



Fort Myers Beach Special Magistrate Hearing

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

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. ADMINISTRATIVE ITEMS

III. APPROVAL OF MINUTES

- A. Special Magistrate Hearing - February 4, 2026

IV. VIOLATION CASES

- A. FMB Case No. 20250932
Property Owner: Michael Schumacher
Property Address: 130 Flamingo St
Status: Work without permit
Officer Weich
- B. FMB Case No. 20250404
Property Owner: Sugar Beach Estates LP
Property Address: 5268 Estero Blvd
Status: Property Maintenance
Officer Hoffman
- C. FMB Case No. 20250298
Property Owner: Sugar Beach Estates LP
Property Address: 5276 Estero Blvd
Status: Property Maintenance
Officer Hoffman
- D. FMB Case No. 20250296
Property Owner: Sugar Beach Estates LP
Property Address: 5280 Estero Blvd
Status: Property Maintenance
Officer Hoffman
- E. FMB Case No. 20250297
Property Owner: Sugar Beach Estates LP
Property Address: 5300 Estero Blvd

**Status: Property Maintenance
Officer Hoffman**

F. FMB Case No. 20260091

COMPLIANT

**Property Owner: Emerald Bmat LLC
Property Address: 16 Bayview Blvd
Status: Property Maintenance
Officer Chavez**

G. FMB Case No. 20260184

**Property Owner: Obrien Sandra J
Property Address: 6020/6022 Gulf Rd
Status: Property Maintenance
Officer Chavez**

V. STATUS UPDATE (FINES ASSESMENTS)

A. FMB Case No.: 20251156

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

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

VII. LIEN FORECLOSURE CASES

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

Wednesday, February 4,
2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Town Clerk Administrative Coordinator Lizzette Roman, Town Attorney Nancy Stuparich, Assistant Town Attorney Chloe Berryman and Special Magistrate Monica Schmucker.

II. APPROVAL OF MINUTES

No minutes approved.

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

No liens.

IV. LIEN FORECLOSURE CASES

A. White Sand Properties of Fort Myers Beach, LLC

AUTHORIZATION TO FORECLOSE A LIEN (INSTRUMENT NO. 2019000067137) ENCUMBERING REAL PROPERTY LOCATED AT 80 AVENUE E, FORT MYERS BEACH, FLORIDA
FMB Case No.: CE14-0394

Property Owner: White Sand Properties of Fort Myers Beach, LLC
Property Address: 80 Avenue E., Fort Myers Beach, Florida 33931

Assistant Town Attorney Chloe Berryman introduced the case and noted that the lien amount totaled \$594,650 and requested authorization to foreclose.

She explained that the violation began in 2014 when the respondent's predecessor in title failed to bring the property to compliance and a daily fine of \$250 accrued and a lien for the fine was recorded against the subject property. In 2019, Mr. Orlandini, became the new property owner, as well as the respondent's predecessor in interest. Because the violation continued on the property, the Special Magistrate entered a code enforcement order certifying that \$257,150 had accrued and the fines continued to accrue daily \$250 for each day out of compliance. On March 27, 2019, a lien was recorded on the subject property as the Instrument No. ending in 7137.

Assistant Town Attorney Berryman noted that under Florida Statute Section 162.09(3), the Town Attorney may obtain the authorization to foreclose after three months from the filing of any lien that remains unpaid. An order imposing a lien was originally entered on March 30, 2016, during the ownership of one of the respondent's predecessors and interest and the order imposed a fine of \$250 per day beginning on March 25, 2016. The order was recorded April 12, 2016, as Instrument No. 2016000076125 and a subsequent order certifying the lien was entered on March 22, 2019, as the owner of the property had not complied with the previous order and no fines were paid. The order vacated the previous order imposing lien and certified that a \$257,150 fine had accrued and continued to accrue \$250 per day. The order was recorded March 27, 2019, as the Instrument No. ending in 7137. The property remained out of compliance and an affidavit of compliance was issued in this case finding that the property has coming into compliance on September 28, 2022 due to Hurricane Ian and the subject property being demolished. She read the affidavit of compliance that was attested by the code enforcement manager, Thomas Yazzo, at the time for the Town. The days from January 17, 2019 to September 28, 2022, amounted to 1,350 days at \$250 per day totaling \$337,500. The lien was recorded more than three months ago according to the clerk stamp on the face of the lien and it remains unpaid confirming that a total of \$594,650 is due under the lien. The affidavit signed and attested by Thomas Yazzio states that the state fines accrued between March 25, 2016 and September 20, 2022 for the violation in the amount \$250 per day for 2,278 days, equaling a total of \$594,500 plus \$150 in administrative feeds for a total amount of \$594,650 due under the lien. She continued to state that the code enforcement case will be closed upon full payment. The last couple of years, the respondent has attempted to contest the fact that the lien remains unpaid by claiming the existence of some sort of agreement with the Town. The Town's position is that no agreement exists. She reiterated that the reason for this hearing was to request authorization to foreclose the lien that's recorded as Instrument No. 201900067137 and code enforcement case 14-0394 since it has been more than three months since the lien date of March 27, 2019. The lien remained unpaid as evidenced by the affidavit of compliance and the affidavit of the code enforcement manager.

Respondent's counsel, Alex Brockmeyer, recapped on the events prior to the meeting. He explained that the Town initially sought foreclosure on Instrument No. 201600076125 as the first order imposing lien. At a prior hearing, February 12, 2024, the Town requested authorization to foreclose on the lien and the request was granted and issued an order authorizing foreclosure. Counsel continued by stating that, during the February 2024 hearing, the Town did not introduce any evidence related to the lien that is the subject of the current proceeding, Instrument No. 2019000067137. He emphasized that the record and order from February 2024 was about the 2016 instrument, which was vacated. He noted that the order stated there

had been no introduction of the 2019. Counsel argued that, in the present matter, the Town had already elected its remedy by seeking to foreclose on the 2016 lien, despite that lien later being vacated. He contended that under binding precedent, the Town is now bound by that election, even if the remedy chosen was ultimately invalid. He noted that the Town cannot now pursue foreclosure on the 2019 lien after having already obtained an order authorizing foreclosure on the earlier, vacated instrument. According to counsel, the decision to proceed on the 2016 lien constituted a final and irrevocable election of remedy. The Town's foreclosure request on the 2019 lien should therefore be denied. Counsel further emphasized that the foreclosure authorization order issued by the Special Magistrate in February 2024 is a final order, and the Town is now bound by it. He introduced a affidavit from Mr. Schmidt into evidence. He noted that the contents of the affidavit were consistent with Mr. Schimdt's testimony given at a prior hearing. He stated that the affidavit supported the respondent's position that the lien had been resolved through an agreement involving Mr. Orlandini, Mr. Schmidt and the then Town Manager, Roger Hernstadt. Mr. Brockmeyer stated that a partial release has been issued in code enforcement case 14-0394, which reflected payment made toward the outstanding liens.

Counsel argued that this payment must be accounted for in any foreclosure calculation. He stated that if the lien total were reduced by the \$50,000 already paid and released, the adjusted lien balance would be \$544,650. He further referenced a letter from Carl Bengay, which was included in both the respondent's affidavit and the Town's exhibits. The letter, dated November 18, 2020, stated that there were no active code enforcement cases against White Sand Properties in relation to the property at 80 Avenue E. Counsel argued that this letter was significant because, regardless of whether the Special Magistrate agreed with the respondent's claim of a settlement agreement, the letter showed that the property was in compliance as of that date. He suggested that this effectively stopped the accrual of daily fines as of November 18, 2020. He then offered a calculation based on the Town's accrual rate of \$250 per day, running from March 25, 2016, through November 18, 2020, which he calculated to be 1,699 days. At the stated daily rate, this would amount to \$424,750 in fines. Counsel concluded by stating that, once the \$50,000 partial payment was applied, the total adjusted lien would amount to \$374,750.

Assistant Town Attorney Berryman responded to the respondent's legal argument, stating that the respondent's argument fails for several reasons, the simple being that the prior foreclosure order concerned a completely different instrument than the one being currently presented. She noted that the case previously cited, North Bay, deals with a different factual scenario. It doesn't deal with lien foreclosure or quasi-judicial code enforcement proceedings. The Town is requesting authorization to foreclose this particular instrument and the lien presented today was not at the 2024 hearing. She stated that the lien the Town is seeking to foreclose reflects a distinct legal

basis in foreclosure separate from the vacated 2016 lien and is not barred from prior authorization. It was not in the notice for the 2024 hearing and it wasn't included or introduced to that hearing. She explains that under Florida law, res judicata, does not prevent a new foreclosure action when they arise from different operative facts. Florida supreme court held that the doctrine of res judicata does not necessarily bar successive foreclosure suits. The cases she mentioned were Bartam v. U.S. Bank, a Florida Supreme Court case for the proposition that if subsequent foreclosure actions were barred, the mortgager would have no incentive to make future timely payments and clearly justice would not be served. She presented cases Espar Venture LLC v. Garcia, Hayes v. Reverse Mortgage Solutions, Inc. and Thompson v. Department of Environmental Regulation for the proposition that principles of res judicata do not always neatly fit within the scope of administrative proceedings and that res judicata is applied with great caution in administrative cases. She argues that the current foreclosure is based on a new operative lien from 2019, not from 2016 and applying res judicata to block the case would wrongly prioritize a clerical error over the real purpose of Chapter 162. The 2019 lien represented a new cause of action because it's based on a subsequent order certifying accrued fines and replacing the earlier lien. The Town asks that the foreclosure request is not barred and for the Special Magistrate to hear the Town's request to foreclose this instrument on its merits.

