORCH	N	124
FUS - FINISHED UPPER STORY	Y	933
PLR - POOL RESIDENTIAL	N	538
PPT - POOL PATIO	N	1,447
STP - STOOP	N	571

Building Features

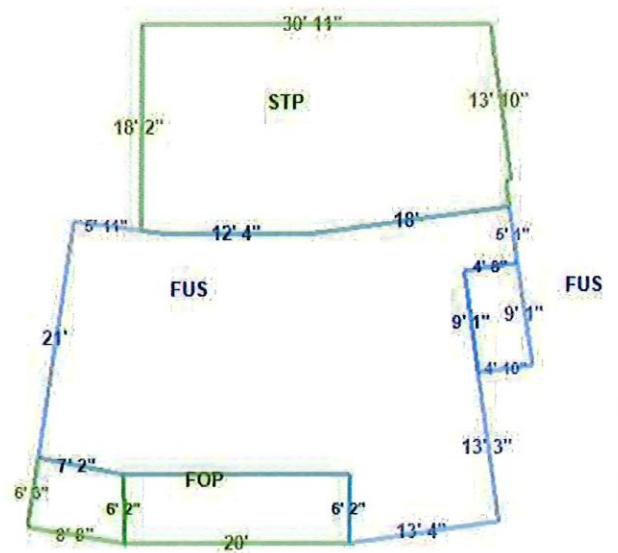
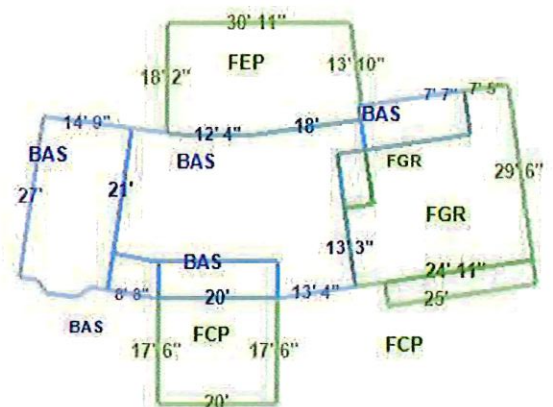
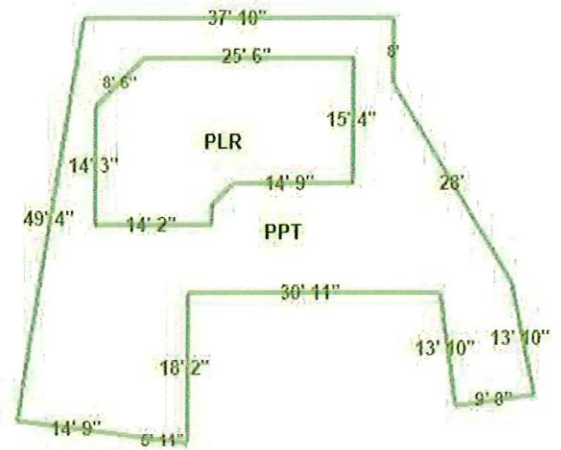
Description	Year Added	Units
PATIO - BRICK AND TILE	2005	90
POOL - RESIDENTIAL	2005	538
JACUZZI - TYPE B	2005	1
PATIO - BRICK AND TILE	2005	1,447
A/C-POOL HEATERS	2005	1
DISAPPEARING EDGE	2005	1
XTRA/ADDITIONAL A/C UNITS	2011	1

Building Front Photo

Building Footprint



Photo Date: September of 2025





Property Details (2025 Tax Roll)



Generated on 12/2/2025 10:54 AM

Land

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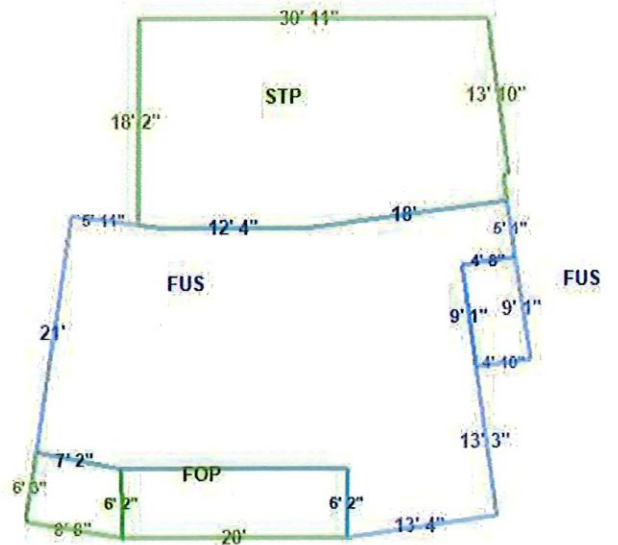
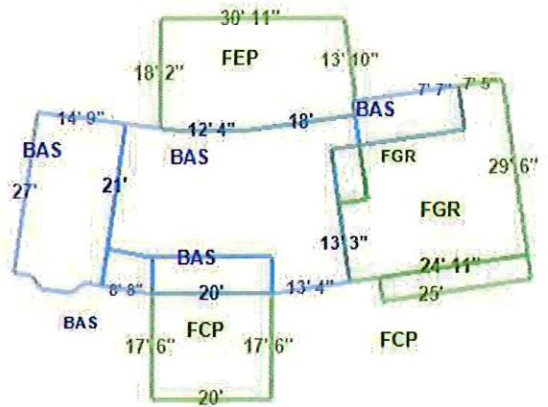
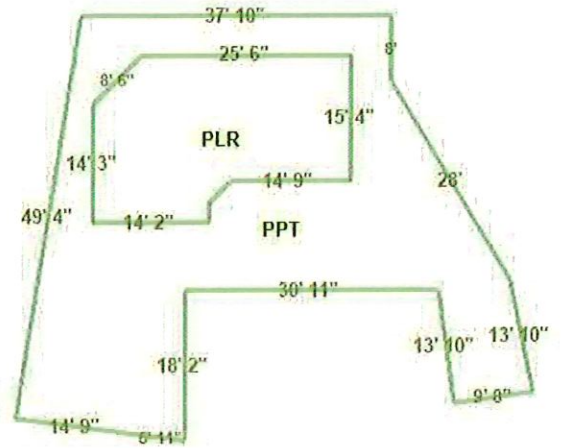
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XTRA/ADDITIONAL A/C UNITS	2011	1

Building Front Photo

Building Footprint



Photo Date: September of 2025



Taxing Authorities

Generated on 12/2/2025 10:54 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 12/2/2025 10:54 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
1,100,000.00	10/14/2005	2005000083275	06		I
425,000.00	05/23/2003	3924/4174	06		I
208,000.00	09/16/1997	2986/1662	06		I
175,000.00	11/01/1993	2449/4170	06		I
60,000.00	06/01/1977	1210/2138	06		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **10** and **25** 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 12/2/2025 10:54 AM

Permit Number	Permit Type	Date
BLD11-0151	Building Remodel / Repair	11/15/2011
POL2004-01991	Pool & Spa	03/01/2007
FNC2005-01278	Fence	02/28/2007
RES2005-08871	Building Addition	08/08/2005
RES2003-11769	Building Addition	06/14/2004
199009324	Boathouse, Dock & Shoreline	09/11/1990
199008831	Boathouse, Dock & Shoreline	08/24/1990

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 12/2/2025 10:54 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-24-03-00012.0000	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 12/2/2025 10:54 AM

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

Flood and Storm Information

Generated on 12/2/2025 10:54 AM

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

Generated on 12/2/2025 10:54 AM



Lee County Tax Collector

Noelle Branning

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

Account Number:
28-46-24-W4-00312.0000
Alternate Key:
2100519220
Millage Code:
032

Site Address/Legal Description:
501 RANDY LN
GLENVIEW SUB PB 10 PG 25 LOT 12

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

2025 RealEstate Tax Notice

★ See message below.

CLARK JOHN D SR
12230 SAYLOR RD
BALTIMORE, OH 43105



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

Exemptions/Values	
Market Value	475,129
Assessed Value	475,129
Taxable Value	475,129
Disability Exemption	5,000
Homestead Exemption	25,000
Additional Homestead Exemption	25,722

Paid 11/12/2025 DP-00-03941539 \$5,883.94

Ad Valorem Taxes Levying Authority

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

Telephone

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

Mill Rate

3.7623
2.2480
3.0710
1.0294
0.0948
0.0327
0.1026
2.7600
0.1123
0.1612
0.0192
0.0394

Assessed

475,129
475,129
475,129
475,129
475,129
475,129
475,129
475,129
475,129
475,129
475,129
475,129

Exemption

55,722
30,000
30,000
55,722
55,722
55,722
55,722
55,722
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55,722

Taxable

419,407
445,129
445,129
419,407
419,407
419,407
419,407
419,407
419,407
419,407
419,407
419,407

Amount

1,577.93
1,000.65
1,366.99
431.74
39.76
13.71
43.03
1,157.56
47.10
67.61
8.05
16.52

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone

239-533-8000

Rate

Basis
ACTL LEVY

Amount
358.45



2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$6,129.10

2025 RealEstate Tax Notice

PAY ONLY ONE AMOUNT

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

If Received By:

Amount Due:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

\$0.00

Phone/Email Contact: _____

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

Account: 28-46-24-W4-00312.0000

Site Address: 501 RANDY LN

Alternate Key: 2100519220

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

CLARK JOHN D SR
12230 SAYLOR RD
BALTIMORE, OH 43105

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

Paid 11/12/2025 DP-00-03941539 \$5,883.94



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

Property Address and Owner:

Hearing Date: January 15, 2026

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

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20251067_Hearing Exhibit A
2. 20251067_Order to Continue Case
3. 20251067_Hearing Exhibit B_Affidavit of Compliance

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: January 08, 2026

Thomas Yozzo, Emergency Services Director

Date: January 08, 2026



Traci Kohler, Deputy Town Manager

Date: January 08, 2026

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

HEARING

EXHIBIT

A

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



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: October 14, 2025

Case Number: **20251067**

Owner: **TIVA INVEST REAL LLC**

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

Registered Agent: Jursinski, Kevin F, Esq.

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

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

Certified Mail# 9589071052703142134562/9589071052703142134579

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 2, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

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

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

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

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

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

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

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Drain and or remove stagnant water and debris from pool per Town Code Requirements. (2) Secure pool on property with proper fencing. Temporary orange construction fencing will no longer satisfy the requirement for properly securing a pool on property. It is recommended that you contact permitting at 239-765-0202 to obtain required permits. (3) Clear property of all trash, rubbish and/or debris in example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. (4) Mow and or trim all grass and weeds to under 12" in height throughout the property and maintain property per Town Code Requirements.

Compliance is required on or before: November 15, 2025

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

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

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Saturday, November 15, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

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

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

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

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

T. Hoffman

Signature

Code Enforcement Officer
Fort Myers Beach, Florida



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

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

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

Respondent,

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

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority personally appeared T. Hoffman who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20251067. On 10/02/2025 Violations were found for the Pool on Property not being properly secured with proper fencing and containing stagnant water and debris causing safety concerns to the General Public. Failure to keep the exterior of the property free of debris and rubbish. In example but not limited to yard debris, trash, plywood and other miscellaneous items throughout the property. For the overgrowth of grass and/or weeds exceeding 12 inches in height throughout the property. 61 Flamingo St. Fort Myers Beach. FL 33931 attached.

FORT MYERS BEACH ESTERO ISLAND

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



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

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

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

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice of Violation and Notice of Code Enforcement Hearing posted at 61 Flamingo St., Fort Myers Beach, FL 33931, which is the subject property. I took photographs of the Notice I posted on the 14th day of October 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice of Violation and Notice of Code Enforcement Hearing at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 6231 Estero Blvd, Fort Myers Beach, FL 33931 to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 14th day of October 2025 are attached.



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

X 
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 14 day of October, 2025, by T. Hoffman. He ☒ is personally known to me or ☐ has produced _____ as identification.




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

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

\$ 20251067

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

Sent by:

Total Postage and Fees

\$ 61 FLAMINGO ST.

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

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

Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Fee

\$ 20251067

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

Sent by:

Total Postage and Fees

\$ 61 FLAMINGO ST.

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

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

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

\$ 20251067

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

Sent by:

Total Postage and Fees

\$ 61 FLAMINGO ST.

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

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

Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Fee

\$ 20251067

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

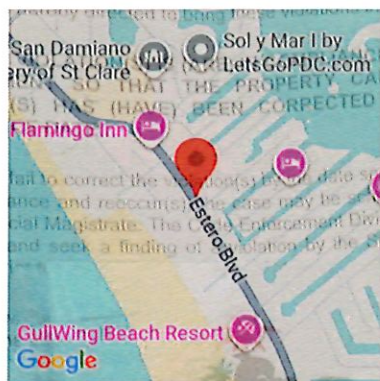
Sent by:

Total Postage and Fees

\$ 61 FLAMINGO ST.

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

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



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

Date: October 14, 2025

Case Number: 20251067

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

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 2, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

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

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

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

Page 1 of 4

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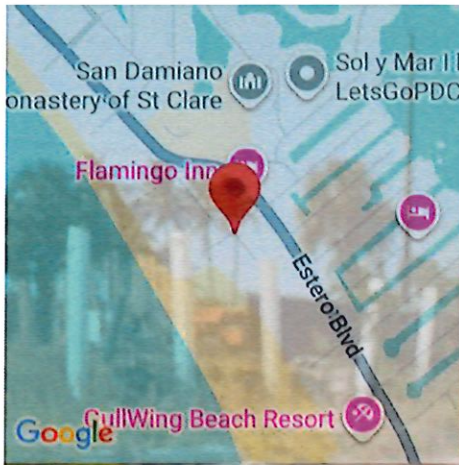
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fore: October



Oct 14, 2025 2:44:20 PM
Fort Myers Beach



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

Date: October 14, 2025

Case Number: 20251067

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

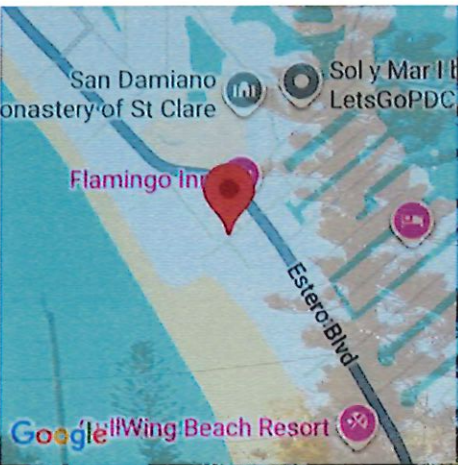
YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 2, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

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Page 1 of 4



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



9589 0710 5270 3142 1345 62

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

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

OFFICIAL USE

Certified Mail Fee \$ 20251067

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: 61 FLAMINGO ST.

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

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

9589 0710 5270 3142 1345 79

U.S. Postal ServiceTM
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OFFICIAL USE

Certified Mail Fee \$ 20251067

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: 61 FLAMINGO ST.

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

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



Property Data

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

Tax Roll Value Letter 2025 ▾

Generated on 10/14/2025 9:36 AM

Owner Of Record - Sole Owner [Change Mailing Address]



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

Site Address

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

61 FLAMINGO ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



ESTERO PARK PB 9 PG 8 LOT 17

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 9 and 8 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0

1st Year Building on Tax Roll N/A

Historic Designation No

Township	Range	Section	Block	Lot
46	24E	33	00600	0170
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42423	-81.90673		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2024 ▶ ☐ View other photos

Last Inspection Date: 01/31/2024

Property Values / Exemptions / TRIM Notices

Generated on 10/14/2025 9:36 AM

No existing exemptions found for this property.

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

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

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

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

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

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

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

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

Property Details (Current as of 10/13/2025) ?

Generated on 10/14/2025 9:36 AM

Land

Land Tracts

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



Property Details (2025 Tax Roll)



Land

Land Tracts

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

Taxing Authorities

Generated on 10/14/2025 9:36 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 10/14/2025 9:36 AM

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

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

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **9** and **8** for the book and page numbers and **Plats Book** for the book type.

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

Building / Construction Permit Data

Generated on 10/14/2025 9:36 AM

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

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

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

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

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

Parcel Numbering History ⓘ

Generated on 10/14/2025 9:36 AM

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

Solid Waste (Garbage) Roll Data

Generated on 10/14/2025 9:36 AM

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

Flood and Storm Information

Generated on 10/14/2025 9:36 AM

Community

Panel

Version

Date

Evacuation Zone

071C

0566

G

11/17/2022

A

Generated on 10/14/2025 9:36 AM



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

Detail by Entity Name

Florida Limited Liability Company

TIVA INVEST REAL LLC

Filing Information

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

Principal Address

15701 S. TAMIAMI TRAIL
 FORT MYERS, FL 33908

Changed: 08/22/2016

Mailing Address

15701 S. TAMIAMI TRAIL
 FORT MYERS, FL 33908

Changed: 08/22/2016

Registered Agent Name & Address

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

Name Changed: 01/26/2018

Address Changed: 11/12/2013

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

Zert, Adam
27636 Franklin street
Bonita Springs, FL 34134

Annual Reports

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

Document Images

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



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W3-00600.0170

Alternate Key:
2100594069

Millage Code:
032

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

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

2024 Real Estate Tax Notice



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

Exemptions/Values

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

★ See message below.

