



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Thursday, February 19, 2026

Agenda

9:00 AM

ORDER OF BUSINESS

- I. **CALL TO ORDER**
- II. **APPROVAL OF MINUTES**
 - A. Special Magistrate Minutes - January 15, 2026
- III. **VIOLATION CASES**
 - A. FMB Case No.: 20251156
Property Owner: Ganim Properties LLC
Property Address: 1240 Estero Blvd.
Status: Property Maintenance
Officer: T. Hoffman
- IV. **STATUS UPDATE (FINES ASSESMENTS)**
 - A. FMB Case No.: 20250722
Property Owner: Ronald Yanke
Property Address: 167 Chapel St
Status: Property Maintenance
Officer: T. Weich
 - B. FMB Case No.: 20251220
Property Owner: May Aaron Christopher & Philip Johnson
Property Address: 101 Bay Mar Dr
Status: Property Maintenance
Officer: T. Hoffman
 - C. FMB Case No.: 20241153
Property Owner: COPACIU RUBEN & BRISC IOANA
Property Address: 5660 Williams Dr.
Status: Property Maintenance
Officer: T. Hoffman
- V. **CERTIFICATION OF LIEN(S) (NON-COMPLIANCE)**
- VI. **LIEN FORECLOSURE CASES**
- VII. **BUILDING OFFICIAL APPEALS**

VIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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



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

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



Fort Myers Beach Special Magistrate Hearing

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

Minutes

Thursday, January 15,
2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. AGENDA UPDATE

Case number 20251156 at 1240 Estero Blvd. is continued until February 19, 2026.

III. APPROVAL OF MINUTES

A. December 2, 2025

Special Magistrate Monica Schmucker approved the minutes.

IV. VIOLATION CASES

Special Magistrate Schmucker swore in those providing testimony.

A. FMB Case # 20250288

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

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

B. FMB Case # 20251183

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

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

C. FMB Case # 20251067

Property Owner: Tiva Invest Real LLC
Property Address: 61 Flamingo St

Status:Property Maintenance

Officer: T. Hoffman

Officer Hoffman provided documentation attached to the agenda as exhibits and asked that all documents be accepted into evidence. The respondent was not in attendance. Special Magistrate Schmucker admitted all documents submitted. Officer Hoffman reviewed the exhibits. He noted that the property owner had come into compliance. The town requested a continuance on December 2, 2025, and Officer Hoffman requested that, when an order is issued, it specifies which ordinance the property violated, to allow for a repeat violation should any violations recur.

The town requested a finding of violations and an order for \$250.00 in administrative fees.

Special Magistrate Schmucker entered an order for \$250.00, noting they had previously been in violation and that they had brought the property into compliance.

D. FMB Case # 20251220

Property Owner: May Aaron Christopher & Philip Johnson

Property Address: 101 Bay Mar Dr

Status:Property Maintenance

Officer: T. Hoffman

Officer Hoffman requested a continuance to February 19, 2026. The respondent was not in attendance. Special Magistrate Schmucker continued the case.

E. FMB Case # 20251131

Property Owner: TNI Global LLC

Property Address: 175 Bahia Via

Status: Property Maintenance

Officer: T. Hoffman

Officer Hoffman provided documentation attached to the agenda as exhibits and asked that all documents be accepted into evidence. The respondent was not in attendance. Special Magistrate Schmucker admitted all documents submitted. Officer Hoffman reviewed the exhibits. The property owner has come into compliance.

The town requested an order for \$250.00 in administrative fees and an order requiring the respondent to maintain a contract with the property maintenance company to help ensure the property is maintained.

Special Magistrate Schmucker issued an order for \$250.00 in administrative fees, no fine, and found they were in violation but had come into compliance.

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

The respondents appeared virtually. Officer Weich submitted an affidavit of compliance and other documents into the record. The respondents did not object to the documents submitted. The town requested a finding of compliance and noted that the administrative fee had been paid. Special Magistrate Schmucker issued an order of compliance.

B. FMB Case # 20250968

Property Owner: Cecilia Gonzalez

Property Address: 155 Hibiscus Dr

Status: Property Maintenance

Officer: T. Weich

The property owner was in attendance. Officer Weich submitted an affidavit of non-compliance and other documents into the record for evidence. She inspected the property on January 3 and January 14, 2026, and noted the grass and plant growth had been addressed; however, the following violations still exist. There was rubbish and garbage on-site, and the swimming pool was not clean and smelled like something had died in the area. The property barrier or fence was not installed. The town asked for a finding of violation, the imposition of a \$250.00 administrative fee, and a \$250.00 fine, from the order compliance date of January 1, 2026, until full compliance is achieved.

The respondent stated that she was demolishing the house and the company sent her documents to remove the house and the pool. The contractor will proceed with the demolition after receiving her money and permits. The pool will be cleaned and the water removed on Tuesday. Code Enforcement Manager Michael Hauserman indicated the permits for the pool and house could be done separately.

Special Magistrate Schmucker ordered that the pool be cleaned next week and permits be applied for as soon as possible. The respondent will submit the paperwork to the contractor over the weekend. She gave the respondent until January 31, 2026, to submit the permit paperwork. She imposed \$250.00 in administrative fees.

C. FMB Case # 20250722

Property Owner: Ronald Yanke

Property Address: 167 Chapel St

Status: Property Maintenance

Officer: T. Weich

The respondent was not in attendance. Officer Weich submitted an affidavit of non-compliance and other documentation. Special Magistrate Schmucker accepted the documents into the record. Officer Weich stated that a permit was applied for on December 19, 2025, and was under review. She indicated that the property owner made a significant effort to come into compliance.

The town requested that the property owner continue with permitting and pay \$250.00 in administrative fees.

Special Magistrate Schmucker ordered payment of \$250.00 in administrative fees and will set a status hearing for February.

D. FMB Case # 20251033

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

The respondents were not in attendance. Officer Hoffman indicated the property was reinspected on December 12, 2025, and all violations had been abated. He submitted an Affidavit of Compliance and other documents.

Special Magistrate Schmucker admitted the documents into evidence. Officer Hoffman stated the respondent paid the \$250.00 administrative fee.

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

No liens.

VII. LIEN FORECLOSURE CASES

No cases.

VIII. BUILDING OFFICIAL APPEALS

No appeals.

IX. ADJOURNMENT

Special Magistrate Schmucker adjourned the hearing at 9:45 AM.

Property Address and Owner:

Hearing Date: February 19, 2026

Property Owner: Ganim Properties LLC
Property Address: 1240 Estero Blvd.
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 2025156_1240 Estero Blvd_EXHIBIT A

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 05, 2026

Thomas Yozzo, Emergency Services Director

Date: February 09, 2026



Traci Kohler, Deputy Town Manager

Date: February 10, 2026

nancy stuparich, Town Attorney

Date: February 11, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: February 11, 2026

Amy Baker, Town Clerk

Date: February 11, 2026

EXHIBIT A

- AFFIDAVIT OF SERVICE
- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING (Cert/Reg)
- PHOTOS OF POSTING
- LCPA
- TRIM (tax bill)
- DEED
- SUNBIZ (If appropriate)
- FIRST INSPECTION PHOTOS
- FOLLOW-UP PHOTOS
- OTHER EVIDENCE (Permit affidavit, etc.)



01/21/2026

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

GANIM PROPERTIES LLC
Respondent.

Case Number:	20251156
Certified Mail:	N/A
DOAH Case:	N/A

Site Address: 1240 Estero Blvd, Fort
Myers Beach, FL
Parcel Strap No.: 19-46-24-W4-0140A-
0010

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 11/13/2025 GANIM PROPERTIES LLC was observed in violation of

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

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

FORT MYERS BEACH ESTERO ISLAND

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



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.

At the property located at 1240 Estero Blvd, Fort Myers Beach, FL 33931 (“Subject Property”).