Assistant Town Attorney Berryman addressed the claims by the respondent regarding a December 9, 2029, Town Council Meeting, where he went to Town Council to request to pay to settle a number of liens on the property. However, the official Town Meeting minutes contradict that version and show that Jesse Schidmt was buying a house with lien issues and pledged to pay \$50,000 toward the liens. In the meeting, Joe Orlandini, seller, mentioned the property and the broader umbrella lien situation. The Town Manager said the agreement could be crafted specifically for that property, and the council agreed to proceed with that limited action- not a broad lien settlement. She reads that on paragraph five of the respondent's affidavit, White Sand and Mr. Orlandini approached the Town of Fort Myers Beach to resolve code enforcement cases CE-0167, CE-0394, and CE-17-0065, which involved multiple properties tied to violations at 80 Avenue E. The affidavit claims they offered \$65,000 in exchange for releasing the liens on those properties, and that the town authorized its manager to settle the liens. She clarified that the property that Mr. Schmidt sought to release from under the umbrella of liens and the subject property were both owned by Orlandini at the times of the liens. Mr. Orlandini sought to release a separate piece of property to sell. Pursuant to the agreement, Mr. Schmidt delivered a \$50,000 check to the Town to release 1560 I St. from the liens recorded against 80 Avenue E. Mr. Orlandini was trying to sell a separate piece of property. The check was for an amount of \$50,000, the memo stated for a partial release for 1560 I St. and the amount they committed towards the liens on 80 Avenue E not in

satisfaction of those liens. In accordance to the decision by Town Council on December 19, 2019 was to release only the 1560 I St. property and that all other properties attached to Instrument No. 2019000067137 remain. On February 3, 2020, Joe Orlandini asked to mitigate liens on 80 Avenue E and other properties. Town Council approved a motion to waive the rules regarding lean mitigation and allow the Town Manager to work out these issues with Mr. Orlandini. This shows that as of February 3, 2020 there was no agreement in place to settle the liens. She read the emails of communication with the Town Manager and Mr. Schmidt that explains that there were two code cases that are not in compliance and as of April 1, 2020, the liens were still on the property, fines were still accruing and Mr. Schmidt was aware of that. She summarized paragraphs 16 through 18 of the respondent's Affidavit, which states that on March 31, 2020, Beachfront Escapes LLC issued a check to the Town in the amount of \$111,628.04. The affidavit claims this payment covered both the remaining \$15,000 owed by Orlandini under a purported agreement and fines related to another matter. The subject property for the release was for 1710 to 1740 Estero Boulevard and the mutual release of claims does not have anything to do with 80 Avenue E. Exhibit 33A from November 2020 was discussed, explaining that a realtor, Ms. Kiker, emailed Town staff for a meeting regarding Jesse Schmidt's permits and fines at 80 Avenue. This still showed discussions regarding the property were still ongoing at the time. She presented Daphne Bercher's response to Ms. Kiker's email that stated in accordance to the compliant agreement sent to Mr. Schmidt on May 1, 2020, a one-time fine of \$61,628.04 was due immediately in order to release the lien. Ms. Kiker had acknowledged the email and that she was going to work with Mr. Schmidt to get everything back on track. The email communication as of November 2020 shows Mr. Schmidt knowledge that permits were needed to bring the property into compliance before the lien could be removed. A zoning verification letter was obtained that would determine what could be built back and if he chose to correct the violations by demolishing the property. A lien search request form was requested on behalf of White Sands Properties of Fort Myers Beach.

Assistant Town Attorney Berryman presented Exhibit 39A, a copy of the email of a lien list and their status as of December 9, 2021 that was requested by a council member. Exhibit 39B is a copy of the attachment to the email that showed the amount due including the accruing \$250 per day. Exhibit 40 was the set of minutes from the January 13, 2021 Management and Planning meeting where Town Manager Hernstadt reported the cases and the lien violations were discussed. Exhibit 41A was the set of minutes from January 24, 2022, where the former Town Attorney provided a list of 14 code enforcement liens and the options to foreclose or injunction. Exhibit 41B was the list presented to Town Council during that meeting. Exhibit 43A are the minutes from April 22, 2022 where Town Council unanimously approved a motion to authorize the town attorney to enforce the code enforcement violations and liens through court actions including foreclosure. Exhibit 43B

was the agenda item summary and the 43C was the memo that was referred to in the minutes. The email exchange that is Exhibit 44A was read and that as of May 16, 2022, the Town's position was that there still was no agreement. Exhibit 52 was a couple of affidavits that offered to show that no agreement exists. Exhibit 53 is an affidavit that is being offered to show that the email and attachments presented are public records of the Town. Exhibit 56 is the Town of Fort Myers Beach driveway application. Assistant Town Attorney Berryman reiterated that the hearing today was to request authorization to foreclose the lien recorded in the code enforcement case number 14-0394 and the statutory prerequisites have been met on the code enforcement lien recorded as Instrument No. ending in 7137.

Special Magistrate Schmucker stated that her job today was to review what the elements are and if they have been met. She noted this was not a homesteaded property. The notice, service, violations on the property, fines were assessed and a lien was recorded have all been met. She questioned about the partial release for the \$50,000 that was on the 1560 I St. property, but the lien ending in 1737 encumbers all the properties of that owner. She asked that if any part of the \$50,000 could be applied to the lien.

Assistant Town Attorney Berryman stated that the lien ending in 7137 had five properties at the time and did not include Mr. Orlandini's businesses.

Respondent's counsel, Alex Brockmeyer, stated that 1560 I St. did not have any code enforcement liens and it was only encumbered by the virtue of the liens on 80 Avenue E.

Assistant Town Attorney Berryman stated that there were three releases recorded and two releases were from the same code enforcement cases and were filed.

Special Magistrate Schmucker expressed her disagreement with the respondent's argument that res judicata would apply because the Town sought to foreclose on a completely different instrument and therefore it does not bar the Town from seeking foreclosure.

Assistant Town Attorney Berryman stated her agreement with Mr. Schmidt paying the \$50,000 toward the liens on the property and in the foreclosure suit that the \$50,000 be credited to the total lien amount owed.

Special Magistrate Schmucker made clear that the lien amount on Instrument No. 7137 was \$257,150 plus \$250 per day thereafter until September 28, 2022 and the vacated lien was Instrument No. 6125.

Assistant Town Attorney Berryman stated that she did not know what the respondent's exhibits of partial releases were from but she was certain they

had nothing to do with the Town Council meeting that occurred in December 2019.

Respondent's counsel, Alex Brockmeyer stated that there was \$15,000 that was part of the payment of all the liens that would release the properties from being encumbered from the liens on 80 Avenue E and it did not include the code enforcement liens that may have existed on those properties. The \$25,000 would apply to the same properties as the payment of \$50,000.

Assistant Town Attorney Berryman noted that the release agreement provided concerning the Mojo's property, was in agreement between the Town and a business entity.

Special Magistrate Schmucker stated that she will review all the information and she would accept any proposed order by either party no later than a week from today.

V. ADJOURNMENT

Special Magistrate Schmucker adjourned the meeting at 11:38 AM.

Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Michael Schumacher
Property Address: 130 Flamingo St
Status: Work without permit
Officer Weich

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250392_130 Flamingo St_Exhit A_Affidavit Service Notice Owners
2. 20250392_130 Flamingo St_Exhit B_Original Service Notice Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**MICHAEL SCHUMACHER
Respondent.**

Certified Mail: N/A

**Case #:
20250932**

Regular Mail: N/A

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

1. My name is TERRI WEICH. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as the CODE ENFORCEMENT OFFICER for the Town of Fort Myers Beach ("Town").
3. On JANUARY 22, 2026 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: **206 HIBISCUS DRIVE, FORT MYERS BEACH FL**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

4. On JANUARY 22, 2026, I posted a copy of the Notice at 130 FLAMINGO STREET FORT MYER BEACH FL, 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 JANUARY 22, 2026, 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**.

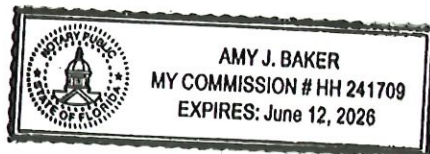
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

Twieich
Signature of Affiant
Printed Name: Twieich
Title: code officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 22 day of Jan, 2026 by Terri Weich, who ☒ is personally known to me ☐ or has produced as identification.

Amy Baker
Notary Public, State of Florida
Printed Name: Amy Baker
My Commission No.: HH 241709
My Commission Expires: June 12, 2026



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 22, 2026

Case Number: **20250932**

Owner: MICHAEL SCHUMACHER

Mailing Address:, 206 HIBISCUS DRIVE, Fort Myers Beach, FL 33931

Property Address: 130 FLAMINGO STREET, Fort Myers Beach, FL 33931

Certified Mail# 7022 2410 0000 8470 2003

Parcel: 3346245W30010C0330

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on SEPTEMBER 4, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above: ADDED A SUNROOM/PATIO AT THER REAR OF THE PROPERTY WITHOUT PERMITS.

Code Violation: On **SEPTEMBER 4, 2025**, a violation was discovered defined in SECTION 26-45 PERMITS REQUIRED AND SECTION 6-441 PERMITS REQUIRED of the FMB Code of Ordinances and SECTION 6-111 ADOPTION OF FBC 105.1 NO PERMIT:

Sec. 26-45 - Permits required.

- (a) A permit is required prior to starting any work addressed by this article, except where explicitly stated otherwise.
- (b) Permit applications must be submitted to the director on an appropriate form containing the following:
 - (1) The names, addresses and telephone numbers of the property owner(s);
 - (2) The name, address and telephone number of the property owner's agent, if applicable;
 - (3) Written authorization from the property owner to the agent, if applicable;
 - (4) The property street address;
 - (5) The property STRAP number;
 - (6) A site plan, showing the following:
 - a. The proposed location of the work relative to riparian property lines; and
 - b. Dimensions and side setbacks of all proposed structures or work.
 - (7) Copies of all necessary state and federal agency approvals; and
 - (8) The appropriate fee.
- (c) Work relating to commercial or multi-slip docks may require a development order in

accordance with ch. 10 of this LDC and construction drawings sealed by a professional engineer or registered architect. All development order applications will be reviewed for compliance with this article.

(d) The director has the discretion to require construction drawings sealed by a professional engineer or registered architect and a sealed boundary or record survey identifying the property boundary or riparian extensions into the waterbody in relation to construction or work. The director also has the discretion to require submission of a sealed post-construction as-built survey certified to the town prior to issuance of a certificate of completion for any permit under this section.

(e) The director may conduct on-site inspections to determine if the proposed work or structure meets the required minimum standards.

(f) A permit is required to replace an existing structure; however, ordinary minor repairs may be made without a permit to the extent allowed by § 6-111 of this code.

(g) The director can authorize minor design alterations necessary to comply with the Americans with Disabilities Act.

(h) Permit approvals granted under this section will be based upon the information submitted by the applicant. An approval under this section does not constitute a legal opinion regarding the riparian rights boundaries of the subject property or adjacent property and may not be used to substantiate a claim of right to encroach into another property owner's riparian rights area.

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

.The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law. FBC 105.1 Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any required impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance: APPLY FOR AND RECEIVE A PERMIT TO KEEP OR REMOVE THE SUNROOM/PATIO AT THE REAR OF THE PROPERTY AND FOLLOW THROUGH TO THE FINAL PASSING INSPECTION.