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

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

Ad Valorem Taxes Levying Authority

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



Non-Ad Valorem Assessments Levying Authority

Telephone Rate

Basis

Amount

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,452.25

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 33-46-24-W3-00600.0170

Site Address: 61 FLAMINGO ST

Alternate Key: 2100594069

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

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

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



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

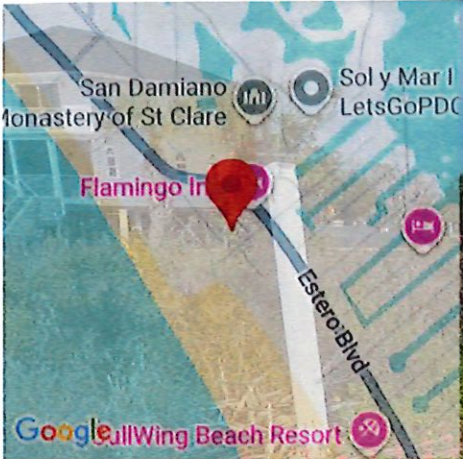
HEARING

EXHIBIT

B

- Initial Inspection Photographs and Evidence

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





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





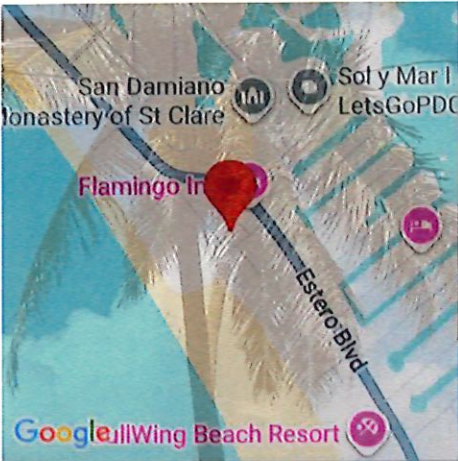
Oct 2, 2025 1:30:57 PM
Fort Myers Beach



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



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





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



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



PARCEL #: 33-46-24-W3-00600.0170
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Boulevard
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20251067

TIVA INVEST REAL LLC,

Respondent.

CODE ENFORCEMENT ORDER TO CONTINUE CASE

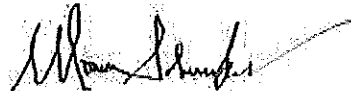
This cause came on for public hearing on December 2, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purposes of adjudication of the Town's Notice of Violation alleging: pool on the Property not being properly secured with an appropriate enclosure, pool containing stagnant water and debris, failure to keep exterior of property free of debris and rubbish, and overgrowth of grass and/or weeds exceeding 12 inches. Petitioner appeared at the hearing and requested a continuance to the January hearing.

NOTICE IS HEREBY GIVEN THAT THE SPECIAL MAGISTRATE CONTINUES THE ABOVE ACTION, WITHOUT ENTERING FINDINGS OF FACT OR CONCLUSIONS OF LAW. FURTHER PROCEEDINGS IN THIS MATTER WILL BE HELD:

**January 15, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

unless notified otherwise before that time. Both parties shall appear at this hearing.

ORDERED the 2nd day of December 2025, and executed this 8th day of December, 2025.



Monica Schmucker, Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 9th day of December, 2025 to:

Tiva Invest Read LLC
15701 S Tamiami Trail
Fort Myers, FL 33908

Kevin Jursinski, Esq.
15701 S. Tamiami Trail
Fort Myers, FL 33908

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Dec 9, 2025 09:52:36 EST)
Town Clerk and Clerk to the Special Magistrate

DATED: Dec 9, 2025



01/06/2026

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

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

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

Respondent,

_____/

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

AFFIDAVIT OF COMPLIANCE

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 Code Enforcement Case **#20251067**.

1. That on **12/02/2025**, the Special Magistrate held a public hearing and issued an order in the above styled manner.
2. That, pursuant to said order, the Respondent was to have taken certain corrective action by on or before **N/A**. Case Continued until January 15th, 2026, without entering findings of fact or conclusion of law

FORT MYERS BEACH ESTERO ISLAND

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



3. That an inspection was performed on **01/06/2026** and the property is in compliance.
N/A That the inspection revealed that the corrective action ordered by the Special Magistrate has been taken.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection.
These photographs have not been altered in any way.

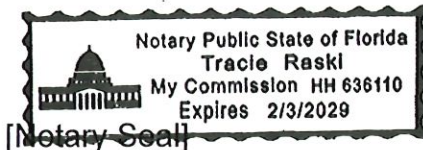
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

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 6th day of January, 2026, by **T.Hoffman**. He/She ☒ is personally known to me or ☐ has produced _____ as identification.



Tracie Raskl

Notary Public, State of Florida

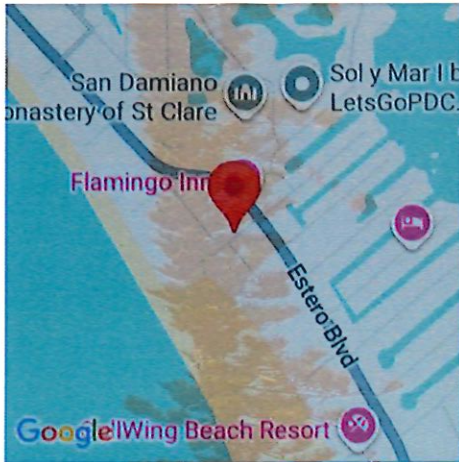
Print Name: Tracie Raskl

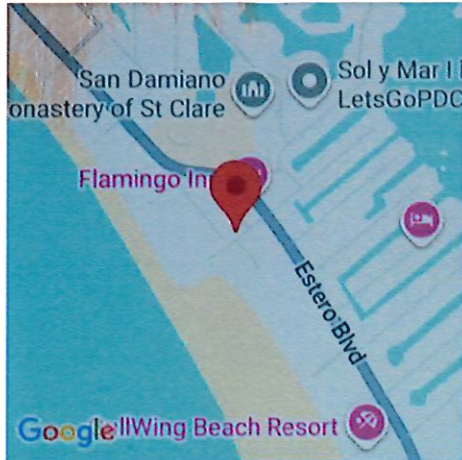
My Commission Expires: 2/3/2029

FORT MYERS BEACH ESTERO ISLAND

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

Jan 6, 2026 12:03:32 PM
Fort Myers Beach

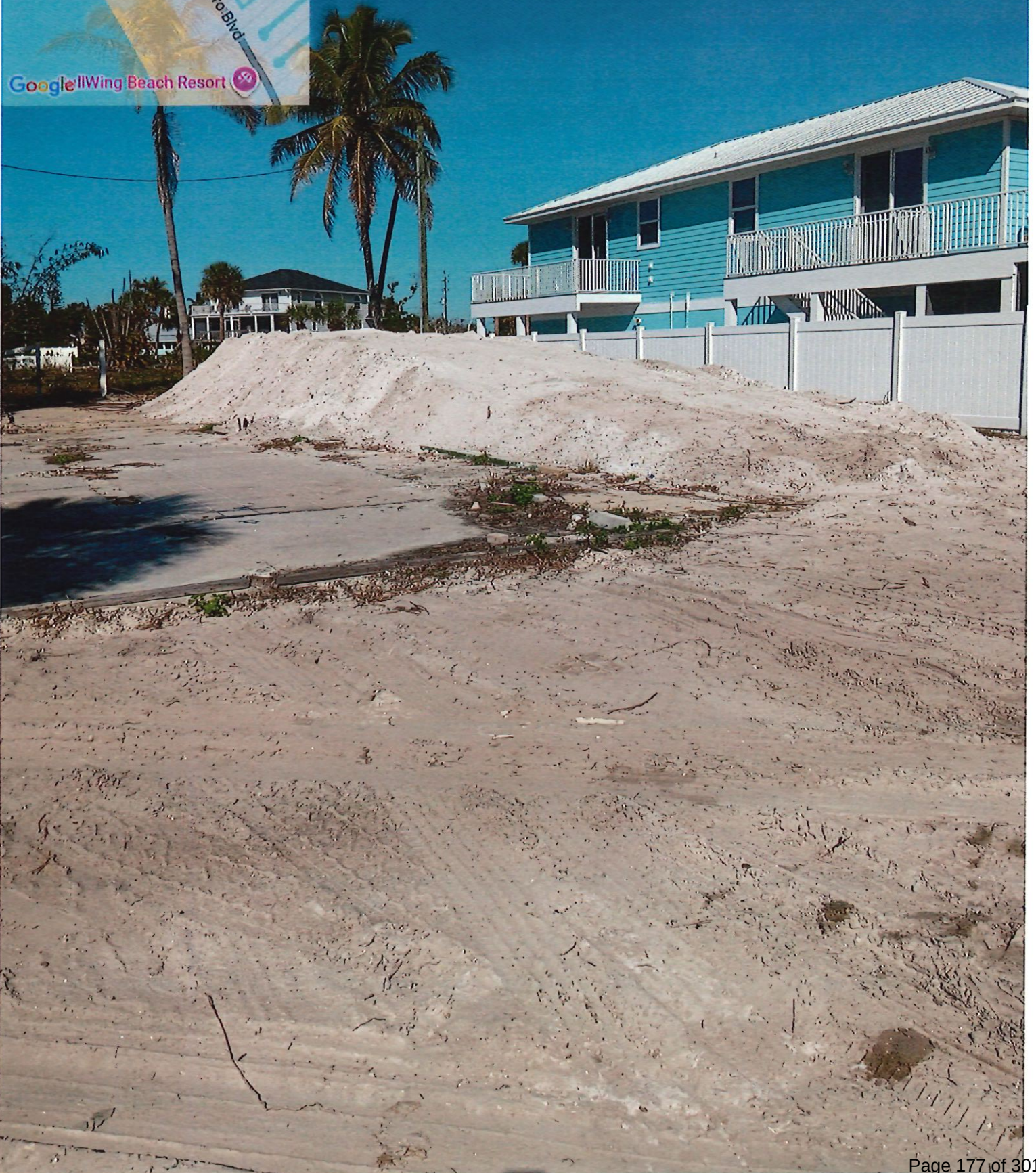
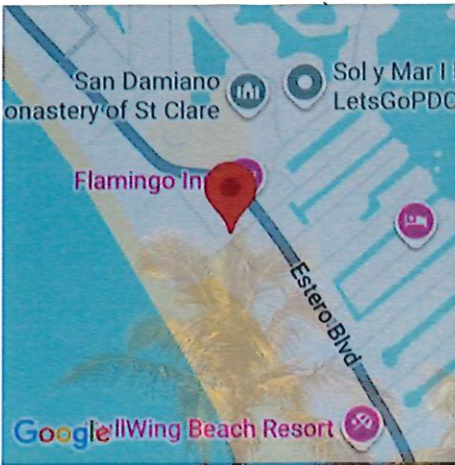




Jan 6, 2026 12:03:14 PM
Fort Myers Beach



Jan 6, 2026 12:03:17 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: January 15, 2026

Property Owner: May Aaron Christopher & Philip Johnson
Property Address: 101 Bay Mar Dr
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. Hearing Exhibit A

Town Recommendations:

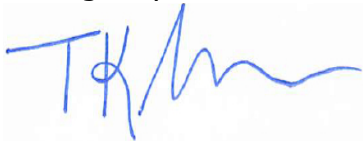
Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: January 08, 2026

Thomas Yozzo, Emergency Services Director

Date: January 08, 2026



Traci Kohler, Deputy Town Manager

Date: January 08, 2026

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

HEARING

EXHIBIT A

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



Town of Fort Myers Beach

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

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

**Petitioner,
vs.**

**MAY AARON CHRISTOPHER
& JOHNSON PHILIP
Respondent.**

Certified Mail:

9589071052703142172373

20251220

Regular Mail:

USPS 12/11/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

1. My name is T. Hoffman. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach ("Town").

3. On 12/11/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:

[Last Rev. 9/17 NS/CB]

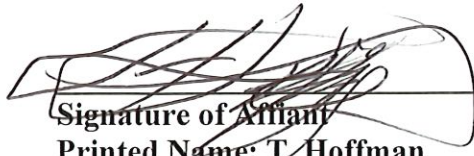
- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **5112 SW 20TH AVE, CAPE CORAL. FL 33914**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- b. To the following additional address(es) reasonably believed to be valid for the property owner: **(N/A)** A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by **(N/A)** a business entity registered in the State of Florida. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's Registered Agent at the following address: **(N/A)** A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 12/11/2025, I posted a copy of the Notice at 101 Bay Mar Dr., Fort Myers Beach, FL 33931 which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

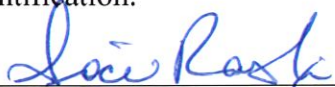
5. On 12/11/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

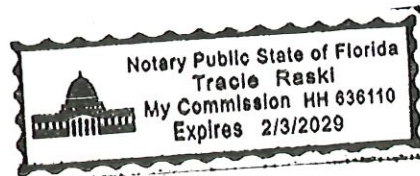
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:


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

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 11th day of December 2025, by T. Hoffman, who ☒ is personally known to me ☐ or has produced _____ as identification.


Notary Public, State of Florida
Printed Name: Tracie Raski
My Commission No.: HM636110
My Commission Expires: 2/3/2029



9589 0710 5270 3142 1723 73

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	\$ 20251220
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$ DEC 1 2025
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	Sent by: 
Total Postage and Fees	\$ 101 BAY MAR DR.
MAY AARON CHRISTOPHER & JOHNSON PHILIP 5112 SW 20TH AVE CAPE CORAL, FL 33914	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1723 73

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	\$ 20251220
Extra Services & Fees (check box, add fee if appropriate)	
☐ Return Receipt (hardcopy)	\$
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Dec 11, 2025 10:45:49 AM
Fort Myers Beach

before: December 20, 2025

Page 1 of 3



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: December 11, 2025

Case Number: 20251220

Owner: MAY AARON CHRISTOPHER & JOHNSON PHILIP
Mailing Address: 5112 SW 20th Ave, Cape Coral, FL 33914
Property Address: 101 Bay Mar Dr, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142172373
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 9, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 12/09/2025, A violation was discovered for the accumulation of rubbish or garbage throughout the property including white plastic materials, pieces of concrete, and other miscellaneous items on property. For the overgrowth of grass and or weeds exceeding 12 inches in height throughout the property. All are identified as violations of the Town's Codes:

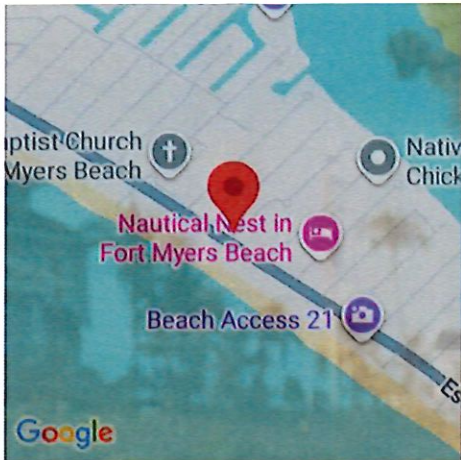
LDC Sec. 6-1, - Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Sec. 8-2, - Amendments. (Weeds): (w) Section 302.4 Weeds, is hereby amended to read as follows:
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may

Page 1 of 3

Dec 11, 2025 10:20:27 AM

Fort Myers Beach



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

Date: December 11, 2025

Case Number: 20251220

Owner: MAY AARON CHRISTOPHER & JOHNSON PHILIP
Mailing Address: 5112 SW 20th Ave, Cape Coral, FL 33914
Property Address: 101 Bay Mar Dr., Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142172373
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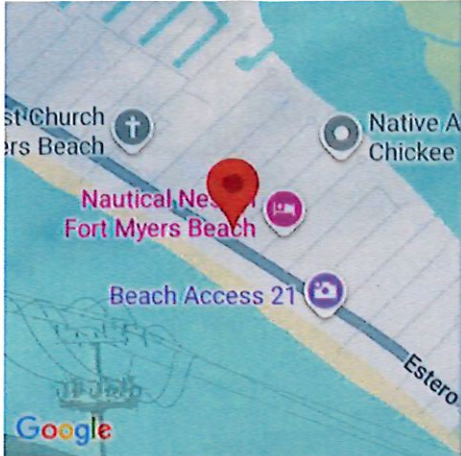
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Page 1 of 3

Staples

Dec 11, 2025 10:20:37 AM

Fort Myers Beach





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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: December 11, 2025

Case Number: **20251220**

Owner: **MAY AARON CHRISTOPHER & JOHNSON PHILIP**

Mailing Address: 5112 SW 20th Ave, Cape Coral, FL 33914

Property Address: **101 Bay Mar Dr.**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142172373

Parcel: Standard First Class Mail

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foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Remove and dispose of all rubbish or garbage throughout the property. (2) Trim and or mow all grass and weeds to under 12inches in height. (3) Maintain property per Town Code Requirements.