3. A Notice of Violation and Notice of Code Enforcement Hearing was issued on 11/13/2025, and sent certified mail to the addresses of record to the property owner GANIM PROPERTIES LLC, 4666 Main St. Bridgeport, Ct 06606 posted to the violation property located at 1240 Estero Blvd Fort Myers Beach, FL 33931 and posted to Town Hall located at 6231 Estero Blvd., Fort Myers Beach, FL 33931 outside on the N/W wall at the entrance to Town Hall.

4. GANIM PROPERTIES LLC was/were given 30 days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 12/13/2025.

5. I performed an inspection of the Subject Property on 01/21/2026, 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 1240 Estero Blvd, Fort Myers Beach, FL 33931.

6. Photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 01/21/2026. These photographs are a true and accurate representation of my observations on this date.

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

8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate on THURSDAY, February 19th and that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) through a Stipulation and/or the imposition of an administrative fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.



FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

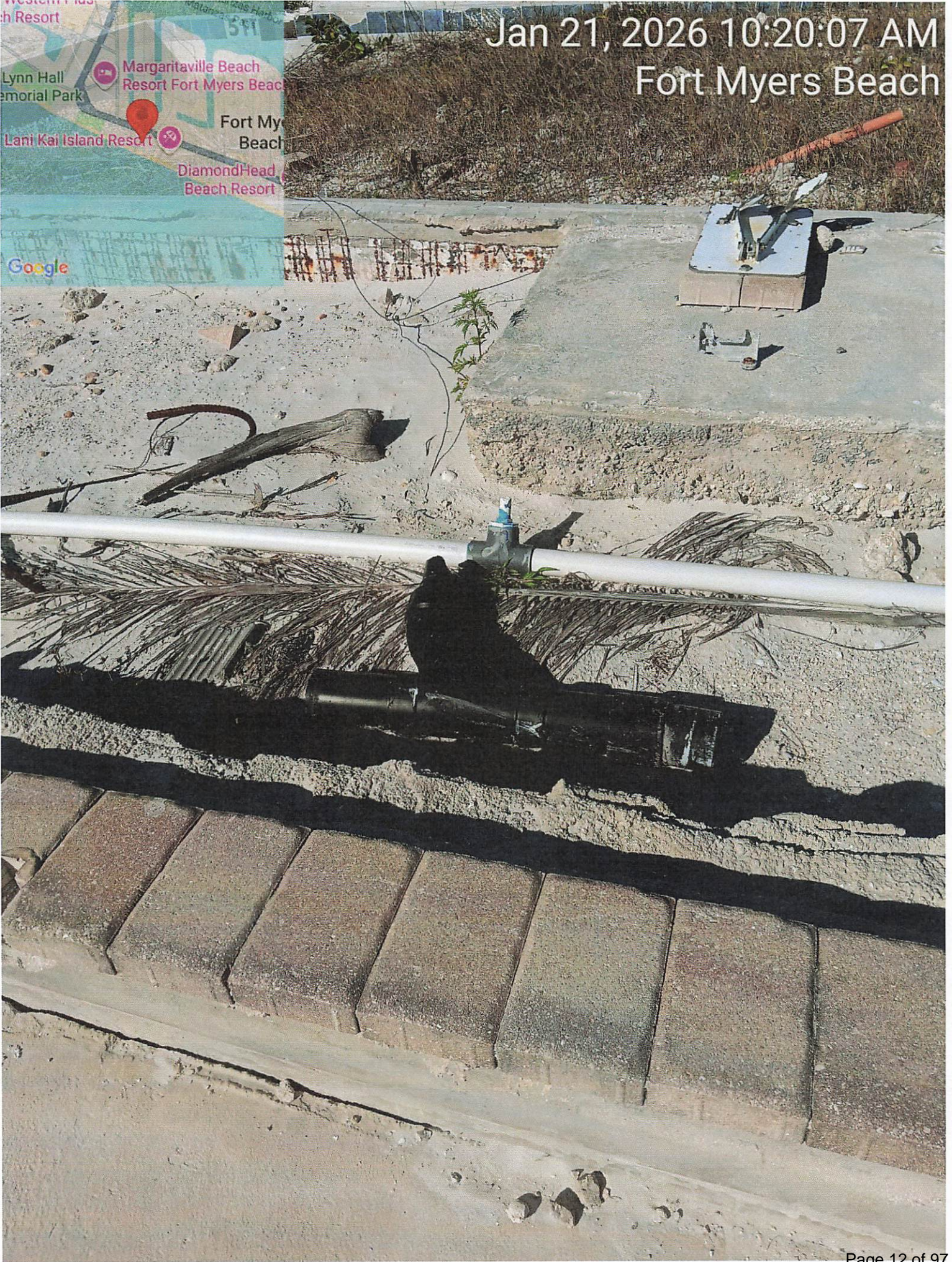
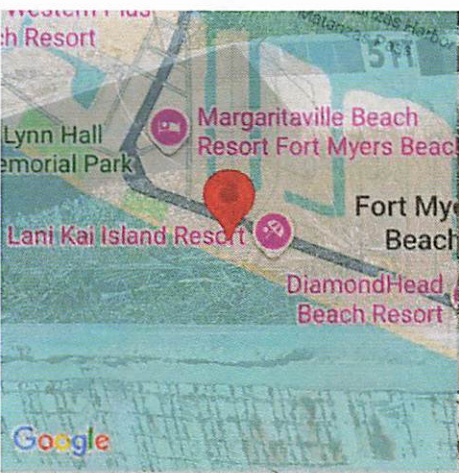
The foregoing instrument was certified and subscribed before me by means of physical presence OR online notarization, this 21st day of January, 2026, by Tim Hoffman, who is personally known to me OR who has produced _____ as identification.

(SEAL)

Notary Public Signature: Tracie Raski
My Commission Expires: 2/3/2029



Jan 21, 2026 10:20:07 AM
Fort Myers Beach



Jan 21, 2026 10:20:11 AM

Fort Myers Beach

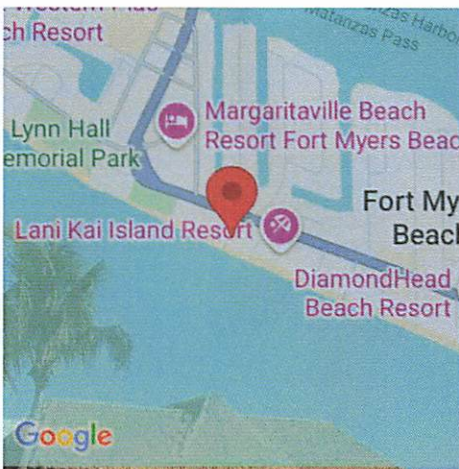


NO UNAUTHORIZED PARKING
VEHICLES WILL BE TOWED AT OWNER'S EXPENSE BY ANGEL TOWING 239-934-1985 10:00-11:00

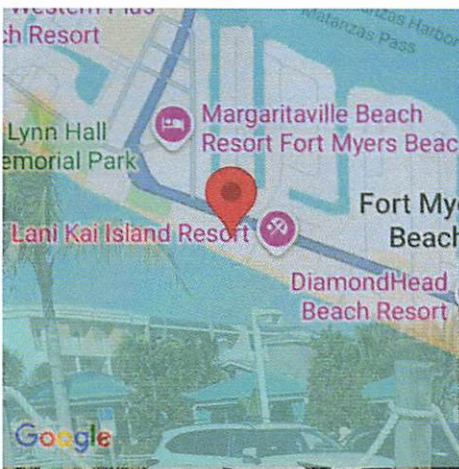
PAY HERE



Jan 21, 2026 10:19:30 AM
Fort Myers Beach



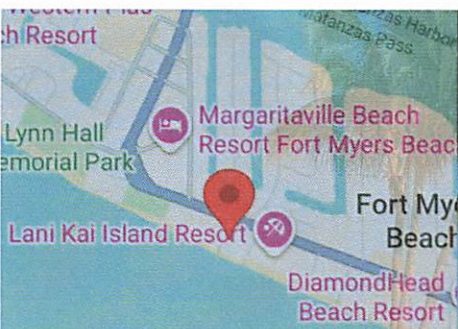
Jan 21, 2026 10:19:44 AM
Fort Myers Beach