Compliance is required on or before: FEBRUARY 23, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 19TH DAY OF MARCH 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 Monday, February 23, 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) 478-9363.

Code Officers: *T. Weich*



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

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

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

OFFICIAL USE

Certified Mail Fee

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

Postage

\$
Total Postage and Fees

Sent To 25-932

Street and Apt. No., or PO Box No. 130 Fleming

City, State, ZIP+4®

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

Postmark
Here

NOV
NOV

2002 0248 0000 0142 2202

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature:  ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____	
MICHAEL SCHUMACHER 206 HIBISCUS DRIVE FORT MYERS BEACH, FL 33931		Address different from item 1? ☐ Yes ☒ No Delivery address below: Town of Fort Myers Beach FEB 2 2026	
9590 9402 9466 5069 5909 22 7022 2410 0000 8470 2003		Received by: _____ 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Priority Mail Express®	
2. Article Number (Transfer from service label)		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

to cut and destroy
all other plants and
for taxes. In the
Town may
and the Town shall
re action.

Staples

Screening may be achieved by landscaping, wall, or opaque fencing provided the wall or fence does not
exceed the maximum height permitted for the property.
3. Any rubbish or garbage container not located within a roofed enclosure must have a cover or lid that
renders the interior of the container inaccessible to animals.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please store
trash bins away from public view

Compliance is required on or before: January 19, 2026

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

Page 1 of 3

Page 1 of 3

Town of Fort M
NOTICE OF VIOLATION AND
ENFORCEMENT
6231 Estero Blvd, Fort M
Phone : (239)



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: January 22, 2026

Case Number: 20250932

Owner: MICHAEL SCHUMACHER
Mailing Address: 206 HIBISCUS DRIVE, Fort Myers Beach, FL 33931
Property Address: 130 FLAMINGO STREET, Fort Myers Beach, FL 33931
Certified Mail# 7022 2410 0000 8470 2003
Parcel: 3346245W30010C0330

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on SEPTEMBER
4, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers
Beach, Florida, existed on the property above: ADDED A SUNROOM/PATIO AT THE REAR
OF THE PROPERTY WITHOUT PERMITS.

Code Violation: On SEPTEMBER 4, 2025, a violation was discovered defined in SECTION 26-
45 PERMITS REQUIRED AND SECTION 6-441 PERMITS REQUIRED of the FMB Code of
Ordinances and SECTION 6-111 ADOPTION OF FBC 105.1 NO PERMIT:

Sec. 26-45 - Permits required.

- (a) A permit is required prior to starting any work addressed by this article, except where
explicitly stated otherwise.
(b) Permit applications must be submitted to the director on an appropriate form containing the
following:
(1) The names, addresses and telephone numbers of the property owner(s);
(2) The name, address and telephone number of the property owner's agent, if applicable;
(3) Written authorization from the property owner to the agent, if applicable;
(4) The property street address;
(5) The property STRAP number;
(6) A site plan, showing the following:
a. The proposed location of the work relative to riparian property lines; and
b. Dimensions and side setbacks of all proposed structures or work.
(7) Copies of all necessary state and federal agency approvals; and
(8) The appropriate fee.
(c) Work relating to commercial or multi-slip docks may require a development order in

Page 1 of 4

Required:
action is required to bring the violation
growth throughout the property

on or before: January 9, 2026

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

Case Number: 20260081



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

Case Number: 20260091

Date: January 20, 2026

Owner: Emerald Umat LLC
Mailing Address: 8101 Emerald Ave Parkland, FL 33076
Property Address: 16 Bayview Blvd, Fort Myers Beach, FL 33931
Registered Agent: L Capote PA
Mailing Address: 1041 SW 75 Terrace Plantation, FL 33317
Certified Mail# 9589071052703142131943, 9589071052703142131943
Parcel: 34-46-24-W4-00800.0170

NOTIFIED that the undersigned
Land Development Code

Jan 22, 2026 3:10:25 PM
Town of Fort Myers Beach

Page 22 of 224

Letter of Fort Myers Beach
subject to one other letter & notice
of the Department of Public Safety
of the State of Florida

Dear Sir:

On January 14, 2026, the Fort Myers Beach Police Department received a letter from the Florida Department of Public Safety regarding the installation of a video surveillance camera on the property of the Fort Myers Beach Police Department. The letter stated that the camera was being installed in the area of the beach and that the camera was being used to monitor the beach area. The letter also stated that the camera was being used to monitor the beach area and that the camera was being used to monitor the beach area.

The Fort Myers Beach Police Department is in the process of reviewing the letter and will respond to the Florida Department of Public Safety as soon as possible. The Fort Myers Beach Police Department is in the process of reviewing the letter and will respond to the Florida Department of Public Safety as soon as possible.

Sincerely,
Fort Myers Beach Police Department



1300



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

Case Number: 20250932

Date: January 22, 2026

Owner: MICHAEL SCHUMACHER
Mailing Address: 206 HIBISCUS DRIVE, Fort Myers Beach, FL 33931
Property Address: 130 FLAMINGO STREET, Fort Myers Beach, FL 33931
Certified Mail# 7022 2410 0000 8470 2003
Parcel: 3346245W30010C0330

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on SEPTEMBER 4, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above: ADDED A SUNROOM/PATIO AT THE REAR OF THE PROPERTY WITHOUT PERMITS.

Code Violation: On SEPTEMBER 4, 2025, a violation was discovered defined in SECTION 26-45 PERMITS REQUIRED AND SECTION 6-441 PERMITS REQUIRED of the FMB Code of Ordinances and SECTION 6-111 ADOPTION OF FBC 105.1 NO PERMIT.

Sec. 26-45 - Permits required.

- (a) A permit is required prior to starting any work addressed by this article, except where explicitly stated otherwise.
- (b) Permit applications must be submitted to the director on an appropriate form containing the following:
- (1) The names, addresses and telephone numbers of the property owner(s);
 - (2) The name, address and telephone number of the property owner's agent, if applicable;
 - (3) Written authorization from the property owner to the agent, if applicable;
 - (4) The property street address;
 - (5) The property STRAP number;
 - (6) A site plan, showing the following:
 - a. The proposed location of the work relative to riparian property lines; and
 - b. Dimensions and side setbacks of all proposed structures or work.
 - (7) Copies of all necessary state and federal agency approvals; and
 - (8) The appropriate fee.
- (c) Work relating to commercial or multi-slip docks may require a development order in

Page 1 of 4

Jan 22, 2026 3:15:24 PM
Town of Fort Myers Beach



Property Data

STRAP: 33-46-24-W3-0010C.0330 Folio ID: 10230732

Tax Roll Value Letter 2025 ▼

Generated on 1/23/2026 2:25 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SCHUMACHER MICHAEL
206 HIBISCUS DR
FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by **E911 Program Addressing**

130 FLAMINGO ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



FLAMINGO PARK BLK C PB 9 PG 66 LOT 33

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 9 and 66 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	900
1st Year Building on Tax Roll	1954
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	0010C	0330
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42487	-81.90509		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date November of 2014 ▶ ☐ View other photos

Last Inspection Date: 06/17/2024

Property Values / Exemptions / TRIM Notices

Generated on 1/23/2026 2:25 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)	1,290,934	1,088,805	1,290,934	858,997	0	0	858,997
2024 / Additional Info	2024 (Final Value)	780,906	538,830	780,906	780,906	0	0	780,906
2023 / Additional Info	2023 (Final Value)	452,429	452,419	452,429	452,429	0	0	452,429



Lee County Tax Collector

Noelle Branning

Account Number:

33-46-24-W3-0010C.0330

Alternate Key:

2100594041

Millage Code:

032

Site Address/Legal Description:

130 FLAMINGO ST

FLAMINGO PARK BLK C PB 9 PG 66 LOT 33

2025 Real Estate Tax Notice

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



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

Exemptions/Values

Market Value	1,290,934
Assessed Value	1,290,934
Taxable Value	858,997

★ See message below.

SCHUMACHER MICHAEL
206 HIBISCUS DR
FORT MYERS BEACH, FL 33931

Paid 11/13/2025 INT-00-03944042 \$13,626.94

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	858,997	0	858,997	3,231.80
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	1,290,934	0	1,290,934	2,902.02
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	1,290,934	0	1,290,934	3,964.46
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	858,997	0	858,997	884.25
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	858,997	0	858,997	81.43
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	858,997	0	858,997	28.09
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	858,997	0	858,997	88.13
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	858,997	0	858,997	2,370.83
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	858,997	0	858,997	96.47
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	858,997	0	858,997	138.47
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	858,997	0	858,997	16.49
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	858,997	0	858,997	33.84

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



Telephone 239-533-8000 Rate

Basis
ACTL LEVY

Amount
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$14,194.73

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 33-46-24-W3-0010C.0330

Site Address: 130 FLAMINGO ST

Alternate Key: 2100594041

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

SCHUMACHER MICHAEL
206 HIBISCUS DR
FORT MYERS BEACH, FL 33931

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



Paid 11/13/2025 INT-00-03944042 \$13,626.94

After Recording Return To:
Maytee Roman
Schutt Law Firm, P.A.
12601 New Brittany Blvd.
Fort Myers, FL 33907

This Instrument Prepared by:
Maytee Roman
Schutt Law Firm, P.A.
12601 New Brittany Blvd.
Fort Myers, FL 33907

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-46-24-W3-0010C.0320
File No.: 23021749

WARRANTY DEED

This Warranty Deed, made the 10th day of May, 2023, by Jerry E. Frease, a married man, hereinafter called the grantor, whose post office address is: 2980 N. Chandler Drive, Hernando, FL 34442, to MSV-Holding Trust Corp., a Florida corporation, whose post office address is: 140 Flamingo Street, Fort Myers Beach, FL 33931, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$630,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, to wit

Parcel 1: Lot 32 of Block C, Flamingo Park, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 66, Public Records of Lee County, Florida., Public Records of Lee County, Florida.

Parcel 2: Lot 33, Block C, Flamingo Park, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 66, Public Records of Lee County, Florida., Public Records of Lee County, Florida. Collateral Property

a.k.a. 140 Flamingo Street, Fort Myers, Beach, Florida 33931

The property is not the homestead of the Grantor(s).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: _____

Printed Name: _____

Jerry E. Frease

Witness Signature: _____

Printed Name: _____

State of Florida
County of Lee

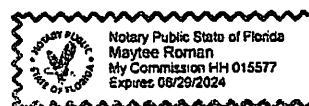
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May, 2023 by Jerry E. Frease. He/She/They is/are ☐ Personally known to me or ☒ Produced FDX as identification.