Compliance is required on or before: January 10, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 15th DAY OF JANUARY 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Saturday, January 10, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

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

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

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

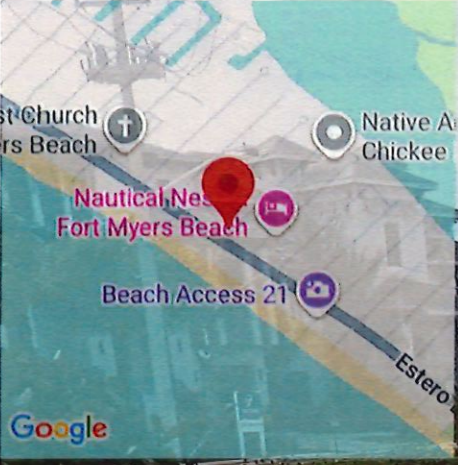
For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

T. Hoffman

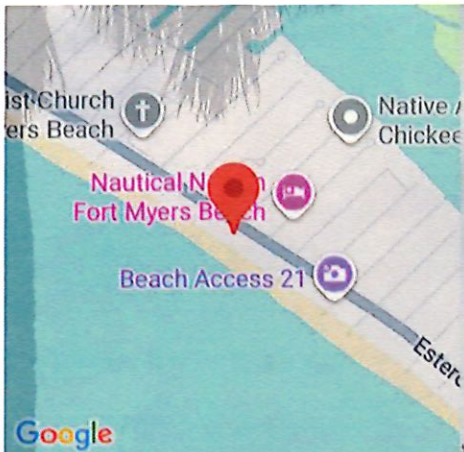
Signature

Code Enforcement Officer
Fort Myers Beach, Florida

Dec 9, 2025 2:35:16 PM
Fort Myers Beach



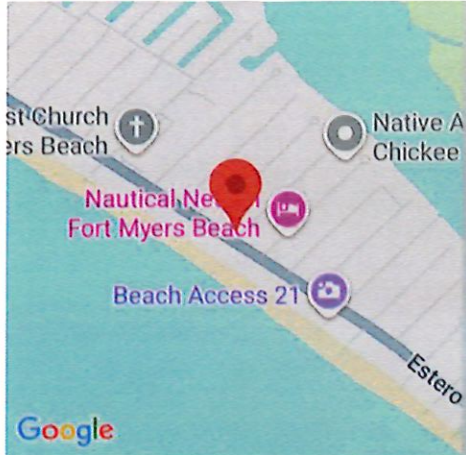
Dec 9, 2025 2:34:47 PM
Fort Myers Beach



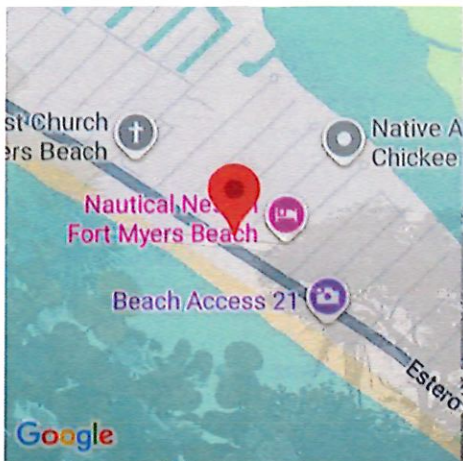
Dec 9, 2025 2:35:33 PM
Fort Myers Beach



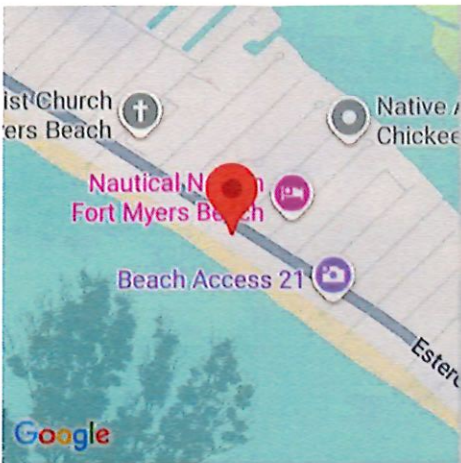
Dec 9, 2025 2:35:36 PM
Fort Myers Beach



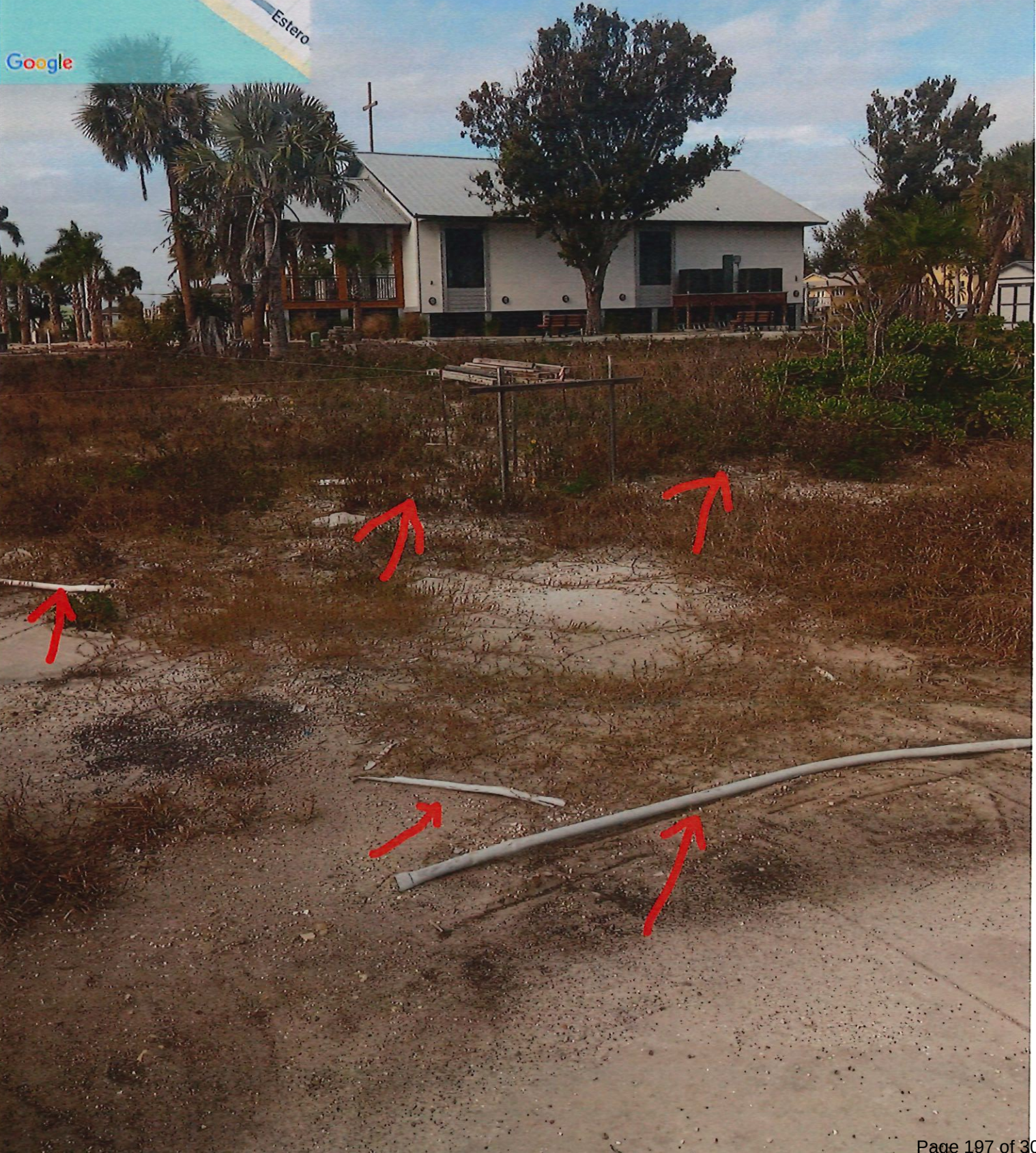
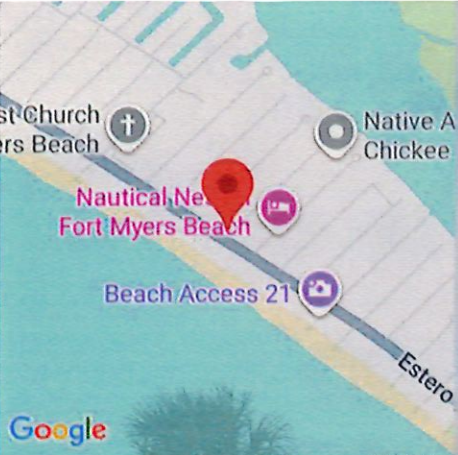
Dec 9, 2025 2:35:25 PM
Fort Myers Beach



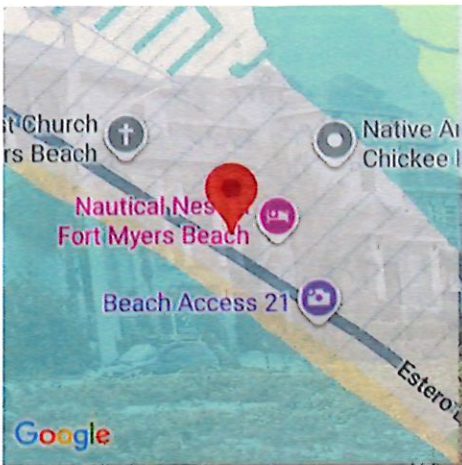
Dec 9, 2025 2:34:48 PM
Fort Myers Beach



Dec 9, 2025 2:34:51 PM
Fort Myers Beach



Dec 9, 2025 2:35:07 PM
Fort Myers Beach





Property Data

STRAP: 29-46-24-W2-00155.1200 Folio ID: 10229673

Tax Roll Value Letter 2025 ▾

Generated on 12/10/2025 12:29 PM

Owner Of Record - Joint Tenants

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



MAY AARON CHRISTOPHER +
JOHNSON PHILIP
5112 SW 20TH AVE
CAPE CORAL FL 33914

Site Address

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

101 BAY MAR DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



FR SELY COR OF LOT 55 CASES SUBD RUN NWLY ALG R/L LI OF ESTERO BLVD

[View Recorded Plat at LeeClerk.org](#) - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms 0

1st Year Building on Tax Roll N/A

Historic Designation No

Township	Range	Section	Block	Lot
46	24E	29		
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44113	-81.92805		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2024 ▶ ☐ View other photos

Last Inspection Date: 02/02/2024

Property Values / Exemptions / TRIM Notices

Generated on 12/10/2025 12:29 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	472,001	472,001	472,001	472,001	0	0	472,001
2024 / Additional Info	2024 (Final Value)	547,471	547,471	547,471	547,471	0	0	547,471
2023 / Additional Info	2023 (Final Value)	399,467	378,481	399,467	399,467	0	0	399,467
2022 / Additional Info	2022 (Final Value)	831,261	204,100	831,261	596,028	0	0	596,028

2021 / Additional Info	2021 (Final Value)	570,627	170,100	570,627	541,844	0	0	541,844
2020 / Additional Info	2020 (Final Value)	492,585	170,100	492,585	492,585	0	0	492,585
2019 / Additional Info	2019 (Final Value)	479,656	170,100	479,656	479,656	0	0	479,656
2018 / Additional Info	2018 (Final Value)	473,188	170,100	473,188	473,188	0	0	473,188
2017 / Additional Info	2017 (Final Value)	478,040	126,000	478,040	478,040	0	0	478,040
2016	2016 (Final Value)	478,527	126,000	478,527	438,140	0	0	438,140
2015	2015 (Final Value)	407,200	126,000	407,200	398,309	0	0	398,309
2014	2014 (Final Value)	362,099	120,000	362,099	362,099	0	0	362,099
2013	2013 (Final Value)	337,804	145,300	337,804	337,804	0	0	337,804
2012	2012 (Final Value)	329,309	120,000	329,309	329,309	0	0	329,309
2011	2011 (Final Value)	313,855	120,000	313,855	313,855	0	0	313,855
2010	2010 (Final Value)	289,782	120,000	289,782	289,782	0	0	289,782
	2009 (Final Value)	310,500	125,000	310,500	310,500	0	0	310,500
	2008 (Final Value)	412,760	225,000	412,760	412,760	0	0	412,760
	2007 (Final Value)	429,330	250,000	0	429,330	0	0	429,330
	2006 (Final Value)	463,100	250,000	0	463,100	0	0	463,100
	2005 (Final Value)	323,640	180,000	0	323,640	0	0	323,640
	2004 (Final Value)	300,240	180,000	0	300,240	0	0	300,240
	2003 (Final Value)	234,340	130,000	0	234,340	0	0	234,340
	2002 (Final Value)	215,430	110,500	0	215,430	0	0	215,430
	2001 (Final Value)	160,520	60,000	0	160,520	0	0	160,520
	2000 (Final Value)	144,850	53,000	0	144,850	0	0	144,850
	1999 (Final Value)	145,860	53,000	0	145,860	0	0	145,860
	1998 (Final Value)	136,580	53,000	0	136,580	0	0	136,580
	1997 (Final Value)	147,440	53,000	0	147,440	0	0	147,440
	1996 (Final Value)	130,160	40,000	0	130,160	0	0	130,160
	1995 (Final Value)	134,790	38,570	0	134,790	0	0	134,790
	1994 (Final Value)	139,590	38,570	0	139,590	0	0	139,590
	1993 (Final Value)	152,650	38,570	0	152,650	0	0	152,650
	1992 (Final Value)	137,570	38,570	0	137,570	0	0	137,570

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 12/9/2025) ?

Generated on 12/10/2025 12:29 PM

Land Land Tracts

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



Property Details (2025 Tax Roll)



Land
Land Tracts

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

Taxing Authorities

Generated on 12/10/2025 12:29 PM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 12/10/2025 12:29 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
925,000.00	06/08/2023	2023000206903	01		V
650,900.00	05/24/2005	4727/3373	06		I
100.00	02/17/2004	4220/852	01		I
192,000.00	03/28/1997	2808/3157	06		I

65,000.00

03/01/1990

2139/2552

06

V

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

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

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

Generated on 12/10/2025 12:29 PM

Permit Number	Permit Type	Date
235389	Demolition	10/23/2023
BLD10-0148	Screen Room / Enclosure	12/30/2010
POL2005-03681	Pool & Spa	08/04/2006
199101767	Residential	02/21/1991

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 12/10/2025 12:29 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-01-00055.1200	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 12/10/2025 12:29 PM

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

Flood and Storm Information

Generated on 12/10/2025 12:29 PM

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



Lee County Tax Collector

Noelle Branning

Account Number:
29-46-24-W2-00155.1200

Alternate Key:
2100535765

Millage Code:
032

Site Address/Legal Description:

101 BAY MAR DR
FR SELY COR OF LOT 55 CASES SUBD RUN
NWLY ALG R/L LI OF ESTERO BLVD



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

2024 Real Estate Tax Notice

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

Exemptions/Values

Market Value	547,471
Assessed Value	547,471
Taxable Value	547,471

★ See message below.

MAY AARON CHRISTOPHER & JOHNSON PHILIP
5112 SW 20TH AVE
CAPE CORAL, FL 33914

Paid 08/25/2025 INT-00-03699834 \$8,364.74

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	547,471	0	547,471	2,059.75
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	547,471	0	547,471	1,230.71
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	547,471	0	547,471	1,863.22
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	547,471	0	547,471	542.00
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	547,471	0	547,471	51.90
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	547,471	0	547,471	17.90
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	547,471	0	547,471	56.17
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	547,471	0	547,471	1,532.92
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	547,471	0	547,471	61.48
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	547,471	0	547,471	88.25
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	547,471	0	547,471	10.95
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	547,471	0	547,471	21.57

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
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2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,336.82

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Cert #2510075
- ☐ If Received By
- ☐ Aug 29, 2025
- ☐
- ☐

Amount Due:

Bidder #502889
Please Pay
\$0.00

Phone/Email Contact: _____

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

Account: 29-46-24-W2-00155.1200

Site Address: 101 BAY MAR DR

Alternate Key: 2100535765

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

MAY AARON CHRISTOPHER & JOHNSON PHILIP
5112 SW 20TH AVE
CAPE CORAL, FL 33914

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



Paid 08/25/2025 INT-00-03699834 \$8,364.74

Property Address and Owner:

Hearing Date: January 15, 2026

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

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20251131_Order to Continue Case
2. 20251131_Exjhib A_Notice Service Ownership
3. 20251131_Exjhib B_Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: January 08, 2026

Thomas Yozzo, Emergency Services Director

Date: January 08, 2026



Traci Kohler, Deputy Town Manager

Date: January 08, 2026

nancy stuparich, Town Attorney

Date:

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

Date:

PARCEL #: 34-46-24-W4-00003.0000
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Boulevard
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20251131

TNI GLOBAL LLC,

Respondent.

CODE ENFORCEMENT ORDER TO CONTINUE CASE

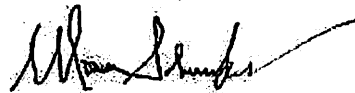
This cause came on for public hearing on December 2, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purposes of adjudication of the Town's Notice of Violation alleging: pool containing stagnant water and debris, accumulation of debris and/or rubbish throughout the exterior of the Property, overgrowth of grass and/or weeds exceeding 12 inches, and maintaining a structure in disrepair and in an unsafe or unsanitary condition. Petitioner appeared at the hearing and requested a continuance to the January hearing.

NOTICE IS HEREBY GIVEN THAT THE SPECIAL MAGISTRATE CONTINUES THE ABOVE ACTION, WITHOUT ENTERING FINDINGS OF FACT OR CONCLUSIONS OF LAW. FURTHER PROCEEDINGS IN THIS MATTER WILL BE HELD:

**January 15, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

unless notified otherwise before that time. Both parties shall appear at this hearing.

ORDERED the 2nd day of December 2025, and executed this 8th day of December, 2025.