Jan 21, 2026 10:19:59 AM
Fort Myers Beach



Jan 21, 2026 10:19:40 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 13, 2025

Case Number 20251156

Owner: **GANIM PROPERTIES LLC**

Mailing Address: 4666 Main St. Bridgeport, Ct 06606

Property Address: **1240 Estero Blvd**, Fort Myers Beach, FL 33931

Certified Mail# 9589071052703142142208

Parcel: Standard First- Class Mail

Registered Agent: **GANIM PROPERTIES C/O RANDOLPH, MICHAEL D., ESQ.**

Mailing Address: 1404 Dean Street Suite #300, Fort Myers, FL 33901

Certified Mail #: 9589071052703142142192

Parcel: Standard First-Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on November 13, 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 11/13/2025, Violations were discovered for the pool on property not being maintained in good repair in Example but not limited to foundation of pool in disrepair, loose bricks/pavers around the pool, loose debris in and or around the pool along with grass and or weeds inside the foundation of the pool. For the pool on property not being properly secured with proper fencing. Temporary Orange Construction Fencing will no longer satisfy the requirement for securing a pool on property. Current Pool conditions represent a real 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.

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

this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

Sec, 6-1, - 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 secure the pool on property per town code requirements or Demo pool on property per town code requirements (2) Contact permitting at 239-765-0202 to provide any and all documentation required for the permit. (3) Apply for said permit and follow process through to issuance.

Compliance is required on or before: December 13, 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 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, December 13, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

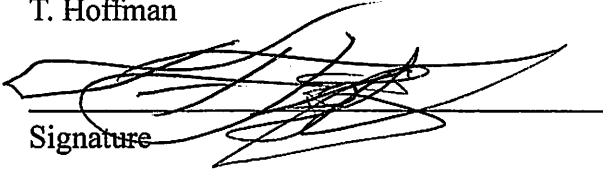
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

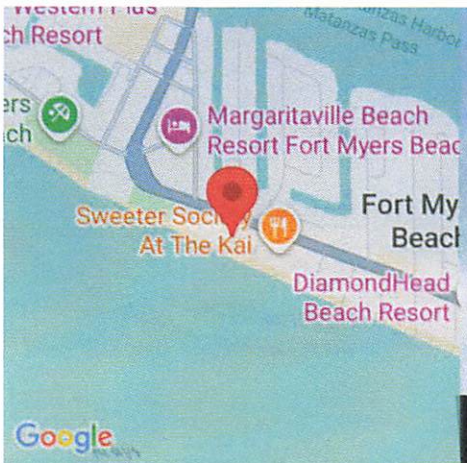
T. Hoffman

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

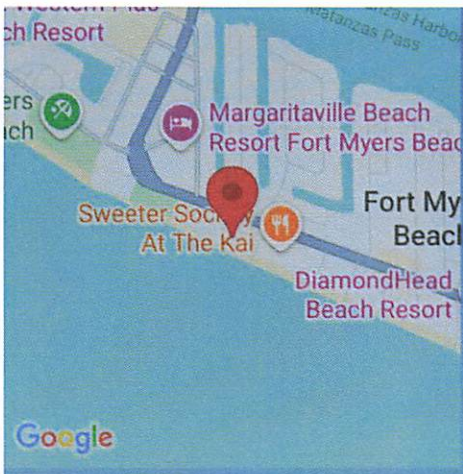
Signature

Code Enforcement Officer
Fort Myers Beach, Florida

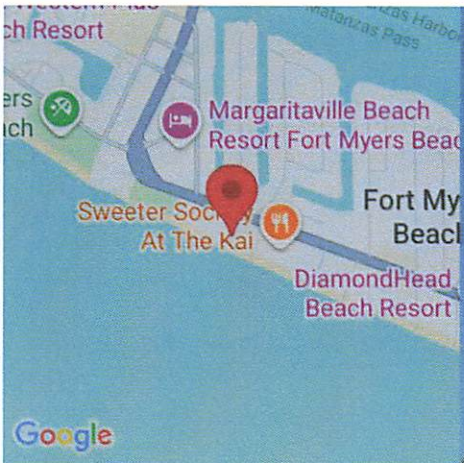
Nov 13, 2025 9:39:22 AM
Fort Myers Beach



Nov 13, 2025 9:38:55 AM
Fort Myers Beach

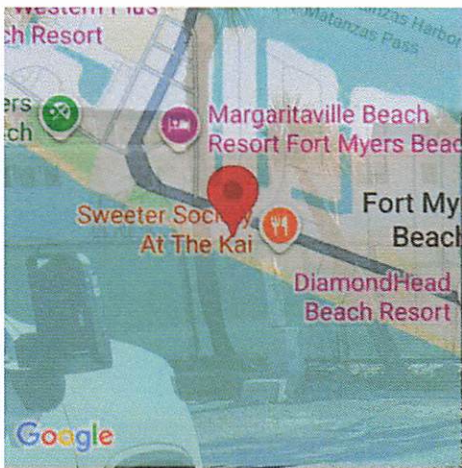


Nov 13, 2025 9:39:03 AM
Fort Myers Beach

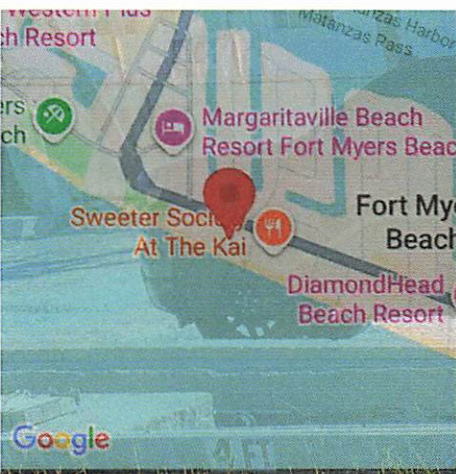


Nov 13, 2025 9:39:17 AM

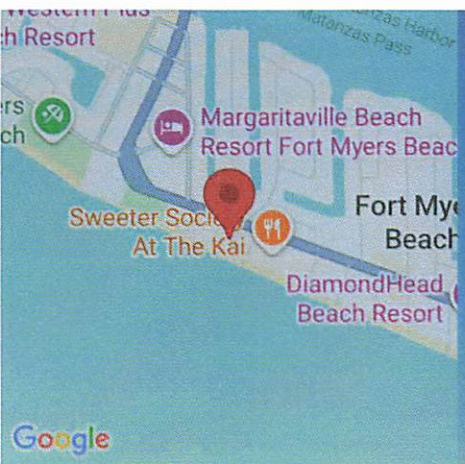
Fort Myers Beach



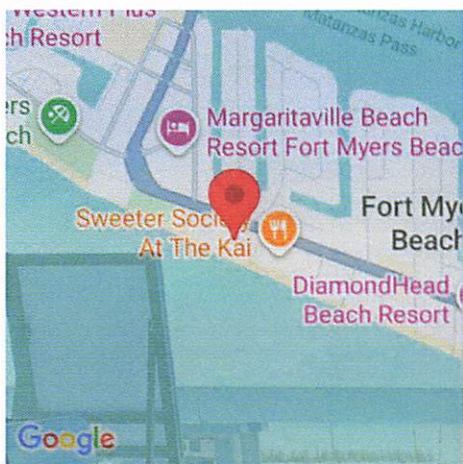
Nov 13, 2025 9:40:06 AM
Fort Myers Beach



Nov 13, 2025 9:39:40 AM
Fort Myers Beach



Nov 13, 2025 9:39:33 AM
Fort Myers Beach





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.