Notary Public Signature _____

Printed Name: Maytee Roman

My Commission Expires: 6/29/24

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



Quitclaim Deed

RETURN TO: MICHAEL SCHUMACHER

ADDRESS: 206 Hibiscus Dr, Fort Myers Beach, FL 33931, USA

THIS INSTRUMENT PREPARED BY: MSV Holding Trust Corp of 206 Hibiscus Drive, Fort Myers Beach, 33931 USA

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 10230732

THIS INDENTURE, made this 28th day of April, 2023, by and between MICHAEL SCHUMACHER, of MSV Holding Trust Corp, a Florida corporation whose tax mailing address is 206 Hibiscus Drive, Fort Myers Beach, 33931 USA, (the "Grantor"), and MICHAEL SCHUMACHER, married, of 206 Hibiscus Dr, Fort Myers Beach, FL 33931, USA, (the "Grantee"), in the state of Florida.

WITNESSETH: that said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, as well as quitclaims, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in LEE County, Florida, to-wit:

130 FLAMINGO ST, FORT MYERS BEACH, FL 33931, FLAMINGO PARK BLK C
PB 9 PG 66 LOT 33

Being the same property conveyed to the Grantor by the deed of _____, dated April 01, 2023, previously referenced as follows: Book/Volume _____, Page _____ of the Recorder of LEE County.

This property is not the homestead of the Grantor.

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Quitclaim Deed

Page 2 of 3



MSV Holding Trust Corp

Signature

Per: 

MICHAEL SCHUMACHER

Gabriel Rivera

Witness Name

Christina O'Kelly
Christina O'Kelly
Signature

Witness Name

Quitclaim Deed

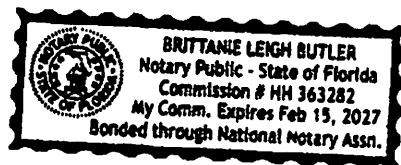
Page 3 of 3

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Lee

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or
____ online notarization, this 28th day of April, 2023, by MICHAEL
SCHUMACHER on behalf of and with the authority of MSV Holding Trust Corp, a Florida
corporation, who is personally known to me or who has produced
Drivers License as identification.

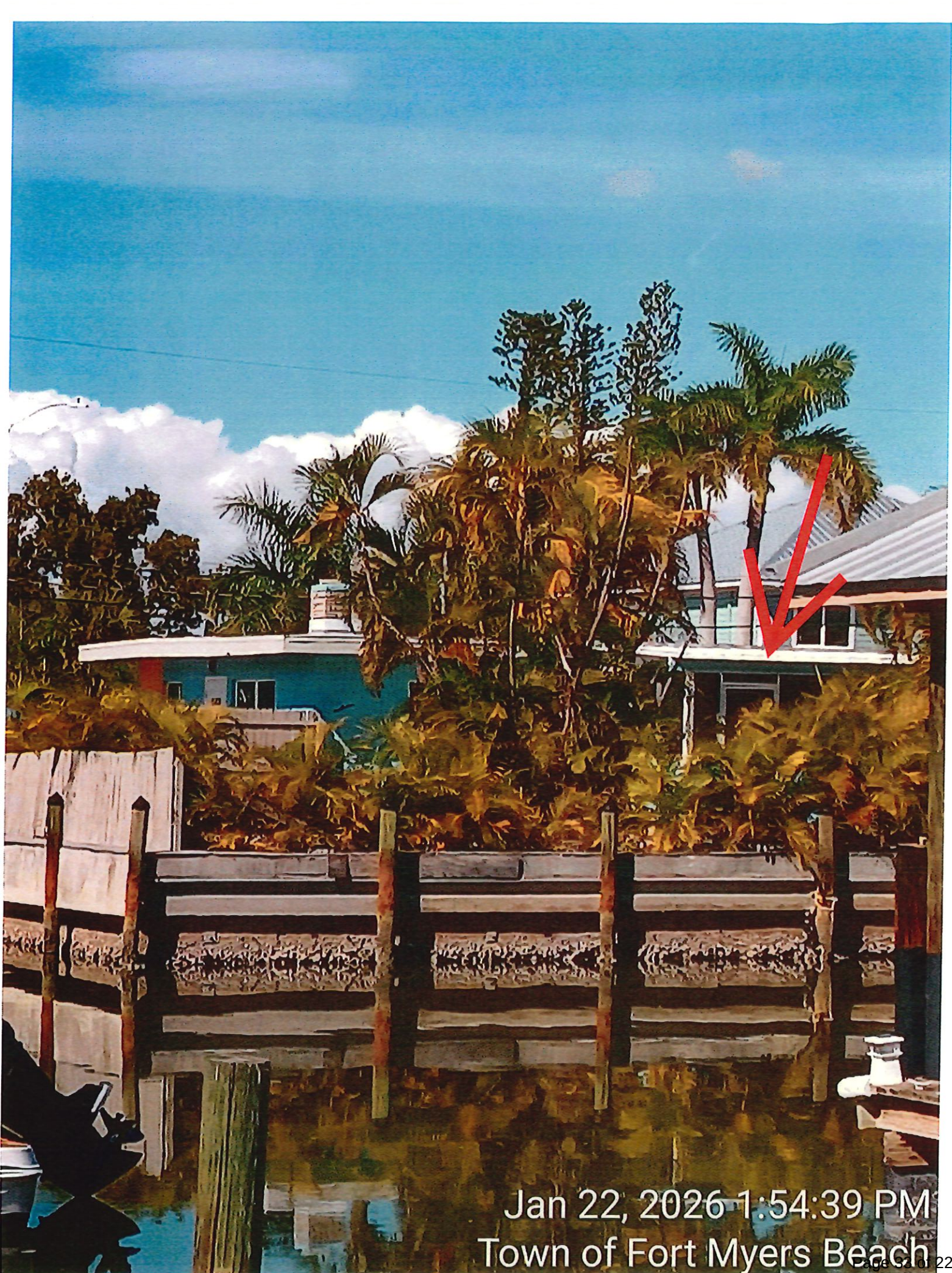
Notary Public Signature: Brittanie ButlerNotary Public Name: Brittanie ButlerSerial Number: #HH 363282My commission expires: Feb. 15, 2027