Monica Schmucker, Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 9th day of December, 2025 to:

TNI Global LLC
15701 S. Tamiami Trail
Fort Myers, FL 33908

Davis, John
15701 S. Tamiami Trail
Fort Myers, FL 33908

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Dec 9, 2025 11:32:42 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025

HEARING

EXHIBIT

A

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



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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: November 4, 2025

Case Number 20251131

Owner: **TNI GLOBAL LLC**

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

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

Certified Mail# 9589071052703142134456

Parcel: Standard First- Class Mail

Registered Agent: **DAVIS, JOHN**

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

Certified Mail #: 9589071052703142134463

Parcel: Standard First-Class Mail

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

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

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

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

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

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

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

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Properly Drain and or remove stagnant water and debris from pool per Town Code Requirements to correct unsafe conditions to the General Public. (2) Remove and dispose of all trash and debris throughout the property and maintain per Town Code Requirements. (3) Trim and or mow all grass and or weeds to under 12inches in height throughout the property and maintain property per Town Code Requirements. (4) Secure all entry points of the property that are accessible to the general public and wildlife including windows and all other points of entry. Remove or repair fencing that is in disrepair. Secure and /or remove any loose or unsecured parts of the structure and ensure structure on property is maintained in a clean, safe, secured condition as to correct the safety concerns to the General Public.

Compliance is required on or before: November 24, 2025

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

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

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Monday, November 24, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

Additionally, administrative fines may be imposed to recover all costs incurred by the Town in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be

assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

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

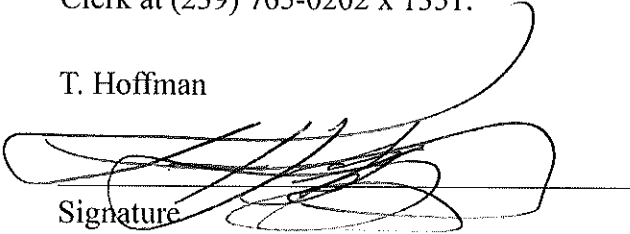
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

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

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

T. Hoffman

Signature

A large, stylized handwritten signature in black ink, appearing to be 'T. Hoffman', is written over a horizontal line. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Code Enforcement Officer
Fort Myers Beach, Florida



Town of Fort Myers Beach

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

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

**Petitioner,
vs.**

**TNI GLOBAL LLC
Respondent.**

Certified Mail:

9589071052703142134456

9589071052703142134463

Regular Mail:

USPS 11/05/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

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

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

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

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

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

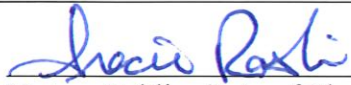
SWORN AND ATTESTED BY:


Signature of Affiant

Printed Name: T. Hoffman

Title: Code Enforcement Officer

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

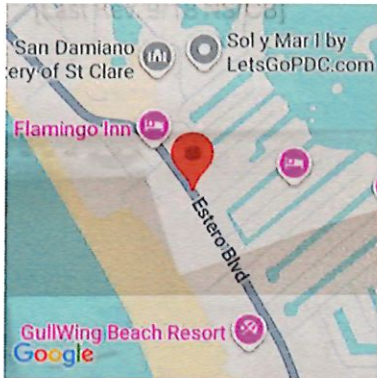

Notary Public, State of Florida

Printed Name: Tracie Raski

My Commission No.: HH 636110

My Commission Expires: 2/3/2029





Nov 5, 2025 11:27:43 AM
Fort Myers Beach



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

Date: November 4, 2025

Case Number 20251131

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

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

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

Page 1 of 4

Staples

ESTERO
105270314
Class Mail

NOTIFIED the
ation(s) of the
property above

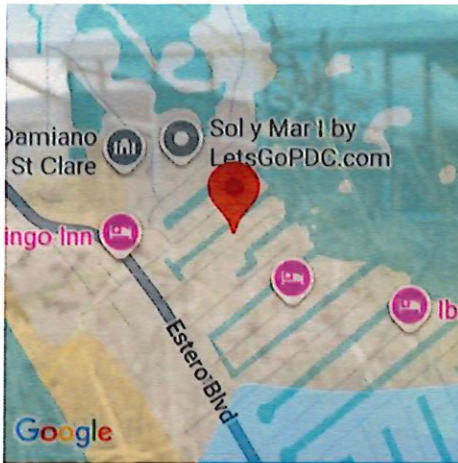
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of International Pro
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of rubbish or garbage

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this term shall not includ
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veeds, any duly authorize
t to enter upon the propert

Nov 5, 2025 11:58:16 AM
Fort Myers Beach



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

Date: November 4, 2025

Case Number 20251131

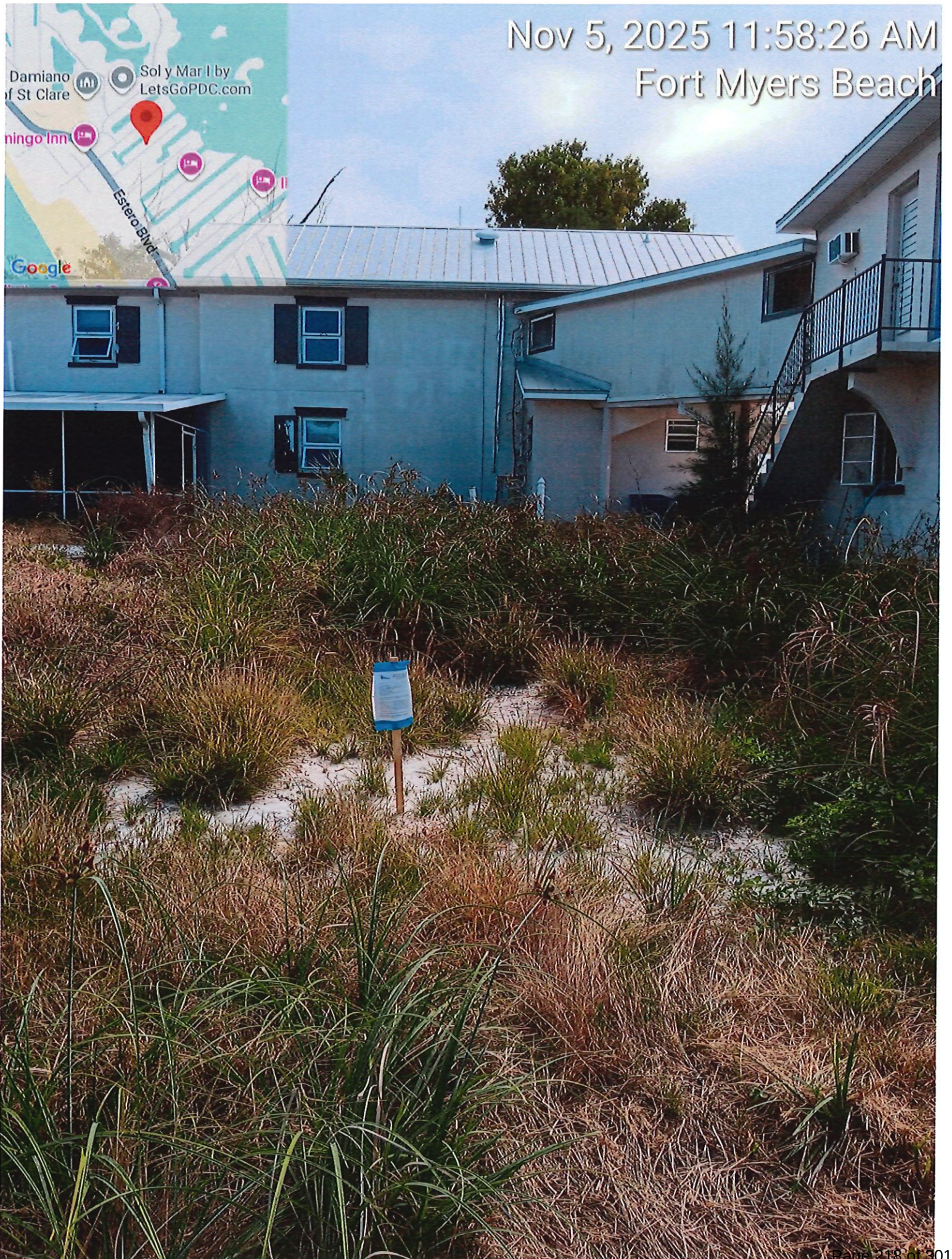
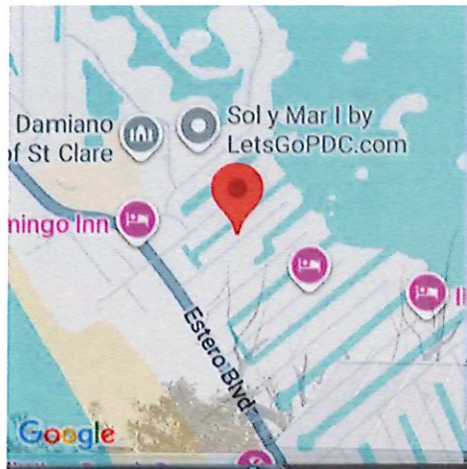
Owner: **TNI GLOBAL LLC**
Mailing Address: 15701 S Tamiami Trail, Fort Myers, FL 33908
Property Address: 175 Bahia Via, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134456
Parcel: Standard First-Class Mail
Registered Agent: **DAVIS, JOHN**
Mailing Address: 15701 S Tamiami Trail, Fort Myers,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

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Violations of the Town's Codes:
Section 308.1 Accumulation of Debris and Garbage
Swimming pools shall be maintained in a clean and sanitary condition and the interior of every structure shall be maintained in a clean and sanitary condition and free of debris and garbage.

Nov 5, 2025 11:58:26 AM
Fort Myers Beach



9589 0710 5270 3142 1344 56

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 20251131
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 175 BAHIA VIA
TNI GLOBAL LLC	
15701 S TAMIAMI TRL	
FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 63

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 20251131
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 175 BAHIA VIA
Davis, John	
15701 S TAMIAMI TRAIL	
FORT MYERS, FL 33908	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1344 56

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

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

OFFICIAL USE

Certified Mail Fee \$ 20251131

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

Postage \$

Total Postage and Fees \$ 175 BAHIA VIA

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

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

9589 0710 5270 3142 1344 63

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

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

OFFICIAL USE

Certified Mail Fee \$ 20251131

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

Postage \$

Total Postage and Fees \$ 175 BAHIA VIA

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

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

9589 0710 5270 3142 1344 56

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

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

OFFICIAL USE

Certified Mail Fee \$ 20251131

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

Postage \$

Total Postage and Fees \$ 175 BAHIA VIA

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

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

9589 0710 5270 3142 1344 63

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

Postage \$

Total Postage and Fees \$ 175 BAHIA VIA

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

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



Property Data

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

Tax Roll Value Letter 2025 ▾

Generated on 10/1/2025 11:22 AM

Owner Of Record - Sole Owner [Change Mailing Address]



TNI GLOBAL LLC
15701 S TAMiami TrL
FORT MYERS FL 33908

Site Address

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

175 BAHIA VIA
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



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

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

Attributes and Location Details

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

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

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2016 ▶ ☐ View other photos

Last Inspection Date: 07/01/2022

Property Values / Exemptions / TRIM Notices

Generated on 10/1/2025 11:22 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (TRIM Value)	1,152,536	797,344	1,152,536	1,152,536	0	0	1,152,536
2024 / Additional Info	2024 (Final Value)	1,842,398	1,776,053	1,842,398	1,842,398	0	0	1,842,398
2023 / Additional Info	2023 (Final Value)	1,130,336	1,047,710	1,130,336	1,130,336	0	0	1,130,336
2022 / Additional Info	2022 (Final Value)	1,316,274	506,300	1,316,274	1,316,274	0	0	1,316,274

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

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

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

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

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

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

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

Property Details (Current as of 9/30/2025) ?

Generated on 10/1/2025 11:22 AM

Land

Land Tracts

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

Land Features

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

Buildings

Building 1 of 2

Building Characteristics

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

Building Subareas

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

Building Features

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

Building Front Photo

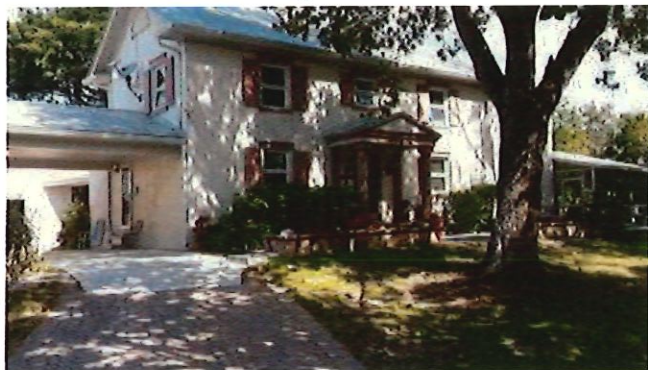
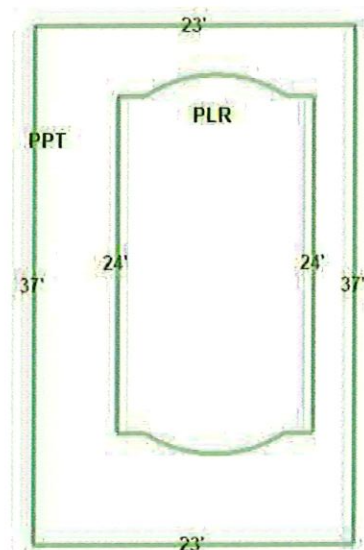
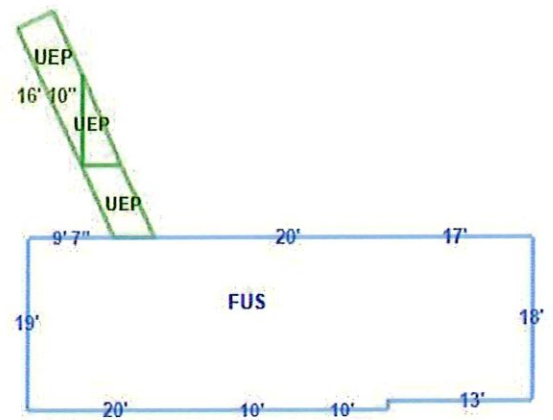
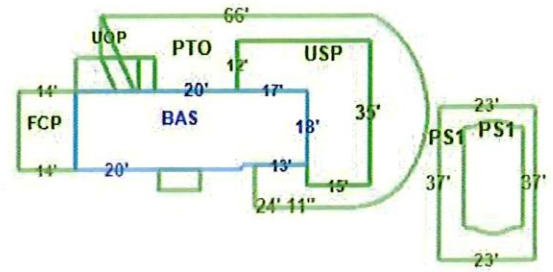


Photo Date: February of 2016

Building Footprint





Building 2 of 2

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
1	1.0	1973	1985

Building Subareas

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

Building Front Photo

Building Footprint

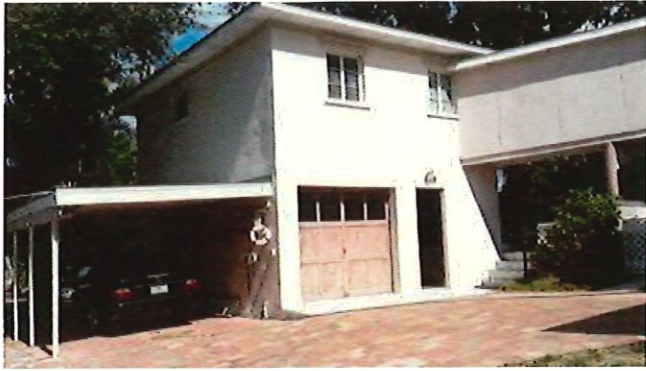
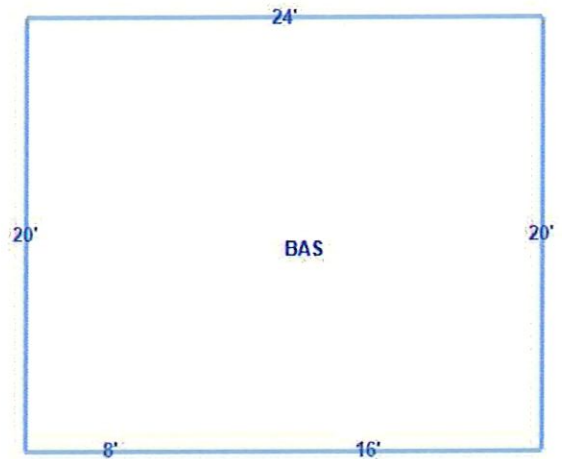
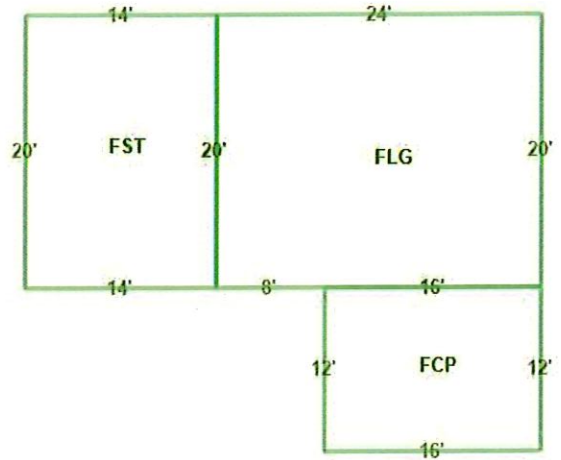


Photo Date: February of 2016



Property Details (2025 TRIM)

Generated on 10/1/2025 11:22 AM

Land

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UEP - UNFINISHED ENCLOSED PORCH	N	112
UOP - UNFINISHED OPEN PORCH	N	22
USP - UNFINISHED SCREENED PORCH	N	729