GANIM PROPERTIES LLC
Respondent.

Certified Mail: 9589071052703142142208 9589071052703142142192	
Regular Mail:	USPS 11/13/2025

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 11/13/2025, 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: **4666 Main St, Bridgeport, CT. 06606**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

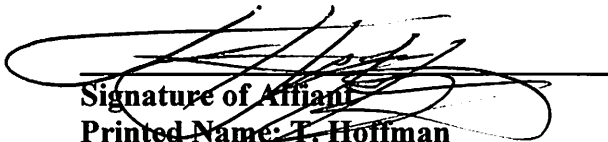
[Last Rev. 9/17 NS/CB]

- b. 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 **GANIM PROPERTIES 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 Randolph, Michael D., Esq at the following address: 1404 Dean Street Suite #300, Fort Myers, FL 33901 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**.

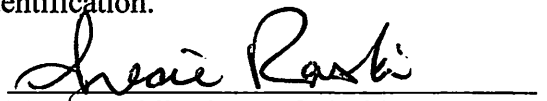
4. On 11/13/2025, I posted a copy of the Notice at 1240 Estero Blvd, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

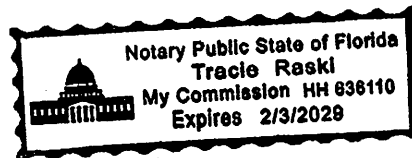
5. On 11/13/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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 13th 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*



9589 0710 5270 3142 1421 92

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 \$ 20251156

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 \$ 1240 ESTERO BLVD

Town of Fort Myers Beach
 Postmark Here **NOV 13 2025**

Sent by: [Signature]

Ganim Properties LLC
 c/o Randolph, Michael D., Esq.
 1404 Dean Street
 Suite 300
 Fort Myers, FL 33901

See Reverse for Instructions

9589 0710 5270 3142 1422 08

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 \$ 20251156

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 \$ 1240 ESTERO BLVD

Town of Fort Myers Beach
 Postmark Here **NOV 13 2025**

Sent by: [Signature]

GANIM PROPERTIES LLC
 4666 MAIN ST
 BRIDGEPORT, CT 06606

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

9589 0710 5270 3142 1421 92

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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OFFICIAL USE

Certified Mail Fee \$ 20251156

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here
Town of Fort Myers Beach
NOV 13 2025

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 1240 ESTERO BLVD

Ganim Properties LLC
c/o Randolph, Michael D., Esq.
1404 Dean Street
Suite 300
Fort Myers, FL 33901

See Reverse for Instructions

9589 0710 5270 3142 1422 08

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark Here
Town of Fort Myers Beach
NOV 13 2025

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 1240 ESTERO BLVD

GANIM PROPERTIES LLC
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BRIDGEPORT, CT 06606

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

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Adult Signature Restricted Delivery \$

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Town of Fort Myers Beach
NOV 13 2025

Postage \$

Sent by: [Signature]

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Adult Signature Restricted Delivery \$

Postmark Here
Town of Fort Myers Beach
NOV 13 2025

Postage \$

Sent by: [Signature]

Total Postage and Fees \$ 1240 ESTERO BLVD

GANIM PROPERTIES LLC
4666 MAIN ST
BRIDGEPORT, CT 06606

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



Property Data

STRAP: 19-46-24-W4-0140A.0010 Folio ID: 10228348

Tax Roll Value Letter 2025

Generated on 11/13/2025 9:05 AM

Owner Of Record - Sole Owner

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



GANIM PROPERTIES LLC
4666 MAIN ST
BRIDGEPORT CT 06606

Site Address

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

1240 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



CRESCENT PARK PB 4 PG 39 BLK A LOTS 1 + 2 + 8 + 9

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 4 and 39 for the book and page numbers.

Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	19	0140A	0010
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45172	-81.95272		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date January of 2025 ▶ View other photos

Last Inspection Date: 02/01/2024

Property Values / Exemptions / TRIM Notices

Generated on 11/13/2025 9:05 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)	2,481,600	2,481,600	2,481,600	1,570,329	0	0	1,570,329
2024 / Additional Info	2024 (Corrected Value)	2,481,600	2,481,600	2,481,600	1,427,572	0	0	1,427,572
2023 / Additional Info	2023 (Final Value)	1,569,695	1,569,695	1,569,695	1,297,793	0	0	1,297,793

2022 / Additional Info	2022 (Final Value)	1,448,006	1,108,655	1,448,006	1,179,812	0	0	1,179,812
2021 / Additional Info	2021 (Final Value)	1,072,556	817,818	1,072,556	1,072,556	0	0	1,072,556
2020 / Additional Info	2020 (Final Value)	1,073,261	812,575	1,073,261	1,073,261	0	0	1,073,261
2019 / Additional Info	2019 (Final Value)	1,050,259	793,318	1,050,259	1,050,259	0	0	1,050,259
2018 / Additional Info	2018 (Final Value)	1,080,985	818,233	1,080,985	1,080,985	0	0	1,080,985
2017 / Additional Info	2017 (Final Value)	1,038,231	775,153	1,038,231	995,383	0	0	995,383
2016	2016 (Final Value)	1,037,899	781,208	1,037,899	904,894	0	0	904,894
2015	2015 (Final Value)	1,074,494	735,943	1,074,494	822,631	0	0	822,631
2014	2014 (Final Value)	747,846	451,800	747,846	747,846	0	0	747,846
2013	2013 (Final Value)	759,194	496,320	759,194	759,194	0	0	759,194
2012	2012 (Final Value)	750,361	496,320	750,361	750,361	0	0	750,361
2011	2011 (Final Value)	1,054,476	496,320	1,054,476	1,054,476	0	0	1,054,476
2010	2010 (Final Value)	1,254,421	1,051,599	1,254,421	1,254,421	0	0	1,254,421
	2009 (Final Value)	1,493,390	1,244,790	1,493,390	1,493,390	0	0	1,493,390
	2008 (Final Value)	1,809,930	1,575,820	1,809,930	1,809,930	0	0	1,809,930
	2007 (Final Value)	2,005,000	1,744,330	0	2,005,000	0	0	2,005,000
	2006 (Final Value)	1,868,570	1,637,620	0	1,868,570	0	0	1,868,570
	2005 (Final Value)	1,938,760	1,909,310	0	1,938,760	0	0	1,938,760
	2004 (Final Value)	790,890	702,360	0	790,890	0	0	790,890
	2003 (Final Value)	792,680	710,680	0	792,680	0	0	792,680
	2002 (Final Value)	781,630	682,080	0	781,630	0	0	781,630
	2001 (Final Value)	784,200	682,080	0	784,200	0	0	784,200
	2000 (Final Value)	657,530	600,290	0	657,530	0	0	657,530
	1999 (Final Value)	639,690	346,980	0	639,690	0	0	639,690
	1998 (Final Value)	577,540	165,860	0	577,540	0	0	577,540
	1997 (Final Value)	492,550	165,860	0	492,550	0	0	492,550
	1996 (Final Value)	470,330	165,860	0	470,330	0	0	470,330
	1995 (Final Value)	467,320	165,960	0	467,320	0	0	467,320
	1994 (Final Value)	469,190	158,080	0	469,190	0	0	469,190
	1993 (Final Value)	458,780	158,080	0	458,780	0	0	458,780
	1992 (Final Value)	433,340	158,080	0	433,340	0	0	433,340

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

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

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

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

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

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

Property Details (Current as of 11/12/2025)

Generated on 11/13/2025 9:05 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	16544.00	Square Feet



Property Details (2025 Tax Roll)



Generated on 11/13/2025 9:05 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	16544.00	Square Feet

Taxing Authorities

Generated on 11/13/2025 9:05 AM

TOWN OF FM BCH / FM BCH DOWNTOWN REDEV / 277

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

Sales / Transactions

Generated on 11/13/2025 9:05 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
2,550,000.00	12/03/2004	4535/1203	98		I
1,300,000.00	10/19/1999	3180/189	02		I
547,500.00	12/01/1986	1888/999	04		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **4** and **39** for the book and page numbers and **Plats Book** for the book type.