Jan 22, 2026 1:55:33 PM
Town of Fort Myers Beach



Jan 22, 2026 1:52:00 PM
Town of Fort Myers Beach

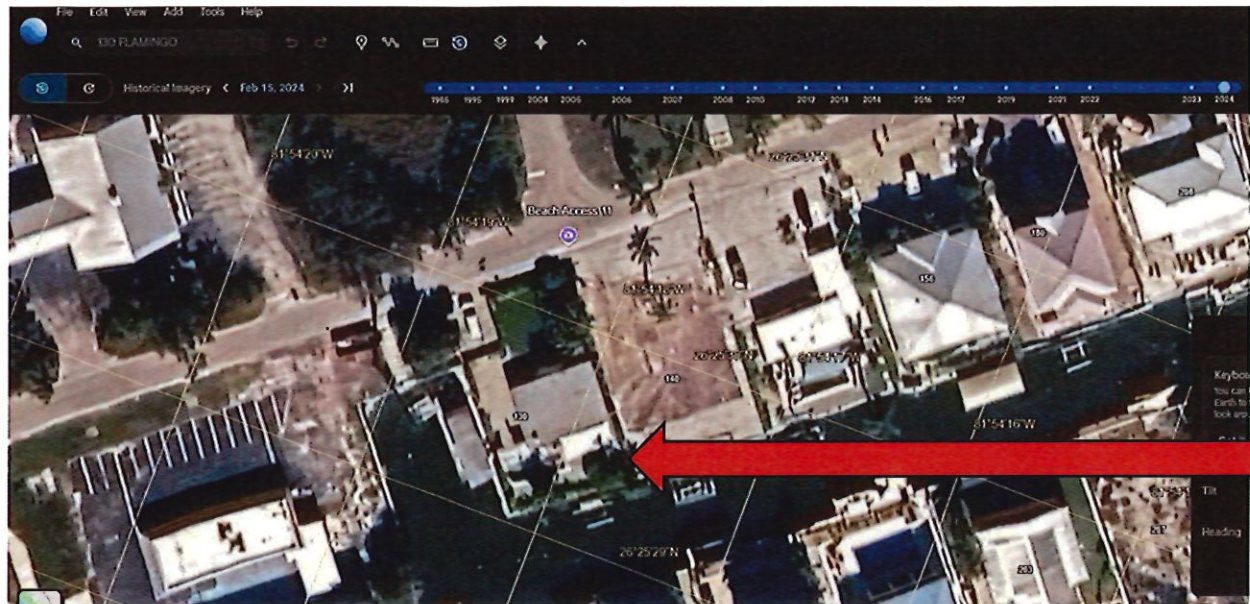


Jan 22, 2026 1:54:39 PM
Town of Fort Myers Beach

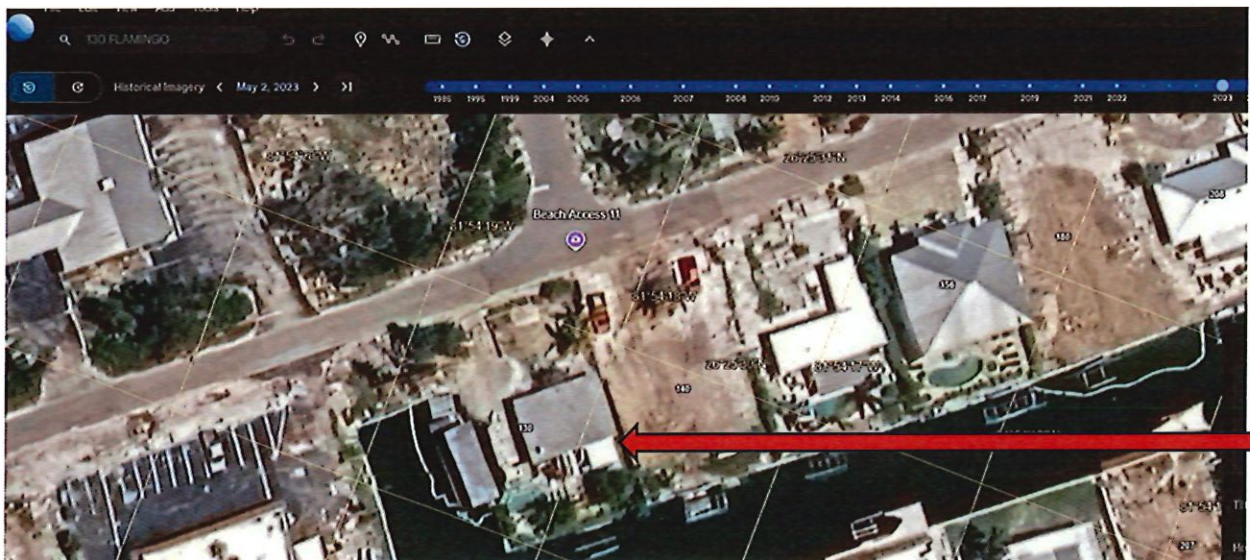


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Town of Fort Myers Beach

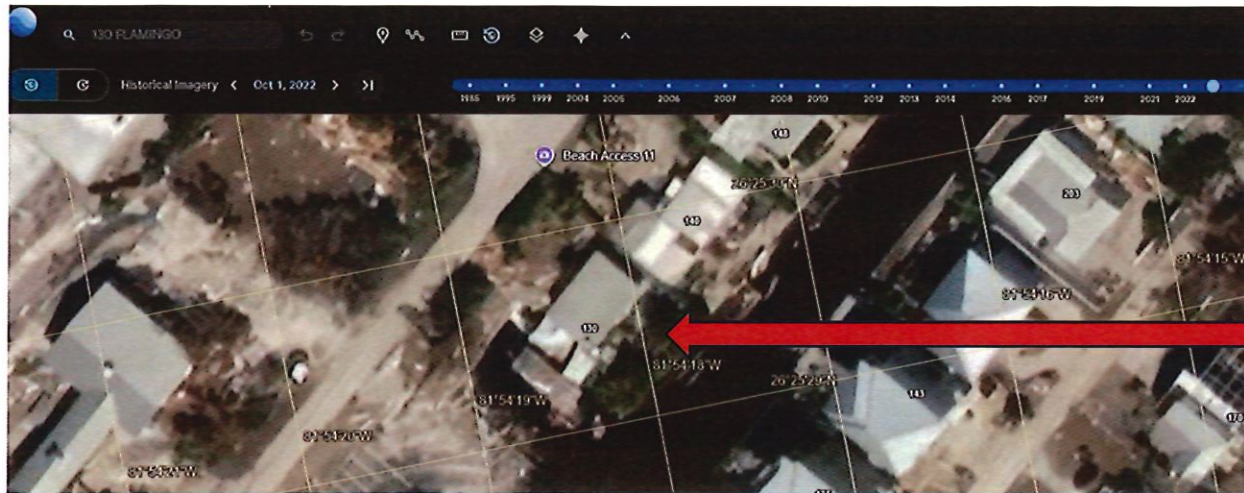
2024 GOOGLE EARTH



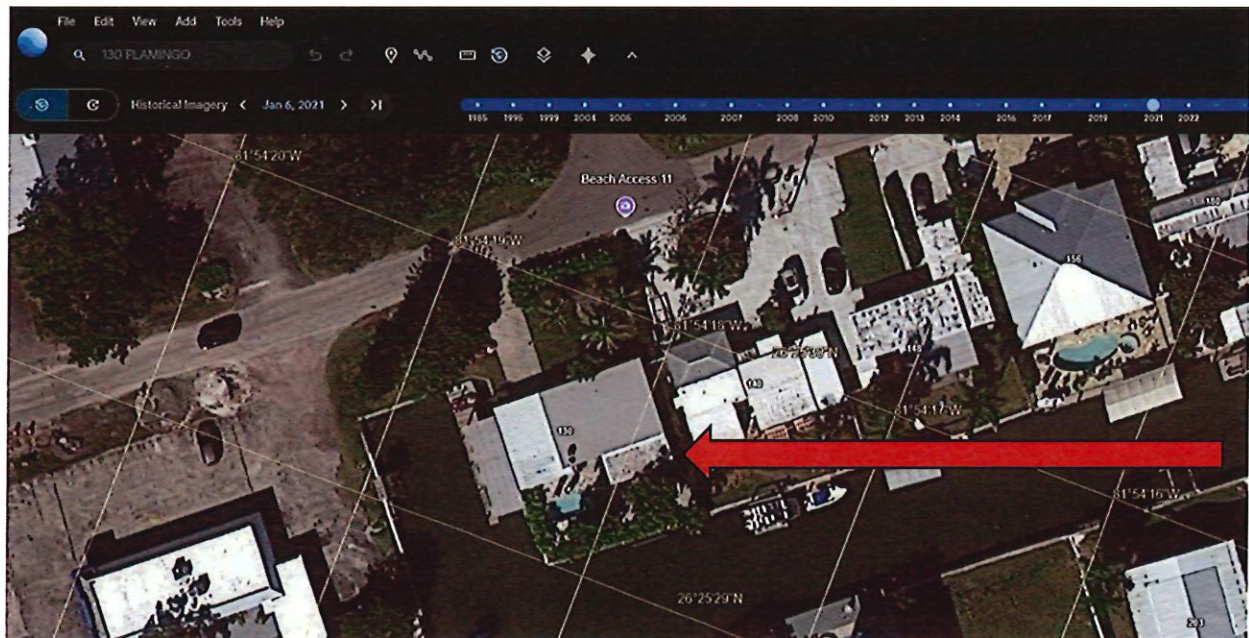
2023 GOOGLE EARTH



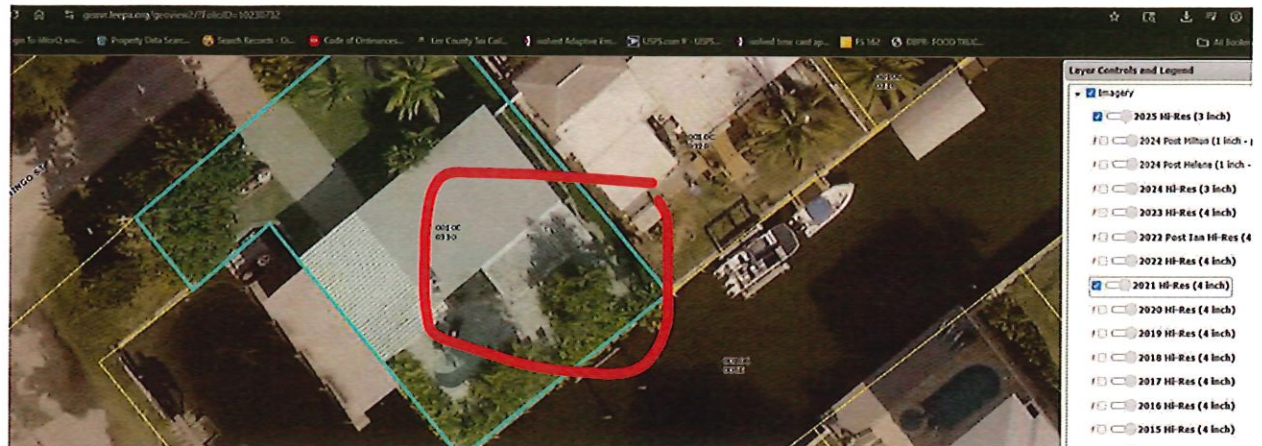
OCT 2022



JAN 2021 GOOGLE EARTH



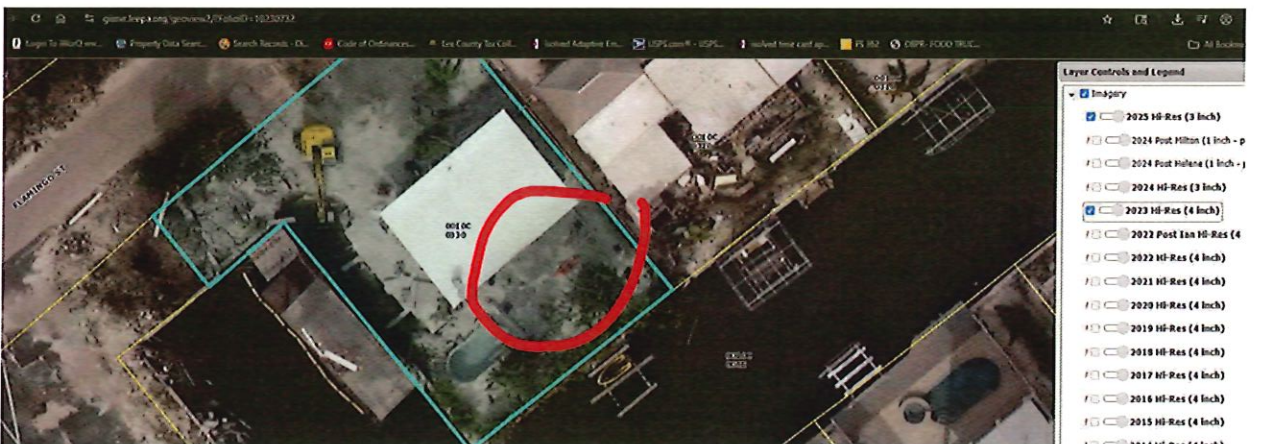
LEE PA 2021



LEE PA 2022 POST IAN



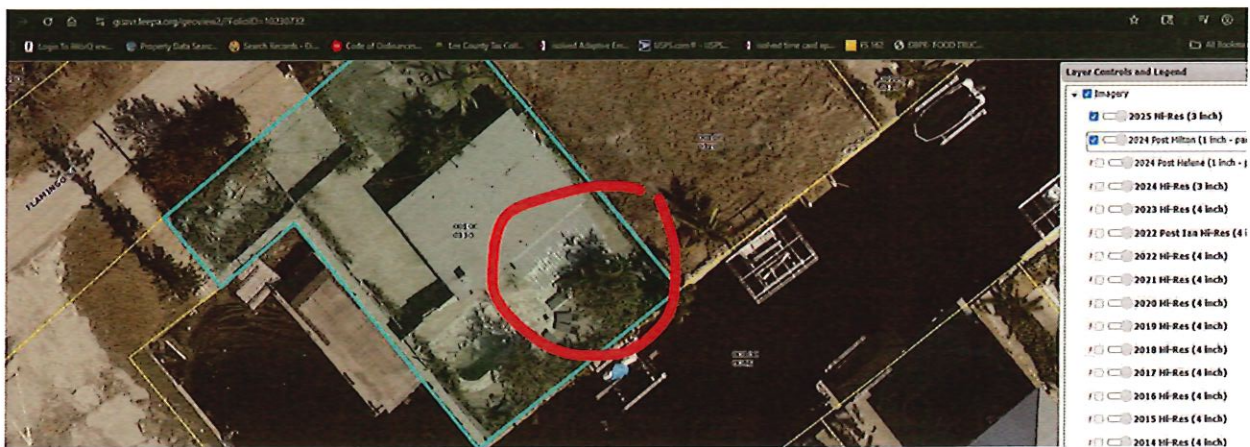
LEE PA 2023



LEE PA 2024



LEE PA POST MILTON 2024



LEE PA 2025

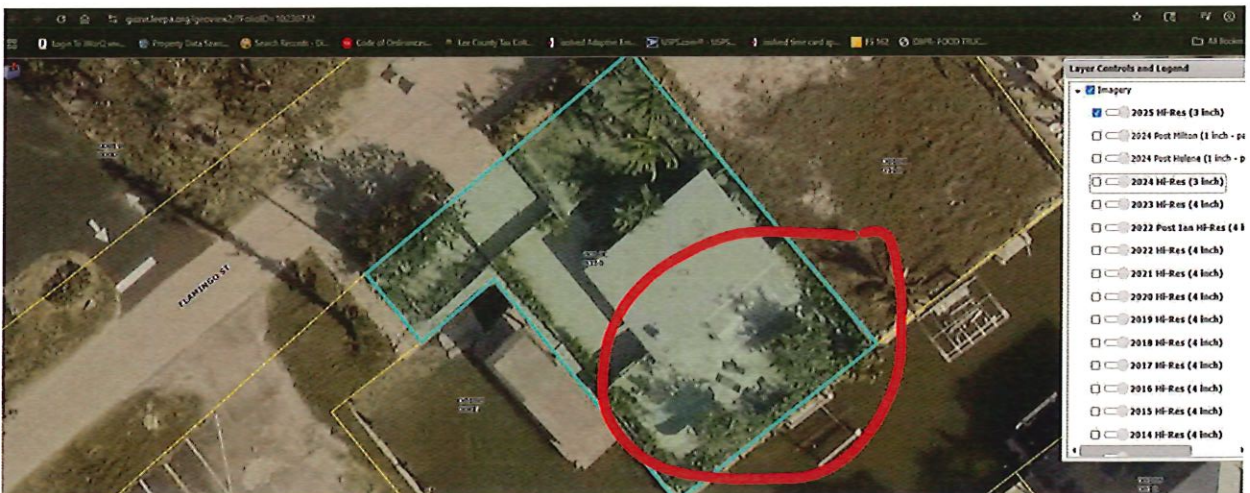


EXHIBIT B

- AFFIDAVIT OF SERVICE
- ORIGINAL NOTICE OF VIOLATION
- PROOF OF MAILING
- FIRST INSPECTION PHOTOS



Town of Fort Myers Beach

CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

09/10/2025

Case Number:	20250932
Certified Mail:	7022 2410 0000 8470 1860
Regular Mail	

SCHUMACHER MICHAEL
206 HIBISCUS DR
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 130 FLAMINGO ST
PARCEL STRAP NO: 334624W30010C0330

NOTICE OF VIOLATION

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

Patio/ sunroom at rear of property was built without a permit.

These items are a violation of the following Town Codes:

Sec. 26-45 - Permits required.

- (a) A permit is required prior to starting any work addressed by this article, except where explicitly stated otherwise.
- (b) Permit applications must be submitted to the director on an appropriate form containing the following:
 - (1) The names, addresses and telephone numbers of the property owner(s);
 - (2) The name, address and telephone number of the property owner's agent, if applicable;
 - (3) Written authorization from the property owner to the agent, if applicable;
 - (4) The property street address;
 - (5) The property STRAP number;
 - (6) A site plan, showing the following:
 - a. The proposed location of the work relative to riparian property lines; and
 - b. Dimensions and side setbacks of all proposed structures or work.
 - (7) Copies of all necessary state and federal agency approvals; and
 - (8) The appropriate fee.
- (c) Work relating to commercial or multi-slip docks may require a development order in accordance with ch. 10 of this LDC and construction drawings sealed by a professional engineer or registered architect. All development order applications will be reviewed for compliance with this article.
- (d) The director has the discretion to require construction drawings sealed by a professional engineer or registered architect and a sealed boundary or record survey identifying the property boundary or riparian extensions into the waterbody in relation to construction or work. The director also has the discretion to require submission of a sealed post-construction as-built survey certified to the town prior to issuance of a certificate of completion for any permit under this section.
- (e) The director may conduct on-site inspections to determine if the proposed work or structure meets the required minimum standards.