Building Features

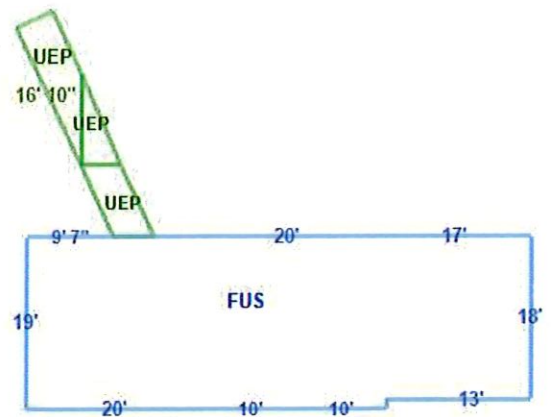
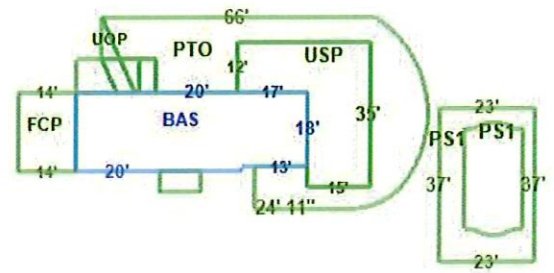
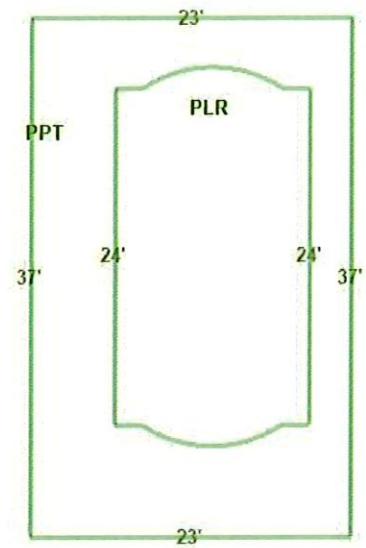
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POOL - RESIDENTIAL	2015	356
PATIO - BRICK AND TILE	2015	495
A/C-POOL HEATERS	2015	1

Building Front Photo

Building Footprint



Photo Date: February of 2016



Building 2 of 2

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FLG - FINISHED LOWER GARAGE	N	480
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Building Front Photo

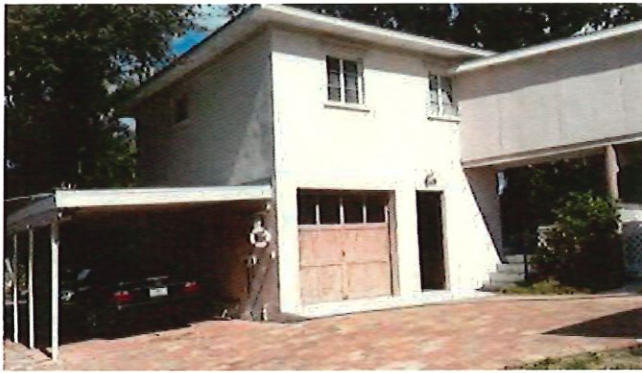
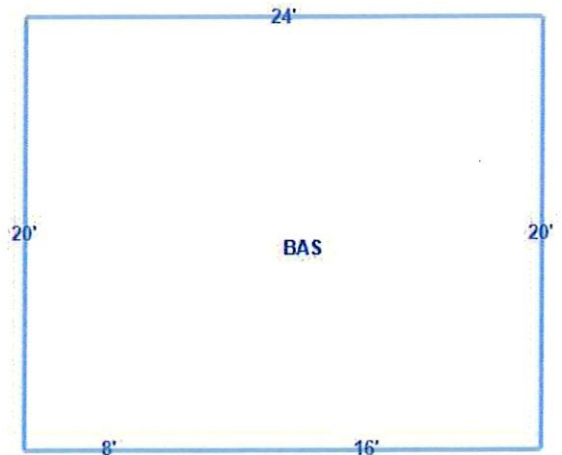
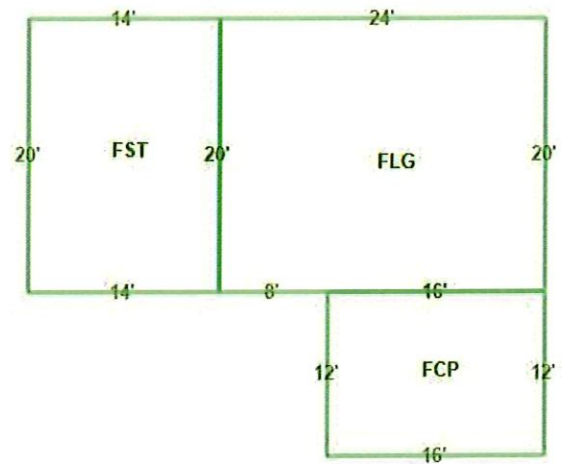


Photo Date: February of 2016

Building Footprint



Taxing Authorities

Generated on 10/1/2025 11:22 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 10/1/2025 11:22 AM

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

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **1030** and **62** for the book and page numbers and **Official Records** for the book type.

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

Building / Construction Permit Data

Generated on 10/1/2025 11:22 AM

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

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

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

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

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

Parcel Numbering History

Generated on 10/1/2025 11:22 AM

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

Solid Waste (Garbage) Roll Data

Generated on 10/1/2025 11:22 AM

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

Flood and Storm Information

Generated on 10/1/2025 11:22 AM

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

Generated on 10/1/2025 11:22 AM



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

Detail by Entity Name

Florida Limited Liability Company

TNI GLOBAL LLC

Filing Information

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

Principal Address

15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Mailing Address

15701 S TAMIAMI TRAIL
FORT MYERS, FL 33908

Registered Agent Name & Address

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

Name Changed: 11/19/2024

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

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

2025

03/10/2025

Document Images

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

Florida Department of State, Division of Corporations



Lee County Tax Collector

Noelle Branning

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

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



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

2024 Real Estate Tax Notice

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

Exemptions/Values	
Market Value	1,842,398
Assessed Value	1,842,398
Taxable Value	1,842,398

★ See message below.

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

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

Ad Valorem Taxes Levying Authority

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

Non-Ad Valorem Assessments Levying Authority

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



2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$25,328.73

2024 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2024
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 34-46-24-W4-00003.0000

Site Address: 175 BAHIA VIA

Alternate Key: 2100607866

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

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

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



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

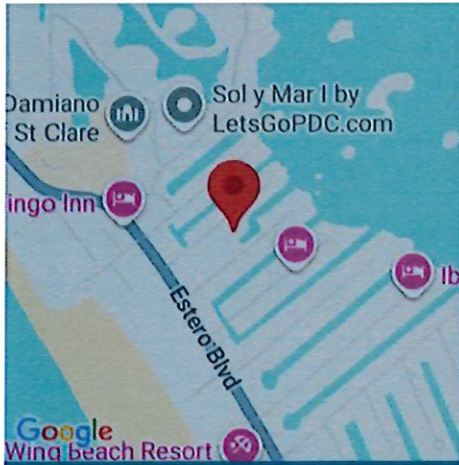
HEARING

EXHIBIT

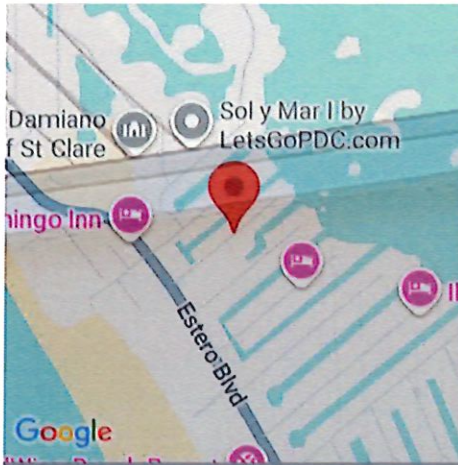
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- **Initial Inspection Photographs and Evidence**

Nov 4, 2025 1:55:36 PM
Fort Myers Beach



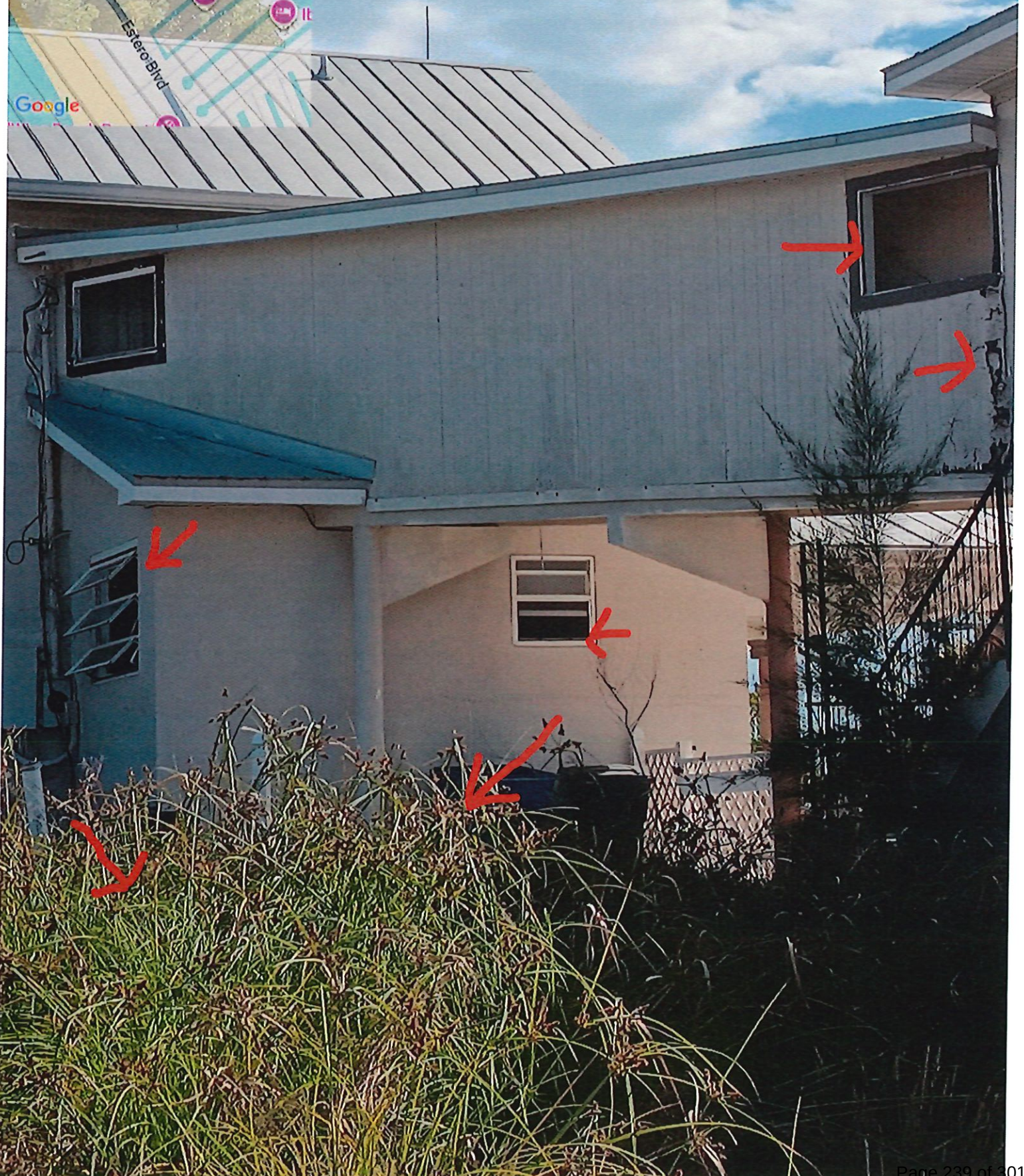
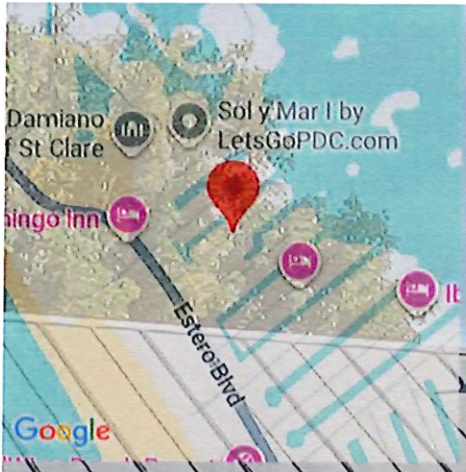
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Fort Myers Beach