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

Building / Construction Permit Data

Generated on 11/13/2025 9:05 AM

Permit Number	Permit Type	Date
240939	Mobile Home	07/18/2024
240990	Electric	04/17/2024
201780	Roof / Sheds	01/22/2021
FNC17-0123	Fence	03/02/2018
ROF18-0001	Roof	01/10/2018
ROF17-0109	Roof	10/11/2017
SGN15-0026	Building Miscellaneous	12/14/2015
ELE15-0310	Electric	10/07/2015
FNC15-0018	Fence	10/07/2015
FNC13-0066	Fence	11/25/2013
ELE13-0107	Electric	05/28/2013
POL12-0034	Pool & Spa	03/19/2013
SGN13-0004	Building Miscellaneous	02/28/2013
ELE12-0235	Electric	09/06/2012
COM12-0009	Building Remodel / Repair	07/16/2012
PLB11-0104	Plumbing	12/29/2011
COM2000-01056	Building Addition	06/30/2000
ROF2000-01318	Roof	05/11/2000
COM199701160	Building Miscellaneous	02/05/1997

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 11/13/2025 9:05 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
19-46-24-14-0000A.0010	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 11/13/2025 9:05 AM

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

Flood and Storm Information

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Flood Insurance [Find my flood zone](#)

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

Generated on 11/13/2025 9:05 AM



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:
19-46-24-W4-0140A.0010
Alternate Key:
2100387711
Millage Code:
277

Site Address/Legal Description:
1240 ESTERO BLVD
CRESCENT PARK PB 4 PG 39 BLK A LOTS 1 + 2 +
8 + 9



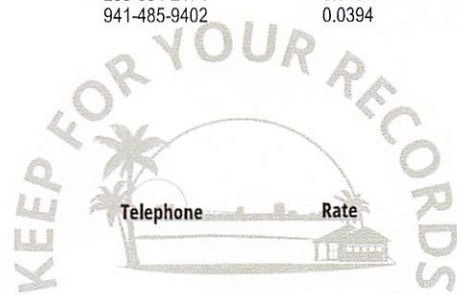
▲
SCAN THIS CODE
to pay online
or visit
LeeTC.com/pay-online

Exemptions/Values
Market Value 2,481,600
Assessed Value 2,481,600
Taxable Value 1,570,329

★ See message below.

GANIM PROPERTIES LLC
4666 MAIN ST
BRIDGEPORT, CT 06606

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,570.329	0	1,570.329	5,908.05
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	2,481.600	0	2,481.600	5,578.64
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	2,481.600	0	2,481.600	7,620.99
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	1,570.329	0	1,570.329	1,616.50
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,570.329	0	1,570.329	148.87
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,570.329	0	1,570.329	51.35
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,570.329	0	1,570.329	161.12
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	1,570.329	0	1,570.329	4,334.11
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,570.329	0	1,570.329	176.35
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,570.329	0	1,570.329	253.14
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	1,570.329	0	1,570.329	30.15
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,570.329	0	1,570.329	61.87



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

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$25,941.14

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Return with payment

If Received By:

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

Amount Due:

\$24,903.49
\$25,162.91
\$25,422.32
\$25,681.73
\$25,941.14

Phone/Email Contact: _____

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

Account: 19-46-24-W4-0140A.0010
Site Address: 1240 ESTERO BLVD
Alternate Key: 2100387711

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

GANIM PROPERTIES LLC
4666 MAIN ST
BRIDGEPORT, CT 06606

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



1 194624W40140A0010 2025 6



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

Detail by Entity Name

Foreign Limited Liability Company
GANIM PROPERTIES LLC

Filing Information

Document Number	M05000000612
FEI/EIN Number	34-2025359
Date Filed	01/31/2005
State	CT
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	01/21/2021
Event Effective Date	NONE

Principal Address

4666 MAIN STREET
BRIDGEPORT, CT 06606

Mailing Address

4666 MAIN STREET
BRIDGEPORT, CT 06606

Registered Agent Name & Address

Randolph, Michael D., Esq.
1404 Dean Street
Suite 300
Fort Myers, FL 33901

Name Changed: 06/07/2021

Address Changed: 06/07/2021

Authorized Person(s) Detail

Name & Address

Title MGR

GANIM, thomas g
4666 MAIN STREET
BRIDGEPORT, CT 06606

Title AMBR

GANIM, GEORGE W., SR.
4666 MAIN STREET
BRIDGEPORT, CT 06606

Annual Reports

Report Year	Filed Date
2023	03/19/2023
2024	04/20/2024
2025	04/13/2025

Document Images

04/13/2025 -- ANNUAL REPORT	View image in PDF format
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03/19/2023 -- ANNUAL REPORT	View image in PDF format
04/09/2022 -- ANNUAL REPORT	View image in PDF format
06/07/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2021 -- LC Amendment	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
06/28/2019 -- ANNUAL REPORT	View image in PDF format
04/30/2018 -- ANNUAL REPORT	View image in PDF format
10/10/2017 -- REINSTATEMENT	View image in PDF format
11/18/2016 -- REINSTATEMENT	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
05/24/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
07/09/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2009 -- CORLCMMRES	View image in PDF format
01/28/2008 -- ANNUAL REPORT	View image in PDF format
02/01/2007 -- ANNUAL REPORT	View image in PDF format
07/07/2006 -- ANNUAL REPORT	View image in PDF format
03/09/2006 -- Reg. Agent Change	View image in PDF format
01/31/2005 -- Foreign Limited	View image in PDF format

Property Address and Owner:

Hearing Date: February 19, 2026

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

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

This matter was heard before the Special Magistrate on 12/2/2025 and an Order was issued on 12/8/2025 giving the property owner until 1/1/2026 to correct the violation or pay a daily fine of \$150.00 per day for each day the violation continues to exist as well as cost in the amount of \$250.00. The matter was presented again to the Special Magistrate on 1/15/2026 and the Special Magistrate extended the compliance date to 2/15/2026 or a fine in the amount of \$150.00 per day would be due. An inspection followed on 1/28/2026 and the property was observed to be in compliance with the Order. The property owner paid \$250.00 for costs on 1/15/2026.

The Town requests a Order finding the property in compliance and dismissal of the case.

Attachments:

1. 20250722 Order-Yanke-167Chapel-2026Jan Signed
2. 20250722_167ChapelSt_Exhibit A_Order Affidavit of Compliance Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 11, 2026

Thomas Yozzo, Emergency Services Director

Date: February 11, 2026



Traci Kohler, Deputy Town Manager

Date: February 13, 2026

nancy stuparich, Town Attorney

Date: February 13, 2026

Date: February 13, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date:

Amy Baker, Town Clerk

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 status of compliance hearing on January 15, 2026, 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. A Notice of Violation was issued on September 30, 2025, and served on Respondent, finding violations of the Town of Fort Myers Beach Land Development Code (FMBLDC) and giving Respondent until October 30, 2025, to come into compliance; but Respondent failed to do so.

3. A hearing was held on December 2, 2025, before the undersigned Special Magistrate, where Respondent was found to be in violation of FMBLDC Section 6-441 for failure to obtain a permit for the sheds installed on the Property.
4. The undersigned Special Magistrate entered an Order executed December 8, 2025, ordering Respondent to correct the violations by January 1, 2026, and to appear at this status hearing on January 15, 2026.
5. At this January 15, 2026 hearing, evidence established that the sheds are still in place, but Respondent had applied for the necessary permit on December 22, 2025. The permit is currently under review.