- (f) A permit is required to replace an existing structure; however, ordinary minor repairs may be made without a permit to the extent allowed by § 6-111 of this code.
- (g) The director can authorize minor design alterations necessary to comply with the Americans with Disabilities Act.
- (h) Permit approvals granted under this section will be based upon the information submitted by the applicant. An approval under this section does not constitute a legal opinion regarding the riparian rights boundaries of the subject property or adjacent property and may not be used to substantiate a claim of right to encroach into another property owner's riparian rights area.

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

may undertake a series of any improvements, additions, and/or demolitions that connect two or more existing structures in a manner that evades the requirements of this ordinance and the Florida Building Code.

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. APPLY FOR A PERMIT TO KEEP OR REMOVE THE PATIO/SUNROOM ADDED. CALL 239-765-0202 IF YOU HAVE PERMITTING QUESTIONS.

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

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

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

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

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

Respectfully,



Terri Welch
Code Enforcement Officer
Town of Fort Myers Beach

VB
ESTERO ISLAND
boulevard
FL 33931

CERTIFIED MAIL

7022 2410 0000 8470 1860

MICHAEL SCHUMACHER
206 HIBISCUS DRIVE
FORT MYERS FL 33931

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

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

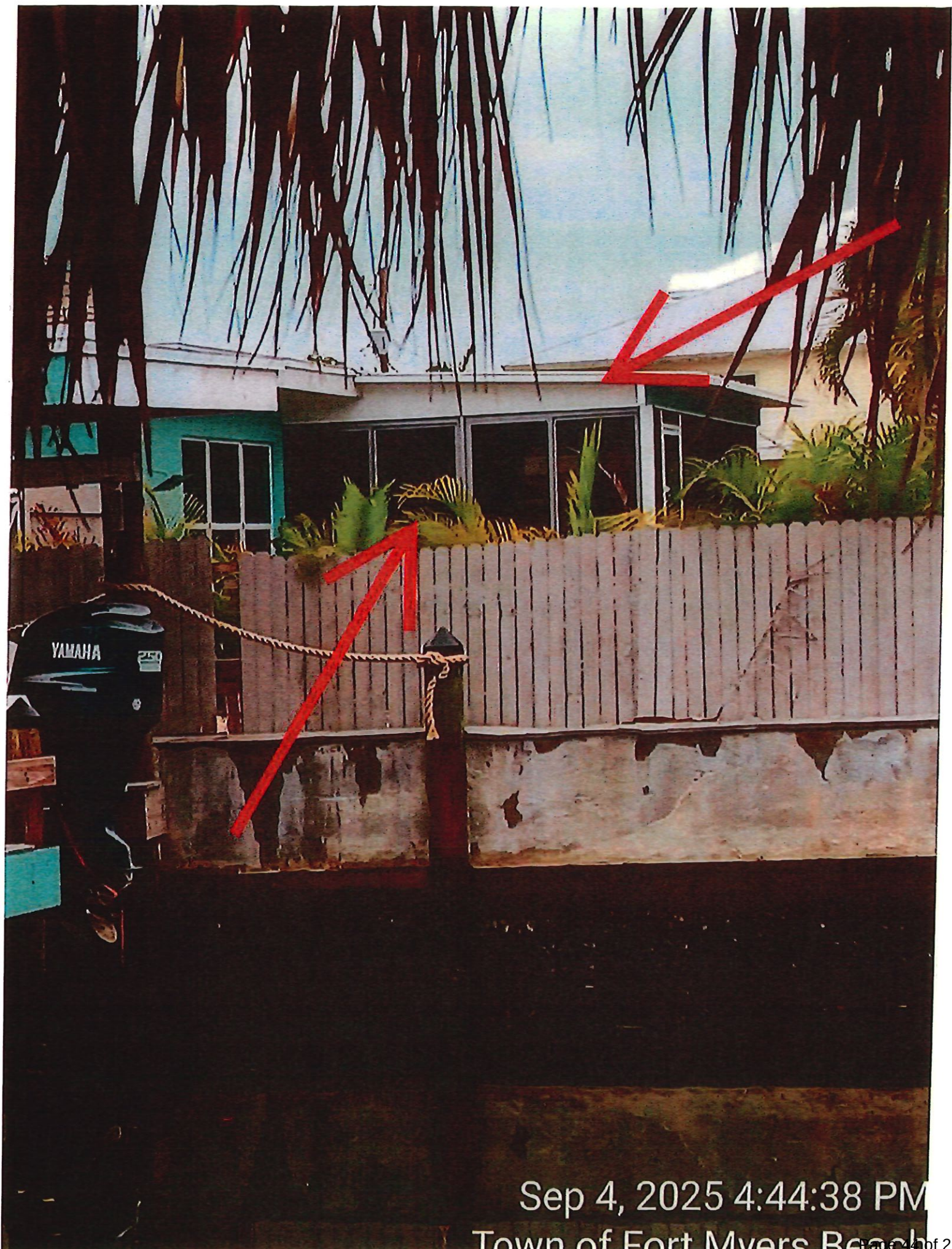
OFFICIAL USE

7022 2410 0000 8470 1860

Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$		
Sent To		
Street and Apt. No., or P.O. Box No.		
City, State, ZIP+4®		
PS Form 3800, April 2015 PSN 7530-02-000-9017 See Reverse for Instructions		

NOV Schumacher 130 Flamingo

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent  B. Received by (Printed Name) ☐ Addressee C. Date of Delivery ☐ Yes ☒ No 9/15/25	
1. A MICHAEL SCHUMACHER 206 HIBISCUS DRIVE FORT MYERS FL 33931		Received by: TOWN OF FORT MYERS BEACH SEP 17 2025 Any address different from item 1? ☐ Yes ☒ No Print delivery address below:	
2.  9590 9402 9466 5069 6091 98		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



Sep 4, 2025 4:44:38 PM
Town of Fort Myers Beach





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Focused • R

SEA-CLUDED BUNGALOW

www.roelensvacations.com

239-673-5112

LICENSE # 190381



09/28/2025 3:55 PM

https://www.townofmyersbeach.com/Portals/0/Forms/Permit%20Application%20Form.pdf

09/28/2025 3:55 PM



Town of Fort Myers Beach
CODE COMPLIANCE
3711 Oak Street Fort Myers Beach, FL 33931
Phone: (239) 765-0202 Fax: (239) 765-0909

09/10/2025

Case Number	20250932
Certified Mail	7022 2410 0000 8470 1860
Regular Mail	

SCHUMACHER MICHAEL
266 HIBISCUS DR
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 130 FLAMINGO ST
PARCEL STRAP NO: 33424V3541000330

NOTICE OF VIOLATION

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

Patio/sunroom at rear of property was built without a permit.