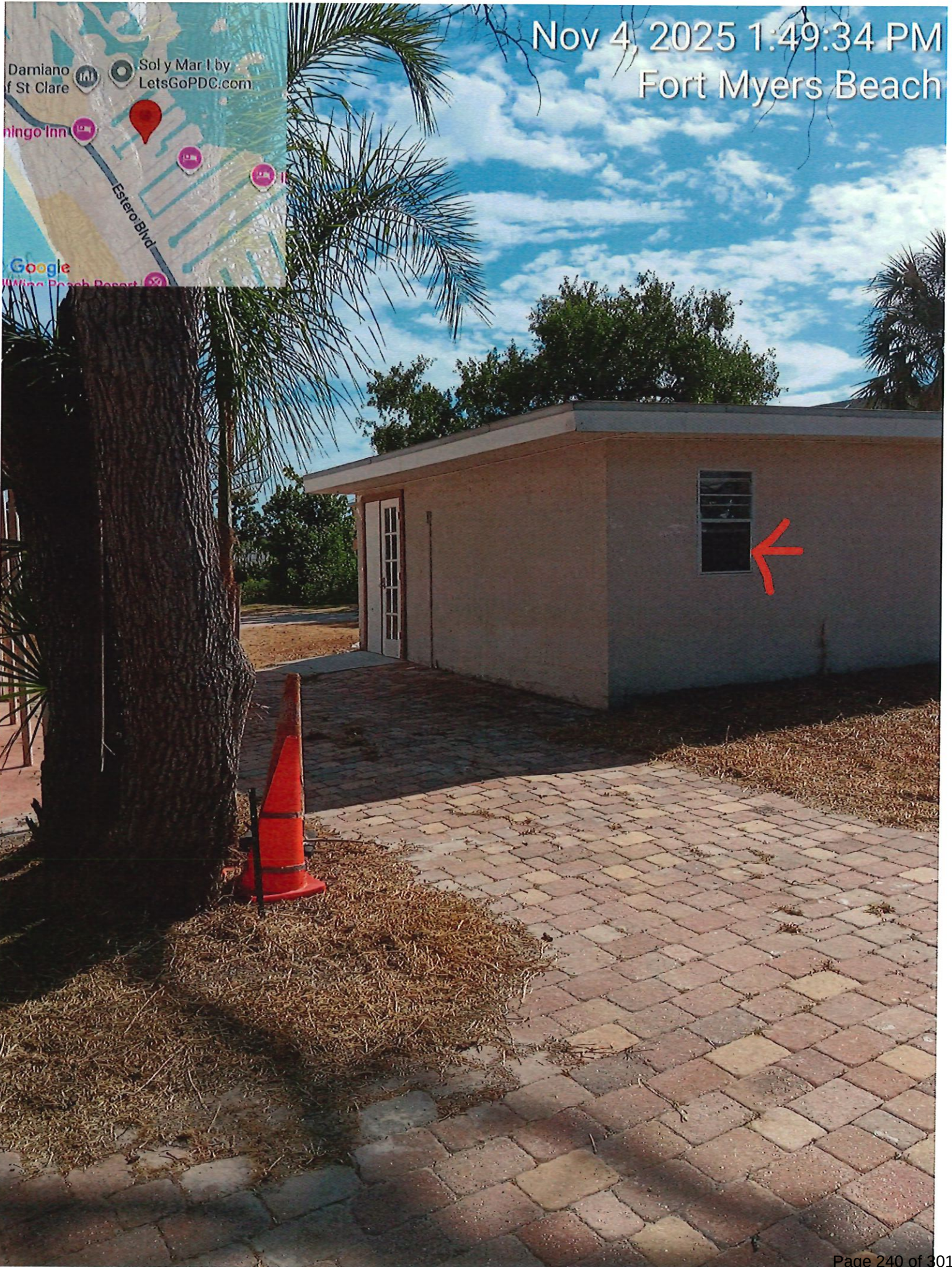
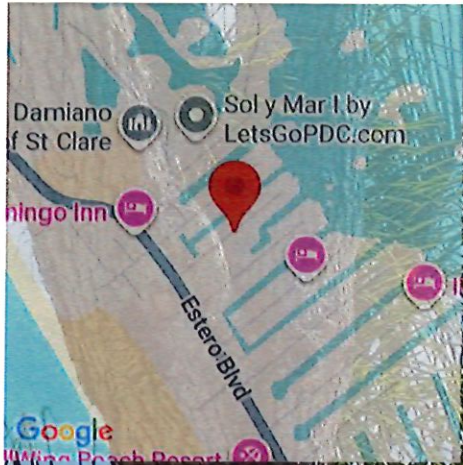
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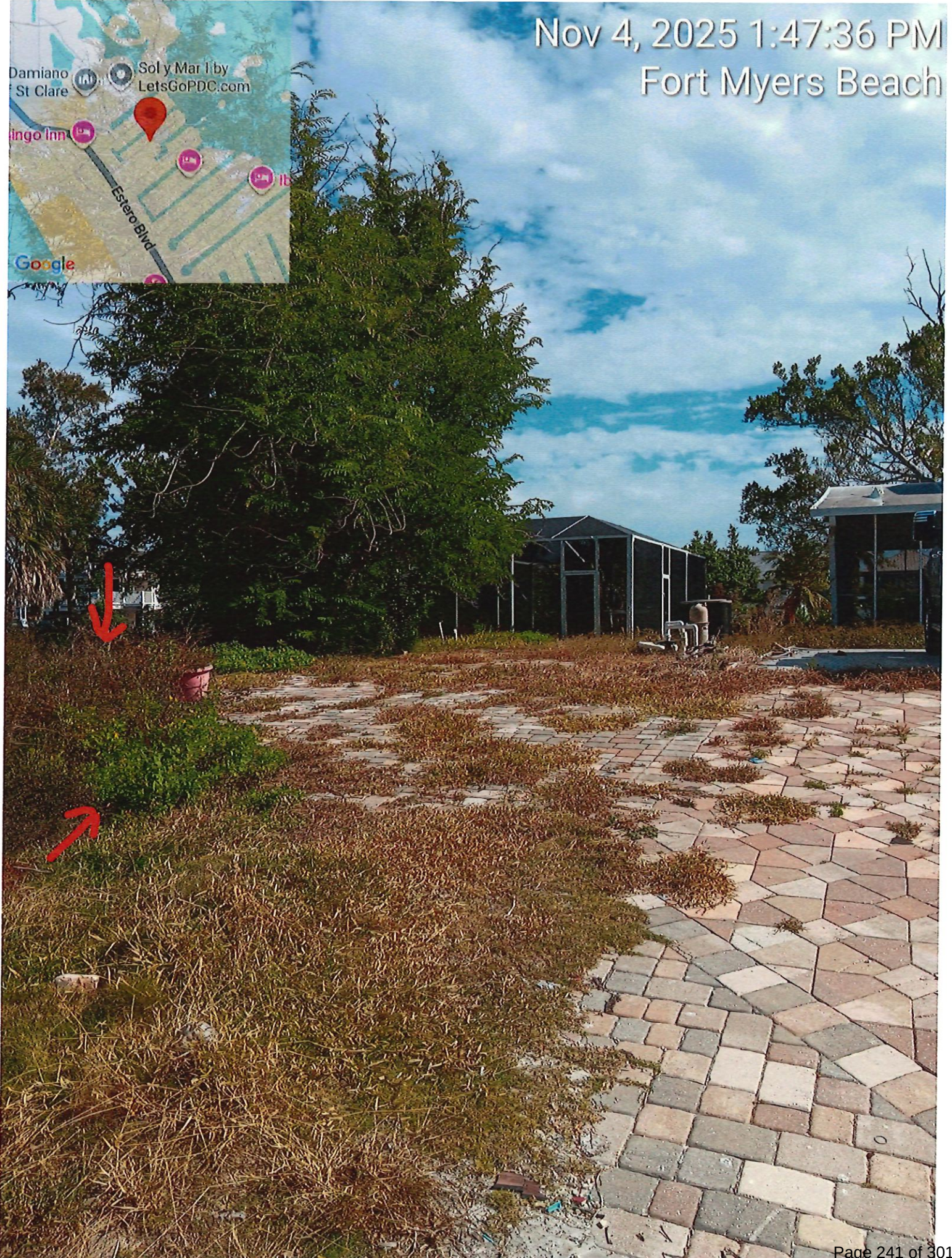
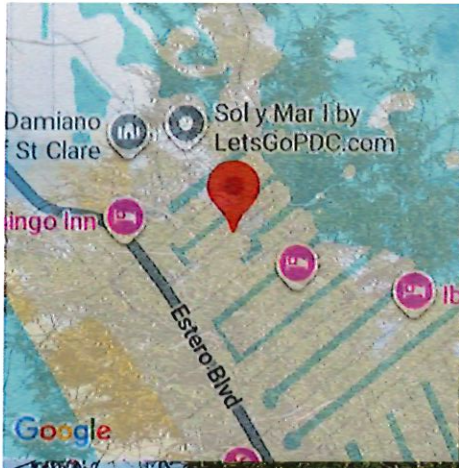
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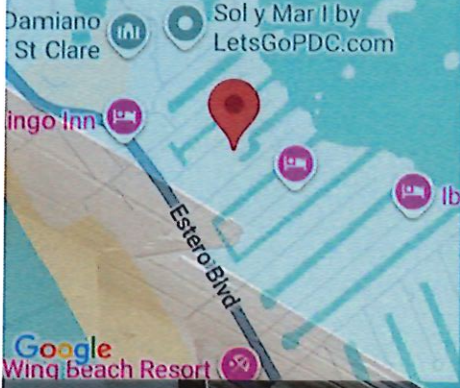
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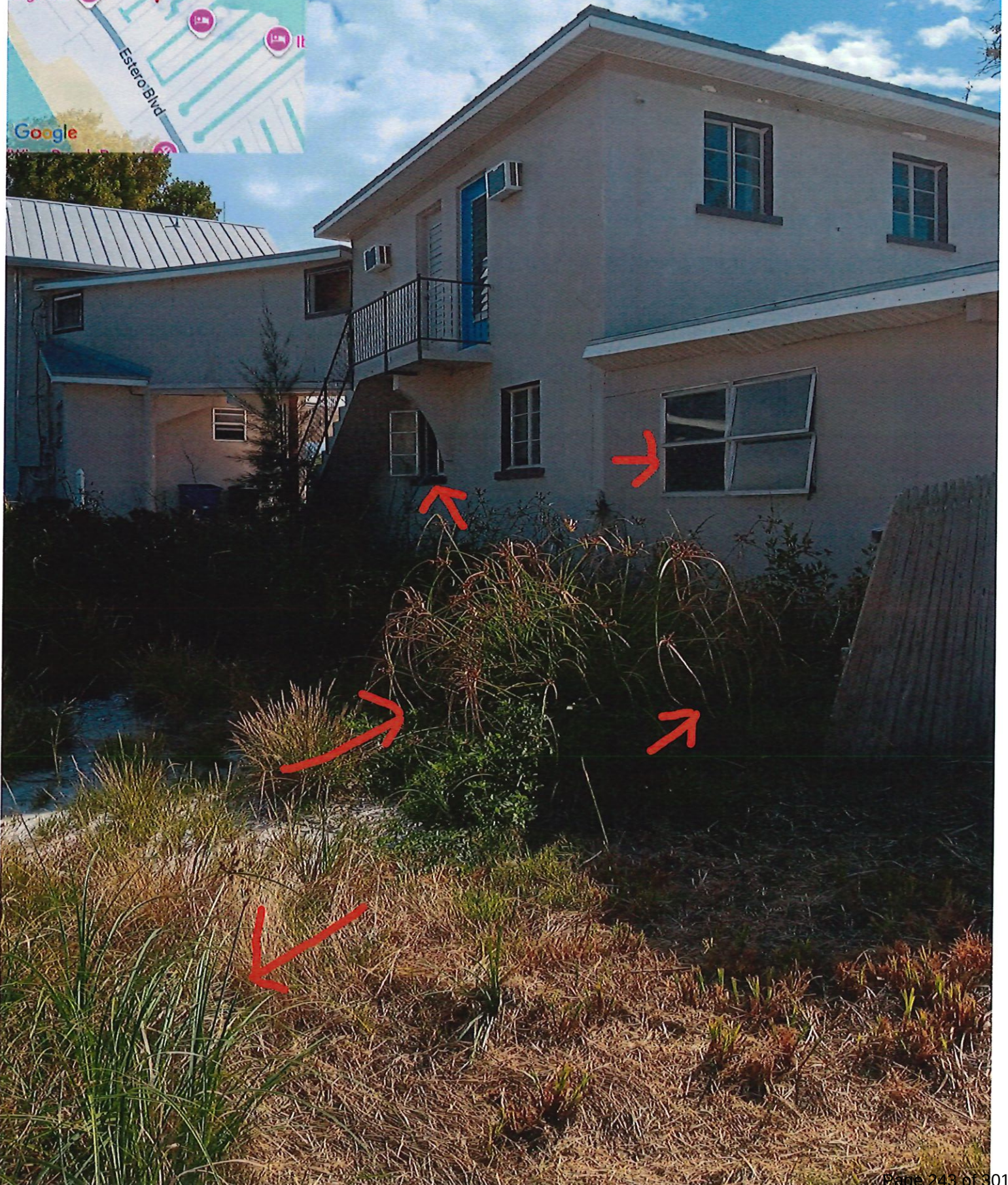
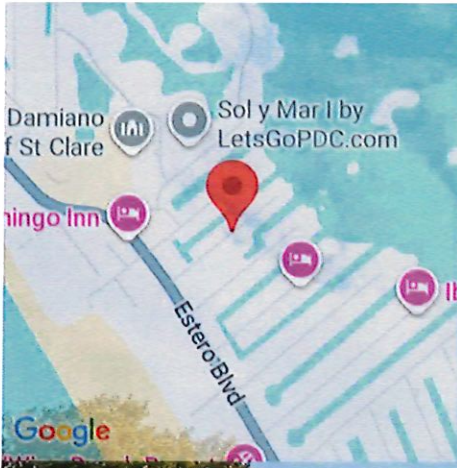
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Fort Myers Beach



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Fort Myers Beach

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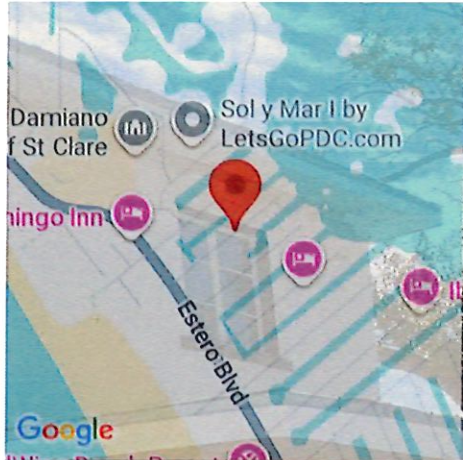
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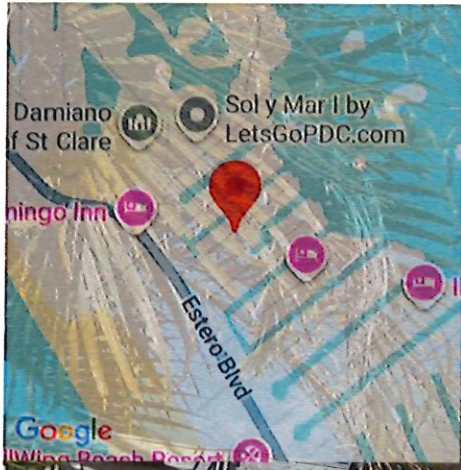


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Fort Myers Beach



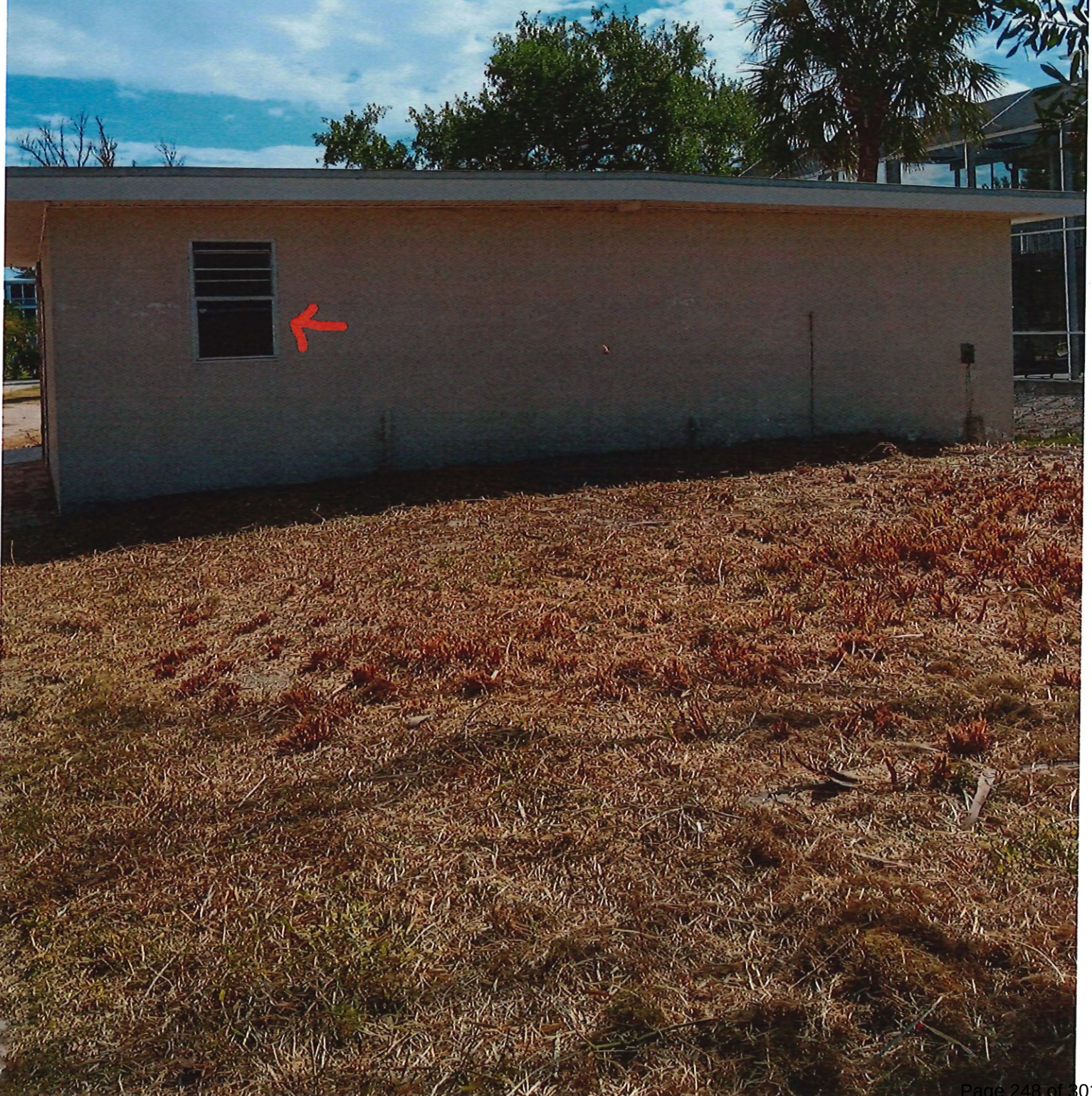
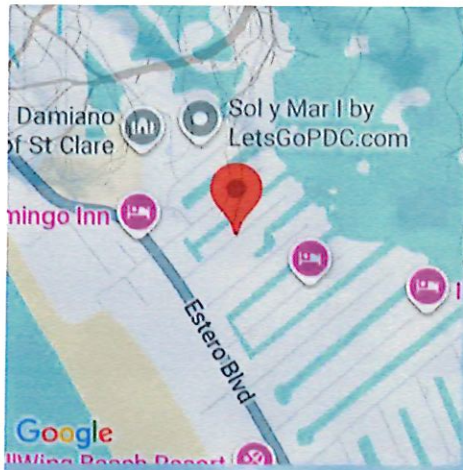
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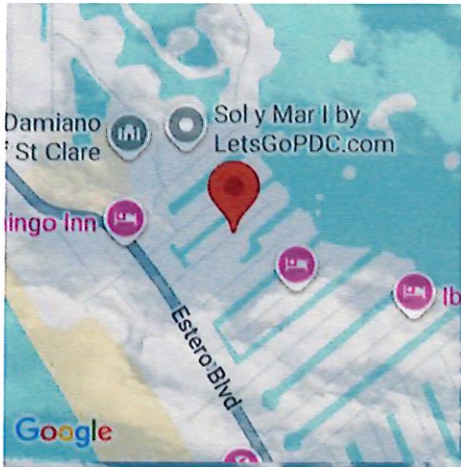
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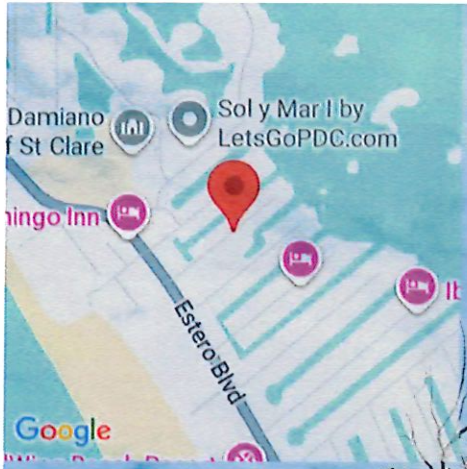
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Fort Myers Beach



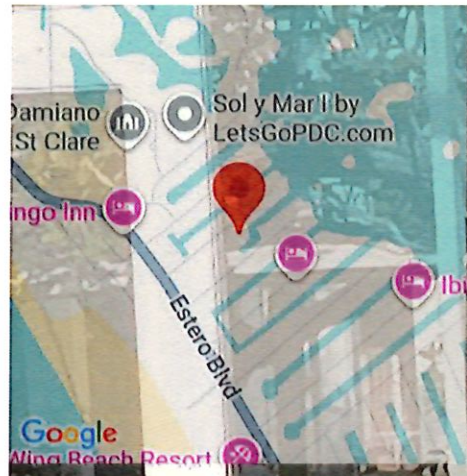
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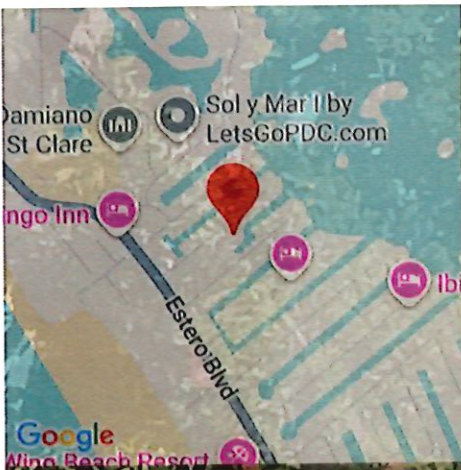
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Fort Myers Beach



Nov 4, 2025 1:56:21 PM
Fort Myers Beach



Nov 4, 2025 1:56:18 PM
Fort Myers Beach



PARCEL #: 294624W2001530020

This Document Prepared By and Return To:

Town of Fort Myers Beach Code Enforcement Department

6231 Estero Blvd.

Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20240936

GIESEY BRYCE & BARBARA A

Respondents.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public status of compliance hearing on December 2, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent appeared via video-conferencing. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondents, BRYCE E & BARBARA A GIESEY (“Respondent”), are the owners, lessees, responsible entities or otherwise in charge of or responsible for the subject property located at 126 Anchorage St, Fort Myers Beach, Florida, 33931 (“Property”).
2. A Notice of Violation was issued on November 14, 2024, and served on Respondent finding violations of the Town of Fort Myers Beach Land Development Code for work without permitting, including but not limited to window installation, lower level improvements, and exterior improvements, lower level. Respondent had been given until December 15, 2024, to come into compliance but failed to do so.