B. CONCLUSION OF LAW

1. Respondent, by reason of the foregoing facts, was in violation of FMBLDC Section 6-441 and remained in violation as of the date of the January 15, 2026 hearing.
2. Respondent has taken steps to comply with the December 8, 2025 Order and to come into compliance with the Code by submitting paperwork for the necessary permit for the sheds.
3. For Respondent to come into compliance with the Code, either the sheds must be removed or the permit must be approved/issued, a determination currently pending review from the Town's permitting department.

C. ORDER


It is HEREBY ORDERED:

1. Respondent shall continue to take all necessary steps to bring the Property into full compliance. Specifically, Respondent shall:
 - a. Remove the sheds; or
 - b. Obtain the necessary permit for the sheds, including submitting any additional documentation deemed necessary by permitting to obtain the permit required.
2. Respondent shall take all steps necessary to come into full compliance by February 15, 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. **Respondent is hereby assessed \$250.00 in administrative costs and fees** to cover the Town's costs for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such payment shall be made to the Town of Fort Myers Beach within thirty (30) days of the execution of this Order.
5. Daily fines for failure to come into compliance by the January 1, 2026 deadline set in the December 8, 2025 Order will be held in abeyance. If Respondent fails to come into compliance with this Order by the deadline set forth above, a daily fine of \$150.00 per day will be imposed for each day that the Property has remained and continues to remain in violation past the initial January 1, 2026 deadline, plus additional administrative costs and fees to cover the Town's costs for bringing this matter before the Special Magistrate for further proceedings.
6. A Status of Compliance Hearing will be held to determine whether Respondent achieved compliance by the above-referenced deadline, and to assess the imposition of a fine. **Both parties shall appear at this hearing, which is currently scheduled for:**

**February 19, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

ORDERED the 15th Day of January 2026 and executed this 26th day of January, 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 27th day of January 2026, to:

Ronald Yanke
328 Bucklin St.
La Salle, IL 61301

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

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

BY: 
[Amy Baker \(Jan 27, 2026 09:05:28 EST\)](#)
Town Clerk and Clerk to the Special Magistrate

Dated: Jan 27, 2026

EXHIBIT A

- Order
- Affidavit of Compliance / Non-Compliance
- Evidence / Photos



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

RONALD YANKE
328 BUCKLIN STREET
LA SALLE IL 61301

Respondent,

FMB Case Number: 20250722
Certified Mail: N/A
Regular Mail: N/A

Site Address: 167 CHAPEL STREET, Fort Myers Beach, FL, 33931
Parcel Strap No. 19-46-24-W3-0120D.0110

AFFIDAVIT OF FINAL 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 **DECEMBER 2, 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 paying \$250.00 administrative fee and receive the required permits for the structures/sheds installed on or before **FEBRUARY 15, 2026**.
3. The property owner paid the \$250.00 administrative fee on January 15, 2026 and on January 28, 2026 a permit for the structures/shed was issued. The corrective action ordered by the Special Magistrate has been completed as the Order required.

FORT MYERS BEACH ESTERO ISLAND

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



4. The Town of Fort Myers Beach hereby is requested an order of Compliance be issued as code case # 20250722 has been abated.

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 T. Weich
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either personal presence or online notarization this 29th day of January, 2026 by Terr Weich; He/She is personally known to me or has produced _____ as identification.



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



Permit #: 252511

Permit Date: 12/19/25

Permit Type:

Permit Type: Residential

Sub Type: Accessory Structure

Type of Construction: N/A

Type of Occupancy / Use: Commercial

Contractor Business Name/Applicant: Owner-Builder

Contact Name: Ronald Yankee

Contractor/Applicant Email: boatin11@sbcglobal.net

Contractor/Applicant Phone #: 815-228-4663

Property Owner's Email:

Current Use: r

Proposed Use: r

Scope of Work: Installation of 2 sheds

Project Cost: 1775

Gross Square Feet: 102

Issued Date: 01/28/2026

Expiration Date: 07/28/2026

Final Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: ISSUED

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
194624W30120D0110	167 CHAPEL ST	SEAGRAPE SUBD. BLK.D PB 4 PG 17 LOT 11	YANKE RONALD		RM-2

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
12/19/2025	Review FMB Application		Misty Alexander	DONE
12/19/2025	Review Flood	*167 CHAPEL ST *Flood zone: AE11 *Cost (2 sheds): 1,775	Steve Poposki	RESUBMITTAL REQUIRED

Property Address and Owner:

Hearing Date: February 19, 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. 20251220_101 Bay Mar Dr_Hearing Exhibit A
2. 20251220 Order to Continue Case 101 Bay Mar Dr Signed

Town Recommendations:

Town Approvals:

_____	Date: February 05, 2026
Michael Hauserman, Code Compliance Manager	
_____	Date: February 09, 2026
Thomas Yozzo, Emergency Services Director	
	
_____	Date: February 10, 2026
Traci Kohler, Deputy Town Manager	
_____	Date: February 12, 2026
nancy stuparich, Town Attorney	
_____	Date: February 13, 2026
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

HEARING EXHIBIT A

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



Town of Fort Myers Beach

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 <i>TH</i>	
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**.

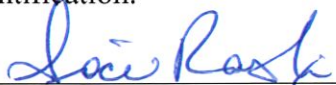
5. On 12/11/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

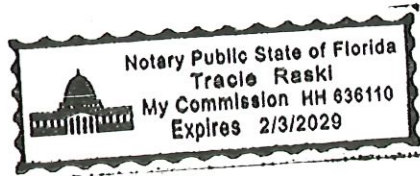
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

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 as appropriate)		Town of Fort Myers Beach
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	DEC 1 2025 Postmark Here
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> 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 as appropriate)		Town of Fort Myers Beach
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	DEC 1 2025 Postmark Here
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> 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

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Certified Mail Fee	\$	20251220
Extra Services & Fees (check box)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	DEC 1 2025
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Town of Fort Myers Beach

Sent by: 

Postmark Here

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



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

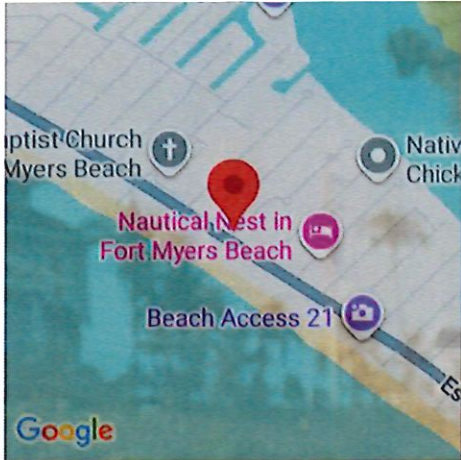
YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on December 9, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

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. 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

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

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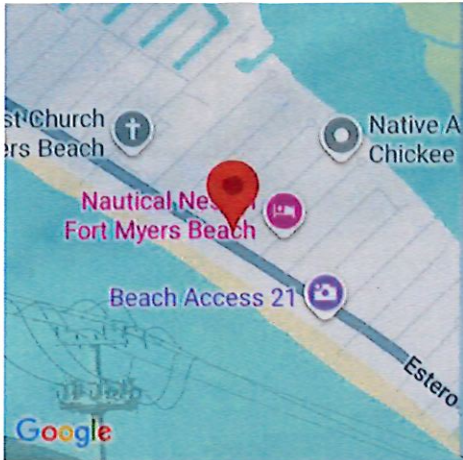
LDC Sec. 6-1, - Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

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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

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 12inches 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. 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) 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).

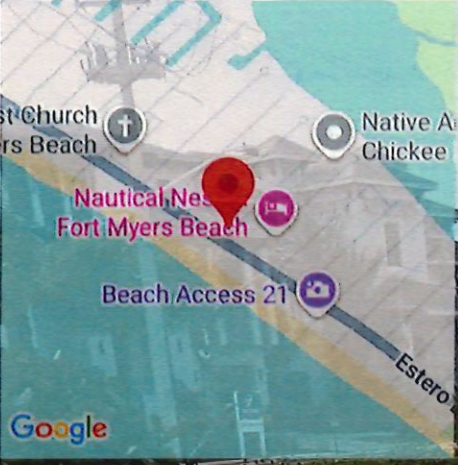
For additional HEARING information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-0202 x 1351.