These items are a violation of the following Town Codes:

- Sec. 26-45 - Permits required.
- (a) A permit is required prior to starting any work addressed by this article, except where explicitly stated otherwise.
- (b) Permit applications must be submitted to the director on an appropriate form containing the following:
- (1) The name, address and telephone number of the property owner(s);
 - (2) The name, address and telephone number of the property owner's agent, if applicable;
 - (3) Written authorization from the property owner to the agent, if applicable;
 - (4) The property parcel address;
 - (5) The property STRAP number;
 - (6) A site plan, showing the following:
 - a. The proposed location of the work relative to the property lines; and
 - b. Dimensions and site setbacks of all proposed structures or work.
 - (7) Copies of all necessary state and federal agency approvals and
 - (8) The appropriate fee.
 - (c) Work relating to commercial or multi-unit dwellings may require a development order in accordance with ch. 12 of this LDC and construction drawings sealed by a professional engineer or registered architect. All development order applications will be reviewed for compliance with this article.
 - (d) The director has the discretion to require construction drawings sealed by a professional engineer or registered architect and a sealed boundary or record survey identifying the property boundary or adjacent boundaries into the waterbody in relation to construction or work. The director also has the discretion to require submission of a sealed and construction or built survey certified to the town prior to issuance of a certificate of completion for any permit under this section.
 - (e) The director may conduct on-site inspections to determine if the proposed work or structure meets the required minimum standards.
 - (f) A permit is required to replace an existing structure; however, ordinary minor repairs may be made without a permit to the extent allowed by § 6-117 of this code.
 - (g) The director can authorize minor design alterations necessary to comply with the Americans with Disabilities Act.
 - (h) Permit approvals granted under this section will be based upon the information submitted by the applicant. An approval under this section does not constitute a legal opinion regarding the riparian rights boundaries of the subject property or adjacent property and may not be used to substantiate a claim of right to encroach into another property owner's riparian rights area.
- Sec. 6 - 411 Permits required Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within a key flood hazard area shall first obtain a permit from the Building Official of applicable, and shall thereafter be issued and comply with

SEA-CLUDED BUNGALOW

www.roelensvacations.com

239-673-5112

Sep 11, 2025 11:27:34 AM

Town of Fort Myers Beach Page 47 of 224

LICENSE# 19-0381



NOTICE OF VIOLATION

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

DATE: [Date]

TIME: [Time]

LOCATION: [Location]

DESCRIPTION: [Description]

REMARKS: [Remarks]

SIGNATURE: [Signature]

DATE: [Date]

NOTICE OF VIOLATION

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

DATE: [Date]

TIME: [Time]

LOCATION: [Location]

DESCRIPTION: [Description]

REMARKS: [Remarks]

SIGNATURE: [Signature]

DATE: [Date]

TOWN OF FORT MYERS BEACH

PERMITS

BEACH ACCESS PERMIT

BEACH CLOSURE PERMIT

TOWN OF FORT MYERS BEACH

PERMITS

BEACH ACCESS PERMIT

BEACH CLOSURE PERMIT

PUBLIC NOTICE RELATED TO A LITIGATION

EXECUTIVE SESSION OF THE FORT MYERS BEACH

TOWNSHIP COMMISSION

DATE: [Date]

TIME: [Time]

LOCATION: [Location]

AGENDA: [Agenda]

PUBLIC NOTICE RELATED TO A LITIGATION

EXECUTIVE SESSION OF THE FORT MYERS BEACH

TOWNSHIP COMMISSION

DATE: [Date]

TIME: [Time]

LOCATION: [Location]

AGENDA: [Agenda]



Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Sugar Beach Estates LP
Property Address: 5268 Estero Blvd
Status: Property Maintenance
Officer Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250404_5268 Estero Blvd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

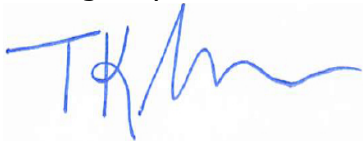
Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**SUGAR BEACH ESTATES LP
Respondent.**

Case Number: 20250404

Registered Mail:

RF 734 581 290 US

Certified Mail:

9589071052703142172274

9589071052703142172281

Regular Mail:

USPS 01/29/2026

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 01/29/2026, I personally mailed a copy of the Notice by Registered mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada** 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 Registered 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 **SUGAR BEACH ESTATES LP** 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 Agents at the following address: **1833 Hendry St. 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 of record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 01/29/2026, I posted a copy of the Notice at 5268 Estero Blvd., 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**.

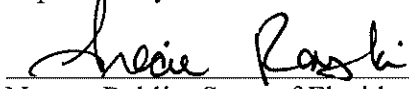
5. On 01/29/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

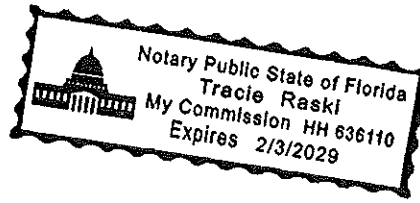
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

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 29th day of January 2026, 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



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 28, 2026

Case Number: **20250404**

Owner: **SUGAR BEACH ESTATES LP**

Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada

Property Address: **5268 Estero Blvd**, Fort Myers Beach, FL 33931

Registered Mail #: RF 734 581 290 US

Registered Agent #1: PLF Registered Agent, LLC

Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901

Certified Mail #: 9589071052703142172274

Registered Agent #2: Capps, Charles B

Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901

Certified Mail #: 9589071052703142172281

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the structure on property being unsecured, neglected and in disrepair. The structure on property is also unsafe causing a serious threat to public safety due to the current and continued declining conditions of the structure on property. For the accumulation of rubbish or garbage throughout the property. All are identified as violations of the Town's Codes:

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

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Secure structure on property as to not allow access to the property by the General Public. (2) Repair or demo structure on property to correct the serious safety concern to the General Public. (3) Remove all rubbish and garbage from the property and maintain property per Town Code Requirements (4) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (5) Provide any and all documentation required for the permit. (6) Apply for said permits and follow process through to issuance.

Compliance is required on or before: (N/A)

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 19th DAY OF MARCH 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 (N/A) AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

☐ The Code Officer has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Special Magistrate even if the repeat violation(s) have been corrected prior to the hearing. The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to

issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) of the following:

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

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

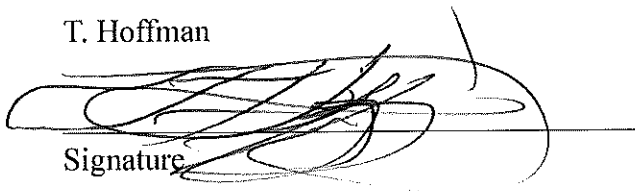
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

T. Hoffman

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

Code Enforcement Officer
Fort Myers Beach, Florida

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

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

Fort Myers, FL 33901

OFFICIAL USE
20250298
04

Certified Mail Fee \$15.30
\$16.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Certified Mail Restricted Delivery \$10.00
☐ Adult Signature Required \$10.00
☐ Adult Signature Restricted Delivery \$10.00

Postmark
Here

01/29/2026

Postage \$1.36

Total Postage and Fees \$16.76

\$5268/5276 ESTERO 20250404

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

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

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

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

Fort Myers, FL 33901

OFFICIAL USE
20250298
04

Certified Mail Fee \$15.30
\$16.40
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$10.00
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☐ Adult Signature Restricted Delivery \$10.00

Postmark
Here

01/29/2026

Postage \$1.36

Total Postage and Fees \$16.76

\$5268/5267/ESTERO 20250404

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

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

Registered No.

RF 734581290 US

Date Stamp

Postage \$2.70
Extra Services & Fees (continued)
☐ Signature Confirmation \$13.40
☐ Registered Mail \$16.70
☐ Return Receipt (hardcopy) \$10.00
☐ Return Receipt (electronic) \$10.00
☐ Restricted Delivery \$10.00
Total Postage & Fees \$32.80
Customer Must Declare Full Value \$0.00
Received by 01/29/2026

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

OFFICIAL USE

FROM
TOWN OF FORT MYERS BEACH
6231 ESTERO BLVD
FORT MYERS FL 33931

TO
SUGAR BEACH ESTATES LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

PS Form 3806, Registered Mail Receipt

April 2015, PSN 7530-02-000-9051

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

Copy 1 - Customer

(See Information on Reverse)



Jan 29, 2026 11:25:32 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: January 28, 2026

Case Number: 20250404

Owner: SUGAR BEACH ESTATES LP
Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada
Property Address: 5268 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail #: RF 734 581 290 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901
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Parcel: Standard First Class Mail

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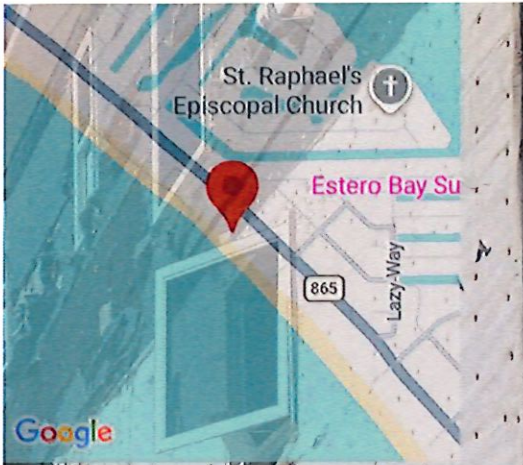
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LDC Sec. 6-1. - Adoption of International Property Maintenance Code; 308.1 Accumulation of rubbish or garbage: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE

Jan 29, 2026 11:17:12 AM
Fort Myers Beach



Jan 29, 2026 11:17:03 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: January 28, 2026

Case Number: 20250404

Owner: **SUGAR BEACH ESTATES LP**

Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada

Property Address: 5268 Estero Blvd, Fort Myers Beach, FL 33931

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Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901

Certified Mail #: 9589071052703142172274

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Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901

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Parcel: Standard First Class Mail

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Page 1 of 3



Property Data

STRAP: 33-46-24-W1-00206.0320 Folio ID: 10230269

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

Generated on 4/30/2025 3:40 PM

Owner Of Record - Sole Owner

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



SUGAR BEACH ESTATES LP
3410 S SERVICE ROAD STE 201
BURLINGTON ON L7N 3T2
CANADA

Site Address

Site Address maintained by **E911 Program Addressing**

5268 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 32 + E 1.7 FT LOT 31

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

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	1,770
1st Year Building on Tax Roll	1991
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	00206	0320
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43196	-81.91613		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/14/2025

Property Values / Exemptions / TRIM Notices

Generated on 4/30/2025 3:40 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,541,190	1,541,180	1,541,190	1,541,190	0	0	1,541,190
2023 / Additional Info	2023 (Final Value)	1,716,601	1,716,591	1,716,601	1,716,601	0	0	1,716,601
2022 / Additional Info	2022 (Final Value)	2,081,465	1,644,400	2,081,465	2,081,465	0	0	2,081,465
2021 / Additional Info	2021 (Final Value)	1,413,319	996,600	1,413,319	1,338,590	0	0	1,338,590
2020 / Additional Info	2020 (Final Value)	1,216,900	996,600	1,216,900	1,216,900	0	0	1,216,900
2019 / Additional Info	2019 (Final Value)	1,182,994	922,800	1,182,994	1,182,994	0	0	1,182,994

Property Details (Current as of 4/29/2025) ?