3. A hearing was held on September 3, 2025, before the undersigned Special Magistrate, where Respondent was found to be in violation of FMBLDC Section 6-441 for failure to obtain permits.
4. The undersigned Special Magistrate entered an Order executed September 12, 2025, ordering Respondent to correct the violations by October 31, 2025.
5. At this December 2, 2025 status hearing, evidence established that there were two pending issues. One was the height of a wall that had been constructed on the lower level of the home was outside the permitted scope. Evidence established the permit documentation for this issue had been submitted and was under review. The second issue was an unpermitted bathroom on the lower level. Evidence established that Respondent still has to submit revised plans showing the removal of this bathroom.

B. CONCLUSION OF LAW

1. Respondent is and remains in violation of FMBLDC Section 6-441, as stated herein.
2. In order for Respondent to come into compliance, Respondent must obtain proper permitting for all the work completed and/or remove all of the unpermitted development to the property and restore it to its prior condition.
3. Respondent has taken substantial steps to comply with the September 12, 2025 Order. Specifically, Respondent has submitted permitting documents for the walls, and the permit application is currently under review. The determination of whether additional items are required to complete the permitting process in relation to the walls remains pending. Given the length of the permitting process, Respondent's actions to date have been reasonable and substantial in achieving compliance with the Order as to this issue. Accordingly, the additional time needed for the Town to review the submitted documentation warrants holding the imposition of any fine in abeyance.
4. To achieve full compliance, Respondent must submit additional permitting documentation, including revised plans reflecting the removal and capping of the bathroom. Upon completing this step, Respondent must then take the appropriate actions to remove and appropriately cap the bathroom in order to bring the Property into full compliance.

C. ORDER

It is HEREBY ORDERED:

1. Respondent shall continue to take all necessary steps to bring the Property into compliance regarding the work completed or required on the lower level, as set forth herein. This includes submission of all required permitting documentation

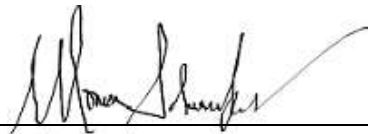
related to the lower-level walls and the removal of the lower-level bathroom. Respondent shall submit all required documentation immediately, and any supplemental documentation if and as required by the Town's permitting office.

2. All required actions, including submission of all documentation necessary to obtain permits and achieve compliance with the issues identified herein, shall be completed no later than **January 8, 2026**.
3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. **Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.**
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved compliance by the January 8, 2026 deadline, and to assess the necessity and value of imposing a fine. **Both parties shall appear at this hearing, which is currently scheduled for:**

**January 15, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondent fails to come into substantial compliance by January 8, 2026, a daily fine of \$200.00 per day will be imposed for each subsequent day that the Property remains in violation. If Respondent has not achieved substantial compliance by the January 8, 2026 deadline, a fine may be imposed even if compliance is achieved before the following hearing date, unless such fine is deferred or abated at the next status of compliance hearing based on circumstances at that time.
6. Respondent will also be assessed administrative costs and fees to cover the Town's cost for bringing this matter before the Special Magistrate.

ORDERED this 8th day of September, 2026.



Monica Schmucker, Special Magistrate

APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Pursuant to Chapter 162.09 (3), Florida Statutes, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 9th day of December, 2025 to:

Giesey Bryce E & Barbara A
5658 Mountain Iris Ct.
Loveland, CO 80537

Geisey Bryce E & Barbara A
126 Anchorage St
Fort Myers Beach, FL 33931

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Dec 9, 2025 10:35:54 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

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

GIESEY BRYCE & BARBARA A

5659 Mountain Iris Ct
Loveland CO 80537

Respondent,

Site Address **126 Anchorage Street**, Fort Myers Beach, FL, 33931
Parcel Strap No. **294624W2001530020**

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20240936**.

1. That on **DECEMBER 2, 2025**, the Special Magistrate held a public Status hearing and issued an order in the above styled manner.
2. That, pursuant to said order, the Respondent was to have taken certain corrective action by on or before **JANUARY 8, 2026**.

FORT MYERS BEACH ESTERO ISLAND

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



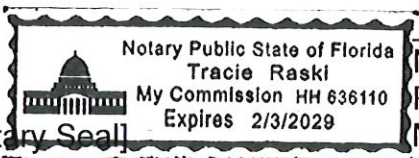
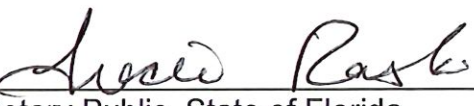
3. That an inspection was performed on **JANUARY 8 2026** and **no changes have been made to the structure and significant improvements as required by the Order have not been made. (Permit #181692 has not been Issued).**
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.

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 8TH day of January, 2026, by **TERRI WEICH**. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

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



Jan 8, 2026 9:53:07 AM

Town of Fort Myers Beach



Jan 8, 2026 9:52:57 AM
Town of Fort Myers Beach

PARCEL #: 29-46-24-W2-01426.0000
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250968

CECILIA C GONZALEZ,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on December 2, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent, Cecilia Gonzalez, and Petitioner, Town of Fort Myers Beach, both appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, CECILIA C GONZALEZ (“Respondent”), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 155 Hibiscus Drive, Fort Myers Beach, Florida, 33931 (“Property”).
2. On September 4, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed overgrowth of weeds exceeding 12 inches in height throughout the Property, accumulation of rubbish throughout the Property, and an unsecured and stagnant pool without a proper enclosure.
3. The Code Enforcement Officer found this to be in violation of:
 - a. International Property Maintenance Code Section 308.1, adopted by Fort Myers Beach Land Development Code Section 6-1;

- b. Fort Myers Beach Land Development Code Section 6-2 (w), adopting and amending International Property Maintenance Code Section 302.4;
 - c. International Property Maintenance Code Section 303.1, adopted by Fort Myers Beach Land Development Code Section 6-1; and
 - d. Fort Myers Beach Land Development Code Section 34-1176 (c) (1).
4. A Notice of Violation was issued on October 16, 2025, giving Respondent until November 1, 2025, to come into compliance with the above-referenced sections.
 5. A Code Enforcement Officer inspected the property on November 4, 2025, and again on December 2, 2025, and observed that the Property remained in violation.
 6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
 7. Respondent testified and established that she has begun taking corrective action, including hiring someone to mow and clean the yard, and she intends to take the necessary steps to clean and secure the pool.

B. CONCLUSION OF LAW

1. Respondent is in violation of the International Property Maintenance Code Section 308.1, adopted by Fort Myers Beach Land Development Code Section 6-1, which states:

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

2. Respondent is in violation of Fort Myers Beach Land Development Code Section 6-2 (w), adopting and amending International Property Maintenance Code Section 302.4, which states:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and

destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes. In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

3. Respondent is in violation of the International Property Maintenance Code Section 303.1, adopted by Fort Myers Beach Land Development Code Section 6-1, which states:

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

4. Respondent is in violation of Fort Myers Beach Land Development Code Section 34-1176 (c) (1), which states:

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

5. Respondent failed to bring the Property into compliance within the time initially provided by the Code Enforcement Officer in the Notice of Violation.

C. ORDER

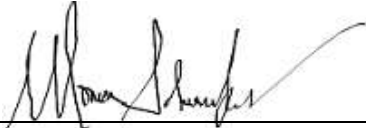
It is HEREBY ORDERED:

1. **Respondent shall bring the Property into compliance** with the aforementioned Code Sections by:
 - a. Clearing the Property of all trash, rubbish, and/or debris throughout the Property and otherwise maintaining the Property per the Town Code Requirement;
 - b. Mowing and/or trimming all grass and weeds to under 12 inches in height throughout the Property and otherwise maintaining the Property per the Town Code Requirement;

- c. Properly draining and/or removing and/or treating stagnant water from the pool per Town Code Requirements; and
 - d. Installing proper fencing or barrier to secure the pool on property, including obtaining any and all necessary permits for the required fence and/or barrier. Temporary orange construction fencing will no longer satisfy the requirement for properly securing a pool on the Property.
2. Respondent shall take all necessary steps to CORRECT THE VIOLATIONS by:
January 1, 2026.
3. **Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance.** A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.
4. **A Status of Compliance Hearing** will be held following the deadline to determine whether Respondent achieved full compliance by the January 1, 2026 deadline, and to assess the imposition of the fine as described herein, if so warranted, plus prosecution costs. Both parties shall appear at this hearing, which is currently scheduled for:

January 15, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.
5. If deemed necessary and if the violation persists at the next hearing, an Order may also be entered ordering the Town to correct the violations. Such expense would then be charged against the Property and become a lien on the Real Property in the amount of said costs.

ORDERED the 2nd day of December, 2025, and executed this 8th day of December, 2025.



Monica Schmucker, Special Magistrate

APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Pursuant to Chapter 162.09 (3), Florida Statutes, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 9th day of December, 2025 to:

Cecilia C Gonzalez
13224 SW 9th Terrace
Miami, FL 33184

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Dec 9, 2025 09:36:27 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025

20250968 Order-Gonzalez-155Hibiscus-Dec2025 - Final for Signature

Final Audit Report

2025-12-09

Created:	2025-12-09
By:	Lizzette Roman (Lroman@fmbgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOqBWkrrVPnCeIHpleuA8HUlyRHUp4R9

"20250968 Order-Gonzalez-155Hibiscus-Dec2025 - Final for Signature" History

-  Document created by Lizzette Roman (Lroman@fmbgov.com)
2025-12-09 - 1:43:55 PM GMT
-  Document emailed to Amy Baker (AMY@FMBGOV.COM) for signature
2025-12-09 - 1:43:59 PM GMT
-  Document e-signed by Amy Baker (AMY@FMBGOV.COM)
Signature Date: 2025-12-09 - 2:36:27 PM GMT - Time Source: server
-  Agreement completed.
2025-12-09 - 2:36:27 PM GMT



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

CECILIA C GONZALEZ

Respondent.

CASE # 20250968

Certified Mail: N/A

Regular Mail: N/A

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

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250968**.

1. That on **10/16/2025**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **NOVEMBER 1, 2025**.
3. That an inspection was performed on **NOVEMBER 4, 2025**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. A hearing was held on December 2, 2025 an order was executed on December 8, 2025. That Order stated that the owner of the property must comply with the Notice of Violation Notice of Hearing by clearing the property of all trash, rubbish and debris, maintaining the property free of weeds or plant growth in excess of 12", clean and

FORT MYERS BEACH ESTERO ISLAND

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



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

keep the pool in sanitary conditions, and enclose the pool by a fence, wall or screen enclosure to include receiving necessary permits BY JANUARY 1, 2026.

5. I have attached photographs, taken on January 3, 2026, of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way. The weeds/ plant growth have been addressed, there is a small amount of trash, rubbish and debris. The pool has not been maintained and the pool has not been permanently secured.

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 3rd day of January, 2026, by OFFICER. He/She ☒ is personally known to me or ☐ has produced _____ as identification.




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

FORT MYERS BEACH ESTERO ISLAND

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



Jan 3, 2026 12:07:02 PM
Town of Fort Myers Beach



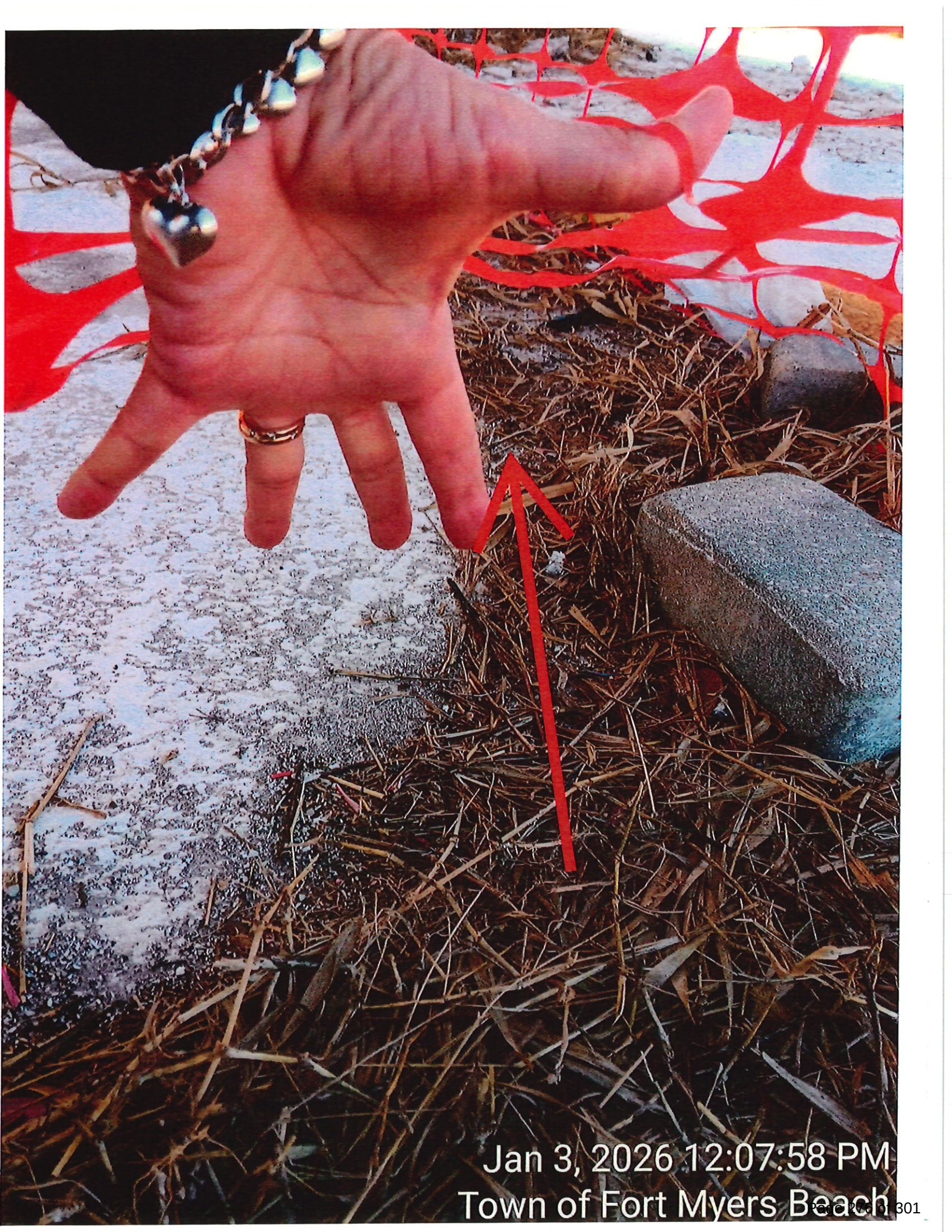
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Town of Fort Myers Beach



Jan 3, 2026 12:06:48 PM
Town of Fort Myers Beach



Jan 3, 2026 12:08:13 PM
Town of Fort Myers Beach



Jan 3, 2026 12:07:58 PM
Town of Fort Myers Beach



Jan 3, 2026 12:07:46 PM
Town of Fort Myers Beach



Jan 3, 2026 12:07:34 PM
Town of Fort Myers Beach 301



Jan 3, 2026 12:07:32 PM
Town of Fort Myers Beach



Jan 3, 2026 12:07:29 PM
Town of Fort Myers Beach



Jan 3, 2026 12:07:18 PM
Town of Fort Myers Beach 301



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RONALD YANKE

Respondent.

CASE # 20250722

Certified Mail: N/A

Regular Mail: N/A

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

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250722**.

1. That on **SEPTEMBER 30, 2025**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **OCTOBER 30, 2025**.
3. An inspection was performed again on **DECEMBER 2, 2025**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. A hearing was held on December 2, 2025 and order was executed on December 8, 2025. That Order stated that the owner of the property must comply with the Notice of Violation Notice of Hearing by apply for the necessary permit and/or remove the unpermitted structures/sheds BY January 1, 2026.

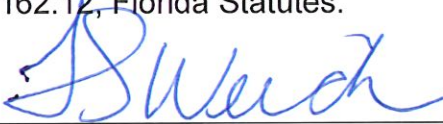
FORT MYERS BEACH ESTERO ISLAND

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



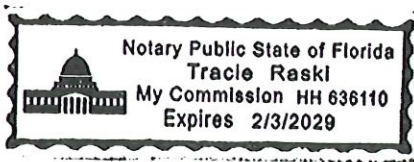
5. I have attached photographs, taken on January 3, 2026, of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way. The structures/sheds have not been removed, and permits have not been received.