T. Hoffman

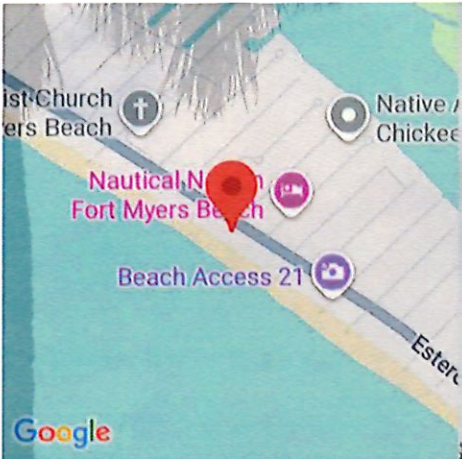
Signature

Code Enforcement Officer
Fort Myers Beach, Florida

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

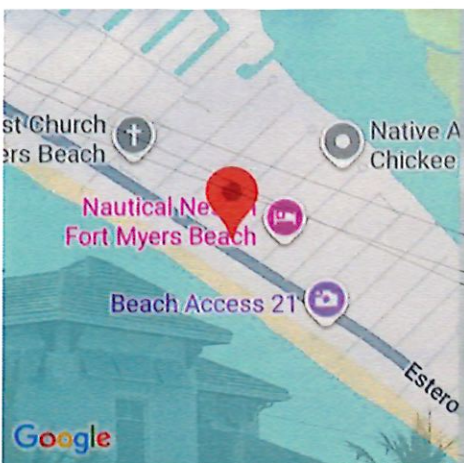


Dec 9, 2025 2:34:47 PM
Fort Myers Beach

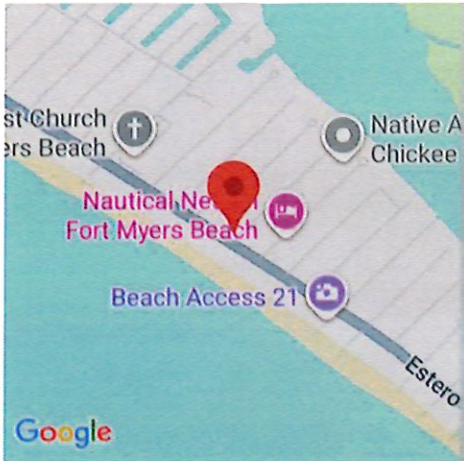


Dec 9, 2025 2:35:33 PM

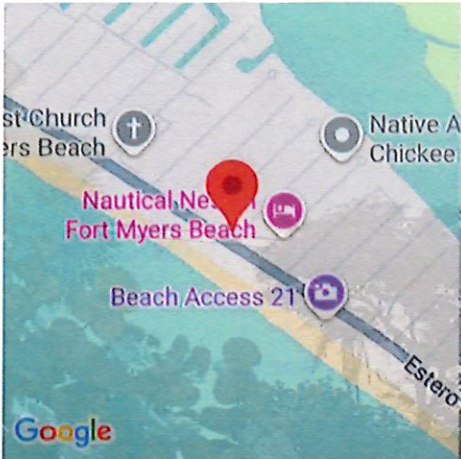
Fort Myers Beach



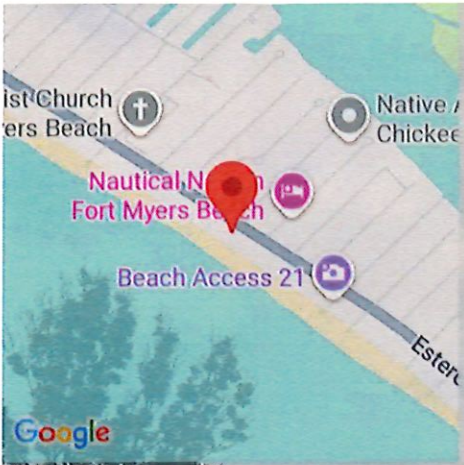
Dec 9, 2025 2:35:36 PM
Fort Myers Beach



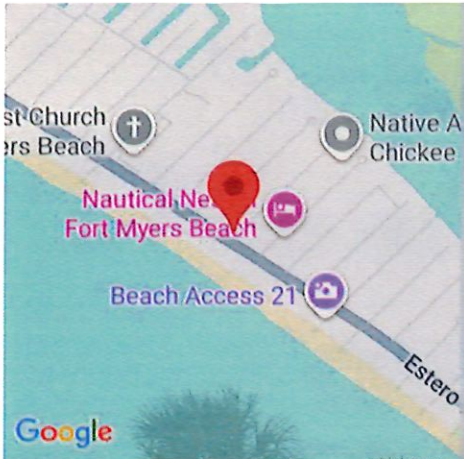
Dec 9, 2025 2:35:25 PM
Fort Myers Beach



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

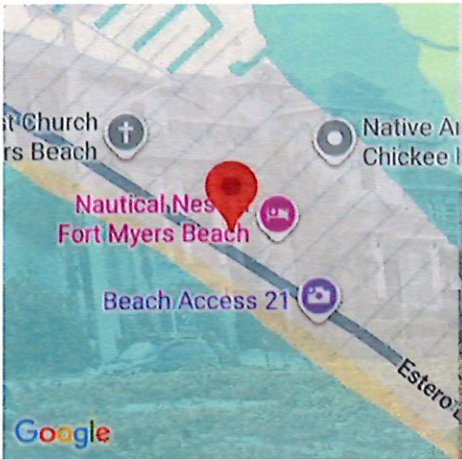


Dec 9, 2025 2:34:51 PM
Fort Myers Beach



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)

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Land Land Tracts

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

Land
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

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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
	Collection Days			
Garbage	Recycling	Horticulture		
Thursday	Thursday	Thursday		

Flood and Storm Information

Generated on 12/10/2025 12:29 PM

Community	Panel	Version	Date	Evacuation Zone
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

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.

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

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



Return with payment

PARCEL #: 29-46-24-W2-00155.1200
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. 20251220

**MAY AARON CHRISTOPHER & PHILIP
JOHNSON,**

Respondents.

CODE ENFORCEMENT ORDER TO CONTINUE CASE

This cause came on for public hearing on January 15, 2026, before the undersigned Special Magistrate for the Town of Fort Myers Beach, for the purposes of adjudicating the Town's Notice of Violation dated December 11, 2025, alleging: accumulation of rubbish throughout the property and overgrowth of grass and/or weeds exceeding 12 inches. Petitioner appeared at the hearing and requested a continuance to the February 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:

**February 19, 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 15th day of January 2026, and executed this 22nd day of January, 2026.



Monica Schmucker, Special Magistrate


CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 23rd day of January 2026, to:

May Aaron Christopher + Johnson Philip
5112 SW 20th Ave
Cape Coral, FL 33914

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

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

BY: 
Amy Baker (Jan 23, 2026 11:45:20 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Jan 23, 2026

Property Address and Owner:

Hearing Date: February 19, 2026

Property Owner: COPACIU RUBEN & BRISC IOANA
Property Address: 5660 Williams Dr.
Status: Property Maintenance
Officer: T. Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Case was heard before the Special Magistrate on 12/2/2025 and an order was executed on 12/8/25. The property owner was found in violation and given until 1/31/26 to comply or a fine of \$250.00 per day until compliance and court costs of \$250.00 would be assessed. A fine assessment hearing was scheduled for 2/19/26 at 9am. An Affidavit of Non-compliance was completed on () by Officer Hoffman with photos attached.

Attachments:

1. 20241153 Order-Copaciu-5660Williams-2025Dec Signed
2. 20241153_5660 Williams Dr_Exhibit A_ Order Affidavit Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 11, 2026

Thomas Yozzo, Emergency Services Director

Date: February 13, 2026



Traci Kohler, Deputy Town Manager

Date: February 13, 2026

nancy stuparich, Town Attorney

Date: February 13, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: February 13, 2026

Amy Baker, Town Clerk

Date:

PARCEL #: 28-46-24-W3-0020B.0450
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. 20241153

COPACIU RUBEN & BRISC IOANA,

Respondents.

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. Respondents 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. Respondents, Ruben Copaciu and Ioana Brisc (“Respondent”), are the owners, lessees, responsible entities or otherwise in charge of or responsible for the subject property located at 5660 Williams Drive, Fort Myers Beach, Florida, 33931 (“Property”).
2. On October 16, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed that a boat dock/lift on the property was in disrepair and in unsafe condition, including having sections of the roof missing or damaged, cables from the lift hanging freely and not properly secured, and portions of the dock being damaged and/or missing, which the officer found to be in violation of Section 110.1 of the Town of Fort Myers Beach Land Development Code.

3. On October 16, 2025, a Notice of Violation was issued giving Respondent until November 17, 2025, to come into compliance with the Town's Ordinances.
4. On December 1, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach inspected the property and observed that the Property remained in violation at that time.
5. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.
6. At hearing, testimony established that the parties had been in communication and Respondent expressed an intention to take steps to come into compliance. The Town requested that Respondent be given sixty (60) days to comply but not be provided any further extensions.

B. CONCLUSION OF LAW

1. FMBLDC Section 6-2(q) adopting and amending IPMC Section 110.1 states 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.

2. Respondent keeping its Property in disrepair is a violation of FMBLDC Section 6-1 adopting the IPMC, generally. However, IPMC Section 110.1, as adopted by FMBLDC Section 6-1 and amended by Section 6-2(q) is not something of which Respondent can be in violation, but rather it gives Petitioner's Code Enforcement Officer the authority to order Respondent to repair, demolish, or secure the unsafe property, which Petitioner did in the Notice of Violation dated October 16, 2025.
3. Respondent is in violation of the Code Enforcement Officer's Notice requiring Respondent to bring the Property into compliance by November 17, 2025, pursuant to the Notice issued by Petitioner on October 16, 2025, in that Respondent failed to make the necessary repairs to bring the boat dock/boat lift out of disrepair.

C. ORDER

It is HEREBY ORDERED:

1. **Respondent shall bring the Property into compliance by:**
 - a. Repairing, securing, or demolishing and removing the boat dock/boat lift structure to bring the Property into compliance with the Fort Myers Beach Code and the Code Compliance's Notice of Violation dated October 16, 2025; and
 - b. Obtaining any and all required permitting for the work necessary to bring the Property into full compliance.
2. Respondent shall take all necessary steps to CORRECT THESE VIOLATIONS by January 31, 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 31, 2026 deadline, and to assess the imposition of the fines as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:

February 19, 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 31, 2026, a daily fine of **\$250.00 per day** will be imposed for each day thereafter that the Property remains in violation. **If Respondent has not achieved compliance by the deadline, these fines 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.
6. **Respondent shall pay prosecution/administrative costs in the amount of \$250.00** to the Town of Fort Myers Beach to cover the Town's costs for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Payment must be made within 30 days of the execution of this Order.

7. If deemed necessary and if the violation persists, an Order may also be entered permitting the Town to correct the violations, pursuant to FMBLDC Section 6-2 (r). Such expense would then be charged against the Property and shall become a lien on the Real Property for said costs.
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 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:

Copaciu Ruben & Brisc Ioana
2817 Casanova Ct.
New Smyrna Beach, FL 32168

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: 
Army Baker (Dec 9, 2025 10:37:21 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025

EXHIBIT A

- Order
- Affidavit of Compliance / Non-Compliance
- Evidence / Photos

PARCEL #: 28-46-24-W3-0020B.0450
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. 20241153

COPACIU RUBEN & BRISC IOANA,

Respondents.

CODE ENFORCEMENT ORDER

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A. FINDINGS OF FACT:

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C. ORDER

It is **HEREBY ORDERED**:

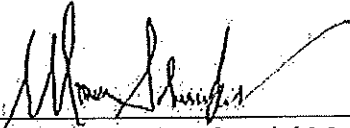
1. **Respondent shall bring the Property into compliance by:**
 - a. **Repairing, securing, or demolishing and removing the boat dock/boat lift structure to bring the Property into compliance with the Fort Myers Beach Code and the Code Compliance's Notice of Violation dated October 16, 2025; and**
 - b. **Obtaining any and all required permitting for the work necessary to bring the Property into full compliance.**
2. **Respondent shall take all necessary steps to CORRECT THESE VIOLATIONS by January 31, 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 31, 2026 deadline, and to assess the imposition of the fines as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:**

February 19, 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 31, 2026, a daily fine of \$250.00 per day will be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by the deadline, these fines 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.**
6. **Respondent shall pay prosecution/administrative costs in the amount of \$250.00 to the Town of Fort Myers Beach to cover the Town's costs for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Payment must be made within 30 days of the execution of this Order.**

7. If deemed necessary and if the violation persists, an Order may also be entered permitting the Town to correct the violations, pursuant to FMBLDC Section 6-2 (r). Such expense would then be charged against the Property and shall become a lien on the Real Property for said costs.

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 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:

Copaciu Ruben & Brisc Ioana
2817 Casanova Ct.
New Smyrna Beach, FL 32168

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 10:37:21 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Dec 9, 2025

Tim Hoffman

From: Tim Hoffman
Sent: Tuesday, February 10, 2026 8:22 AM
To: 'Ruben Copaciu'
Subject: RE: 5660 Williams dr.

Ruben,

Thank you for sending the e-mail granting permission to enter the property. I will do my best to go out to the property today to conduct the reinspection and will give you a call once completed.

Questions or concerns please advise.

Respectfully,



Officer T. Hoffman
*Code Enforcement
Officer/Neighborhood Community
Service Ranger, Emergency Services
& Compliance*
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL 33931
Phone: 239-765-0202
Direct Line: 239-220-6458

FMBgov.com



Think Green. Please print this e-mail only if necessary.

Please Note: Florida has very broad public records laws. Most written communications to and from Fort Myers Beach officials regarding Town business are public records available to the public and media upon request. Your email communications may be subject to public disclosure

From: Ruben Copaciu <copaciu@yahoo.com>
Sent: Tuesday, February 10, 2026 7:48 AM
To: Tim Hoffman <thoffman@fmbgov.com>
Subject: 5660 Williams dr.

CAUTION: This email originated from outside of Town of Fort Myers Beach. Do not click links or open attachments unless you know the content is safe.

Hi Mr. Hoffman. I give you permission to enter my property on the right side of the house to inspect the boat dock.

[Yahoo Mail: Search, Organize, Conquer](#)

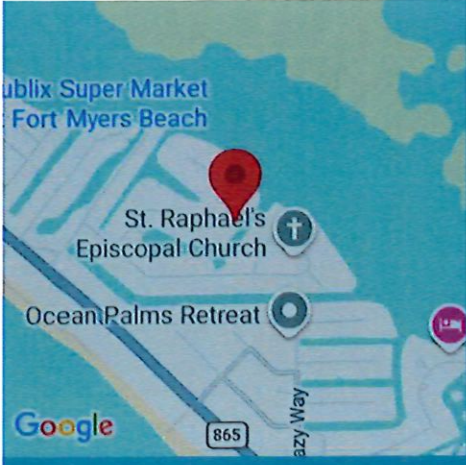
Feb 10, 2026 11:05:33 AM
Fort Myers Beach



Feb 10, 2026 11:05:08 AM
Fort Myers Beach



Feb 10, 2026 11:05:02 AM
Fort Myers Beach



Feb 10, 2026 11:05:04 AM
Fort Myers Beach