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 3rd day of January, 2026, by OFFICER. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

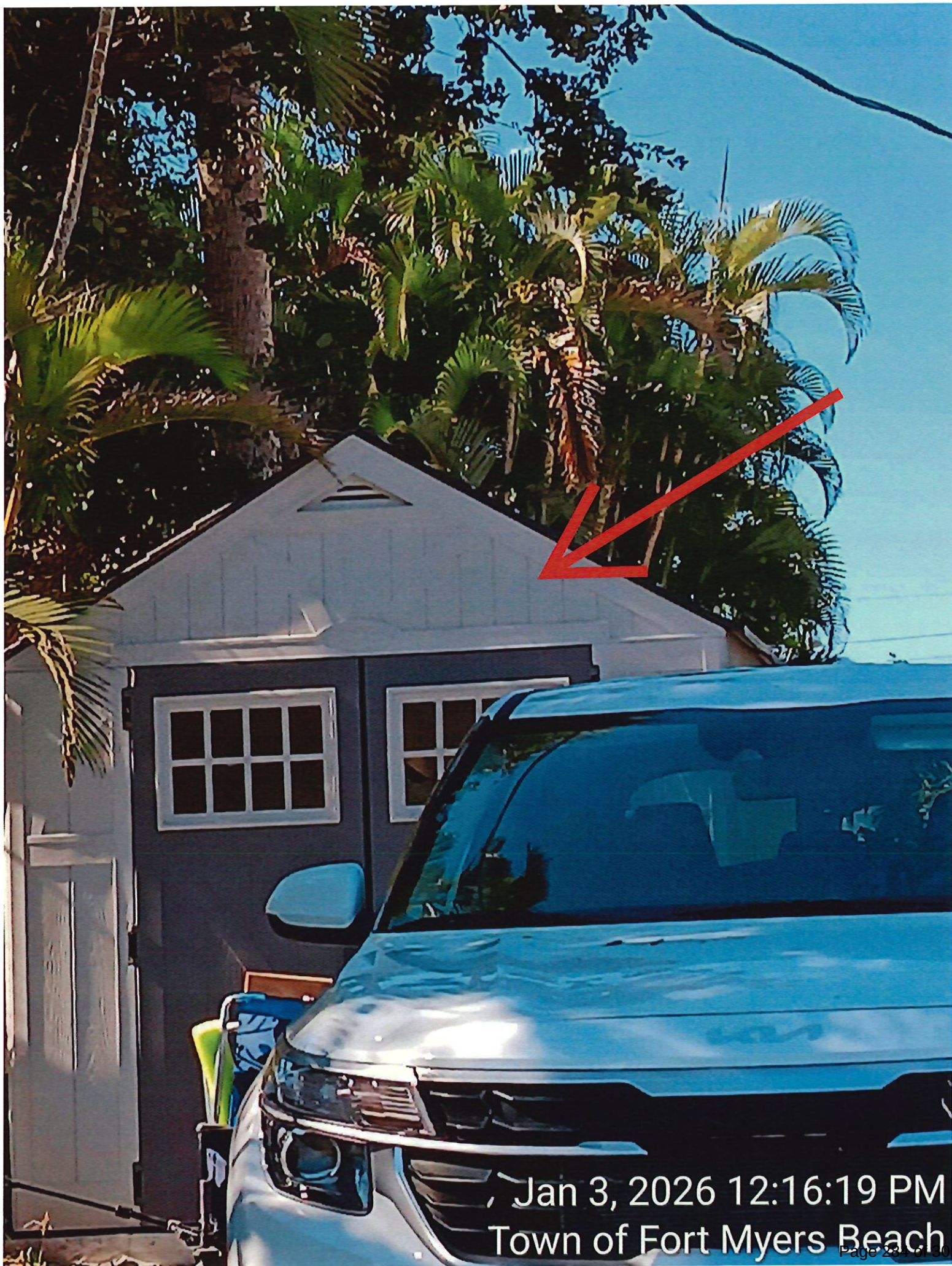


[Notary Seal]


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



Jan 3, 2026 12:16:19 PM
Town of Fort Myers Beach



Jan 3, 2026 12:15:06 PM
Town of Fort Myers Beach



Jan 3, 2026 12:15:12 PM
Town of Fort Myers Beach



Jan 3, 2026 12:16:16 PM
Town of Fort Myers Beach

PARCEL #: 19-46-24-W3-0120D.0110
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250722

RONALD YANKE,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on December 2, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondent did not appear at the hearing. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, Ronald Yanke ("Respondent"), is the owner, lessee, responsible entity or otherwise in charge of or responsible for the subject property located at 167 Chapel Street, Fort Myers Beach, FL, 33931 ("Property").
2. On September 11, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed that a shed had been installed on the Property without permitting, which the Officer found to be in violation of Sections 6-501, 6-525, and 6-441 of the Town of Fort Myers Beach Land Development Code.
3. On September 30, 2025, a Notice of Violation was issued giving Respondent until October 30, 2025, to come into compliance with the Town's Ordinances.

4. On October 30, 2025, and again on December 2, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and records and observed that the Property remained in violation at those times.
5. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
6. At hearing, the evidence established that there were two sheds on the Property and no permit had been pulled for the sheds.
7. There was no evidence submitted as to any further specifications or details related to the sheds.

B. CONCLUSION OF LAW

1. Respondent, by reason of the foregoing facts, is in violation of Section 6-441 of the of the Town of Fort Myers Beach Land Development Code.
2. There is insufficient evidence of any violations of Sections 6-501 or 6-525.

C. ORDER

It is HEREBY ORDERED:

1. Respondent is hereby found to be in violation of Section 6-441 of the of the Town of Fort Myers Beach Land Development Code.
2. Respondent shall take all necessary steps to CORRECT THE VIOLATION, by applying for the necessary permits and/or removing the unpermitted structures by:

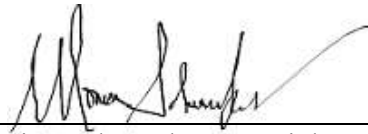
January 1, 2026

3. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance. A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. Respondent will NOT be deemed to be in compliance until he contacts the Town and such compliance is verified.
4. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved full compliance by the January 1, 2026 deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:

**January 15, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

5. If Respondent has not come into compliance by January 1, 2026, a daily fine of \$150.00 per day will be imposed for each day thereafter that the Property remains in violation plus a \$250 fee for administrative costs to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time given. If Respondent has not achieved compliance by the deadline, these fines and costs will be imposed even if compliance is achieved before the following hearing date, unless deferred or abated at the next status of compliance hearing based on circumstances at that time.

ORDERED the 2nd day of December, 2025, and executed this 8th day of December, 2025.

A handwritten signature in black ink, appearing to read 'Monica Schmucker', is written over a horizontal line.

Monica Schmucker, Special Magistrate

APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Pursuant to Chapter 162.09 (3), Florida Statutes, A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 9th day of December, 2025 to:

Ronald Yanke
328 Bucklin St
La Salle, IL 61301

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Dec 9, 2025 10:48:04 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025

PARCEL #: 294624W2014270000
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20251033

JARRELL ROBERT L III & JARRELL ROBIN D,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on November 4, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Respondents were not present. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondents, JARRELL ROBERT L III & JARRELL ROBIN D (“Respondent”), are the owners, lessees, responsible entities or otherwise in charge of or responsible for the subject property located at 150 Hibiscus Dr, Fort Myers Beach, Florida, 33931 (“Property”).
2. On September 29, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed overgrowth of grass and/or weeds exceeding 12 inches in height throughout the Property, and a failure to keep the exterior of the Property free of rubbish and/or debris, such as orange pieces of construction fencing and other miscellaneous items spread throughout the Property.

3. The Code Enforcement Officer found this to be in violation of:
 - a. International Property Maintenance Code Section 308.1, adopted by Fort Myers Beach Land Development Code Section 6-1; and
 - b. Fort Myers Beach Land Development Code Section 6-2 (w), adopting and amending International Property Maintenance Code Section 302.4.
4. A Notice of Violation was issued on September 30, 2025, giving Respondent thirty (30) days to come into compliance with the above-referenced sections, which was to occur by October 30, 2025.
5. A Code Enforcement Officer inspected the property on October 29, 2025, and again on November 3, 2025, and observed that the Property remained in violation.
6. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSION OF LAW

1. Respondent is in violation of the International Property Maintenance Code Section 308.1, adopted by Fort Myers Beach Land Development Code Section 6-1, which states:

Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

2. Respondent is in violation of Fort Myers Beach Land Development Code Section 6-2 (w), adopting and amending International Property Maintenance Code Section 302.4, which states:

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

reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

3. Respondent failed to bring the Property into compliance within the time initially provided by the Code Enforcement Officer in the Notice of Violation and is therefore subject to fines.

C. ORDER

It is HEREBY ORDERED:

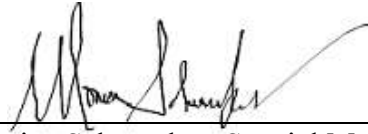
1. **Respondent shall bring the Property into compliance** with the aforementioned Code Sections by:
 - a. Mowing and/or trimming all grass and weeds to under 12 inches in height throughout the Property and otherwise maintaining the Property per the Town Code Requirement; and
 - b. Clearing the Property of all trash, rubbish, and/or debris, such as removing the orange pieces of construction fencing and other miscellaneous items spread throughout the Property and otherwise maintaining the Property per the Town Code Requirement.
2. Respondent shall take all necessary steps to **CORRECT THE VIOLATIONS** by:
November 18, 2025.
3. **Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to re-inspect the Property to verify compliance.** A COMPLIANCE RE-INSPECTION WILL NOT be conducted unless Respondent contacts the Town of Fort Myers Beach Code Enforcement Department. Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.
4. **A Status of Compliance Hearing** will be held following the deadline to determine whether Respondent achieved full compliance by the November 18, 2025 deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:

December 2, 2025, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.
5. If Respondent has not come into compliance by November 18, 2025, a daily fine of \$100.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by the November 18, 2025 deadline, a fine will be imposed even if compliance is achieved before the

following hearing date, unless such fine is deferred or abated at the status of compliance hearing based on circumstances at that time.

6. **Respondent shall pay administrative costs and fees of \$250.00** to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such costs shall be paid within 30 days of the execution of this Order.
7. If deemed necessary and if the violation persists at the next hearing, an Order may also be entered ordering the Town to correct the violations. Such expense would then be charged against the Property and a lien placed on the Real Property for that cost.
8. Pursuant to Section 2-427 (c) of the Fort Myers Beach Land Development Code and Chapter 162 of the Florida Statutes, upon recording in the public records, this Order, with respect to the fees imposed, shall constitute a lien against the land on which the violation exists and upon any real or personal property owned by the violator.

ORDERED this 4th day of November, 2025, and executed this 14th day of November, 2025.



Monica Schmucker, Special Magistrate

APPEAL: An aggrieved party may appeal an Order of the Special Magistrate of the Town of Fort Myers Beach to the Lee County Circuit Court. The appeal shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Pursuant to Chapter 162.09 (3), Florida Statutes, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon and other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 17th day of November, 2025 to:

Jarrell Robert L III & Jarrell Robin D
1217 Cape Coral Pkwy E
#92
Cape Coral, FL 33904

I certify this document to a be true and correct copy of the original on file in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Nov 17, 2025 15:13:31 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Nov 17, 2025



12/01/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Certified Mail: N/A

Regular Mail: N/A

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

Respondent,

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

AFFIDAVIT OF COMPLIANCE

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 Code Enforcement Case **#20251033**.

1. That on **11/04/2025**, the Special Magistrate held a public hearing and issued an order in the above styled manner.
2. That, pursuant to said order, the Respondent was to have taken certain corrective action by on or before **11/18/2025**.
3. That a inspection was performed on **12/01/2025**. That the inspection revealed that the corrective action ordered by the Special Magistrate has been taken.

FORT MYERS BEACH ESTERO ISLAND

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



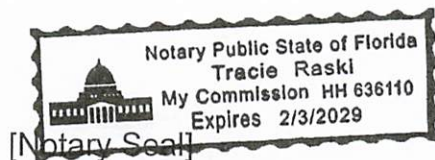
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.

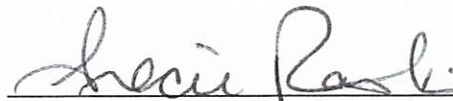
Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

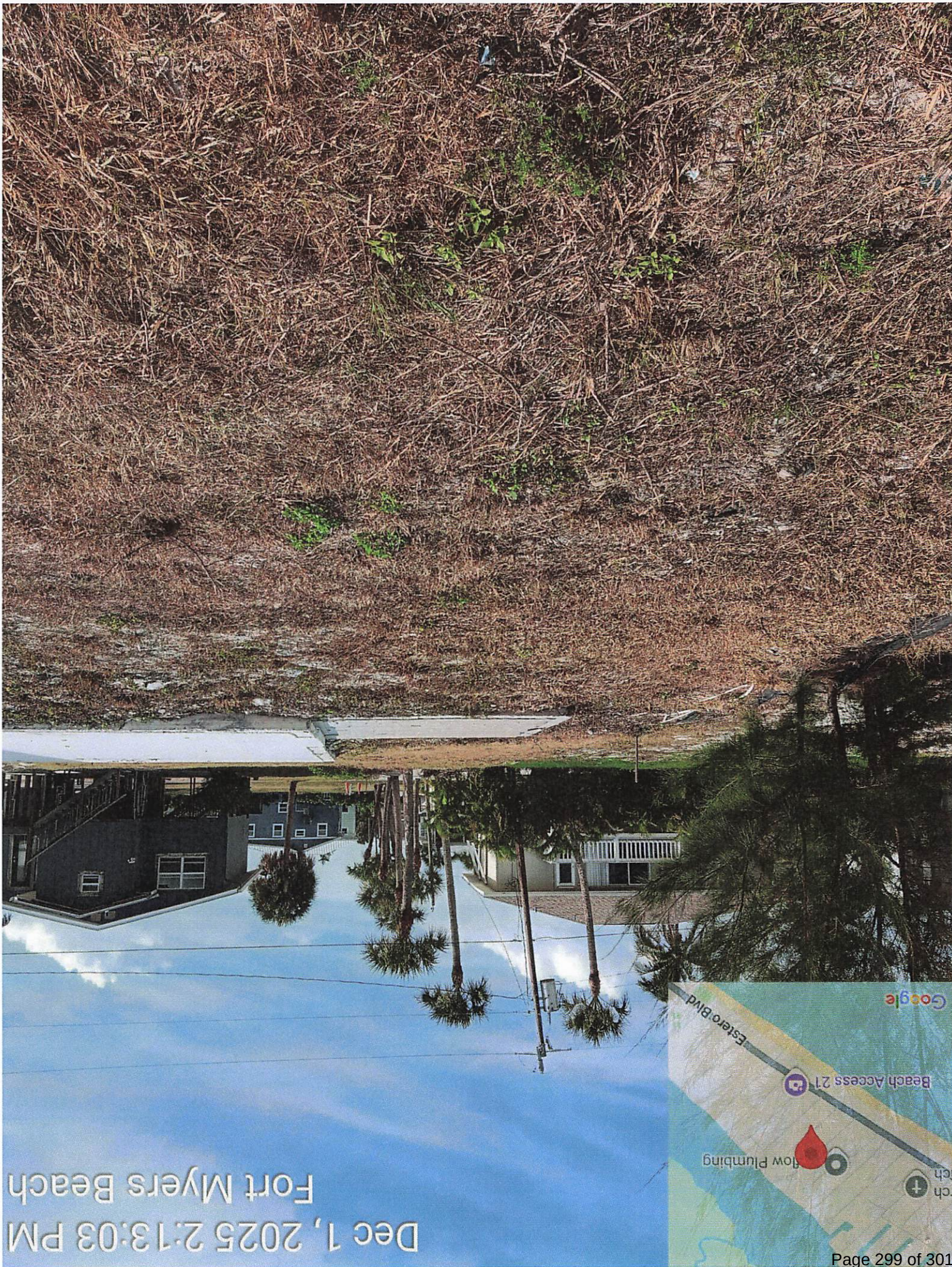

Signature of Affiant

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 1st day of December, 2025, by T.Hoffman. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

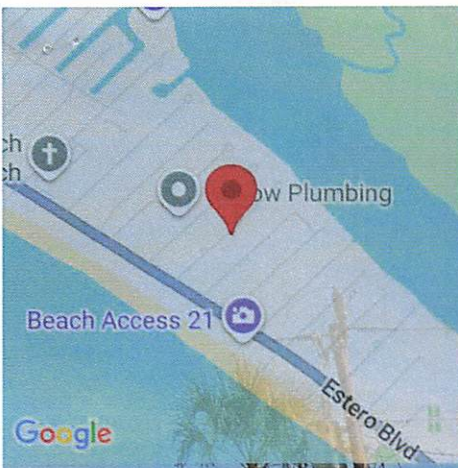



Notary Public, State of Florida
Print Name: Tracie Raski
My Commission Expires: 2/3/2029



Dec 1, 2025 2:13:03 PM
Fort Myers Beach

Dec 1, 2025 2:13:21 PM
Fort Myers Beach



Dec 1, 2025 2:13:06 PM
Fort Myers Beach