Generated on 4/30/2025 3:40 PM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
120	Single Family Residential, Gulf Frontage	1.00	Lot

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1991	45

Buildings

Building 1 of 1

Building Characteristics

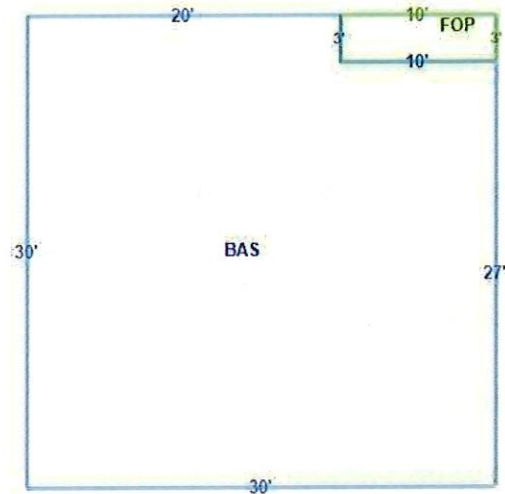
Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - SINGLE FAMILY RESIDENTIAL	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	3.0	1991	1993

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	870
FOP - FINISHED OPEN PORCH	N	30
FUS - FINISHED UPPER STORY	Y	900
STP - STOOP	N	270

Y	870
N	30
Y	900
N	270

Building Footprint



The diagram shows a rectangular plot with overall dimensions of 30' by 27'. The top portion of the plot is divided into three sections: two STP (Solid Treatment Plot) sections and one FUS (Fertilized Unplanted Section) section. The top STP section is 11' wide and 8' high. The middle STP section is 15' wide and 8' high. The FUS section is 10' wide and 8' high. The bottom portion of the plot is a single FUS section, 30' wide and 27' high. The top boundary of the plot is 30' long, and the right boundary is 27' long. The bottom boundary is 30' long, and the left boundary is 27' long. The top STP section is 11' wide, and the middle STP section is 15' wide. The FUS section is 10' wide. The top boundary of the plot is 30' long, and the right boundary is 27' long. The bottom boundary is 30' long, and the left boundary is 27' long.

FORT MYERS BEACH MOSQUITO CONTROL
PO BOX 2837
FORT MYERS BEACH FL 33932-2837

Permit Number	Permit Type	Date
240895	Demolition	03/27/2024
240789	Electric	03/19/2024
234606	Building Miscellaneous	07/13/2023
232782	Electric	03/29/2023
BLD13-0213	Building Window / Door Replacement	12/16/2013
ROF2004-07023	Roof	12/02/2004
199104688	Residential	05/17/1991
199104689	Demolition	05/17/1991

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 4/30/2025 3:40 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-24-02-00006.0320	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 4/30/2025 3:40 PM

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

Flood and Storm Information

Generated on 4/30/2025 3:40 PM

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

Generated on 4/30/2025 3:40 PM



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W1-00206.0320
Alternate Key:
2100593485
Millage Code:
032

Site Address/Legal Description:
5268 ESTERO BLVD
GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 32 + E 1.7
FT LOT 31



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

2025 Real Estate Tax Notice

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

Exemptions/Values	
Market Value	2,248,504
Assessed Value	2,248,504
Taxable Value	1,695,309

★ See message below.

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

Paid 11/25/2025 EEX-00-04072693 \$25,030.87

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,695,309	0	1,695,309	6,378.26
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	2,248,504	0	2,248,504	5,054.64
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	2,248,504	0	2,248,504	6,905.16
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	1,695,309	0	1,695,309	1,745.15
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,695,309	0	1,695,309	160.72
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,695,309	0	1,695,309	55.44
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,695,309	0	1,695,309	173.94
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	1,695,309	0	1,695,309	4,679.05
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,695,309	0	1,695,309	190.38
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,695,309	0	1,695,309	273.28
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	1,695,309	0	1,695,309	32.55
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,695,309	0	1,695,309	66.80

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone: 239-533-8000

Basis:
ACTL LEVY

Amount:
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$26,073.82

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 33-46-24-W1-00206.0320

Site Address: 5268 ESTERO BLVD

Alternate Key: 2100593485

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

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

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



Paid 11/25/2025 EEX-00-04072693 \$25,030.87

20250404

Prepared By and Return To:
Coastal Title Services of SW Florida, LLC
1833 Periwinkle Way, Unit G
Sanibel, FL 33957

File No. L21-1131-R

Property Appraiser's Parcel ID. (folio) Number(s)
33-48-24-W1-00206.0320

WARRANTY DEED

THIS WARRANTY DEED dated October 29, 2021, by Sugar Beach Estates (US) LLP, a Florida Limited Liability Partnership now known as Sugar Beach Estates (US) LP a Florida Limited Partnership, whose post office address is 3410 South Service Road #201, Burlington, Canada L7N 3T2, hereinafter called the grantor, to Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3410 S. Service Rd. Ste 201, Burlington, Canada L7N 3T2, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lee County, Florida, to wit:

Lot 32 and the East 1.7 feet of Lot 31, Block 6, Gulf Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 39, of the Public Records of Lee County, Florida.

This property is not the homestead of the grantor nor is it contiguous thereto

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
(Witness Signature)

FARAZ QASIM

Sara Qasim
(Witness Signature)

[Signature]
Province witness signature

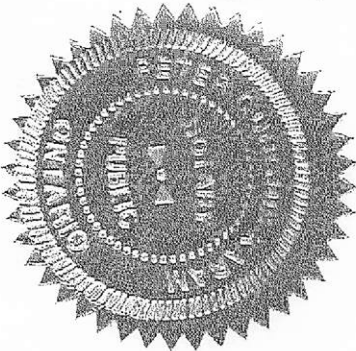
STATE OF Ontario
COUNTY OF Halton

I, Deer Karam, a Notary Public of the County and State first above written, do hereby certify that Carmen Campagnaro as President of Sugar Beach Estates GP INC as general Partner of Sugar Beach Estates (US) LLLP a Florida Limited Liability Limited Partnership and Sugar Beach Estates (US) LP a Florida Limited Partnership personally appeared before me this day by means of physical presence and has provided Drivers License as identification and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24 Day of October 2021.

[Signature]
Notary Public

My Commission Expires:



Sugar Beach Estates GP INC as General Partner of Sugar Beach Estates (US) LLLP a Florida Limited Liability Limited Partnership now known as Sugar Beach Estates (US) LP a Florida Limited Partnership

Carmen Campagnaro It's President



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

Detail by Entity Name

Florida Limited Partnership
SUGAR BEACH ESTATES (US) LP

Filing Information

Document Number	A18000000224
FEI/EIN Number	32-0573343
Date Filed	05/25/2018
State	FL
Status	ACTIVE
Last Event	LP NAME CHANGE
Event Date Filed	01/25/2019
Event Effective Date	NONE

Principal Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Mailing Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

Name Changed: 02/14/2022

Address Changed: 02/14/2022

General Partner Detail

Name & Address

Document Number F18000002546



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

Detail by Entity Name

Florida Limited Liability Company
PLF REGISTERED AGENT, L.L.C.

Filing Information

Document Number L16000198429
FEI/EIN Number 81-4363215
Date Filed 10/28/2016
State FL
Status ACTIVE

Principal Address

1833 HENDRY STREET
FORT MYERS, FL 33901

Mailing Address

POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Registered Agent Name & Address

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Name Changed: 03/10/2021

Authorized Person(s) Detail

Name & Address

Title MEMB

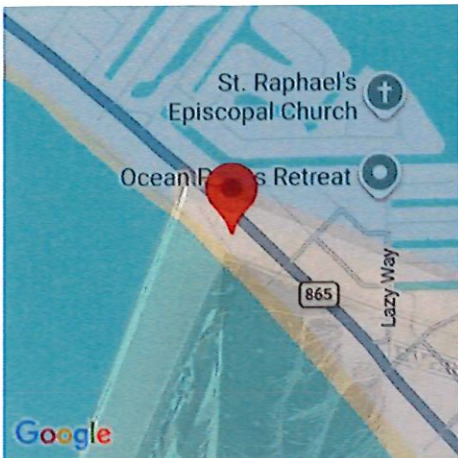
PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

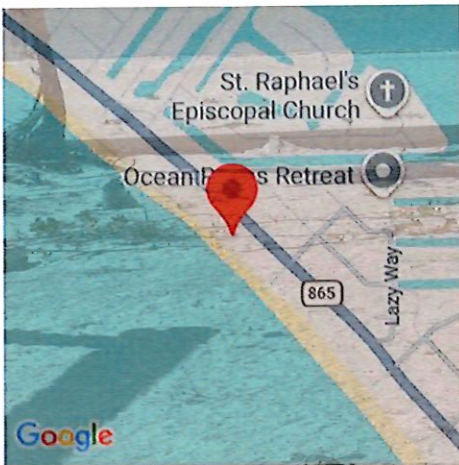
Title MGR

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Annual Reports

Jan 27, 2026 12:06:46 PM
Fort Myers Beach

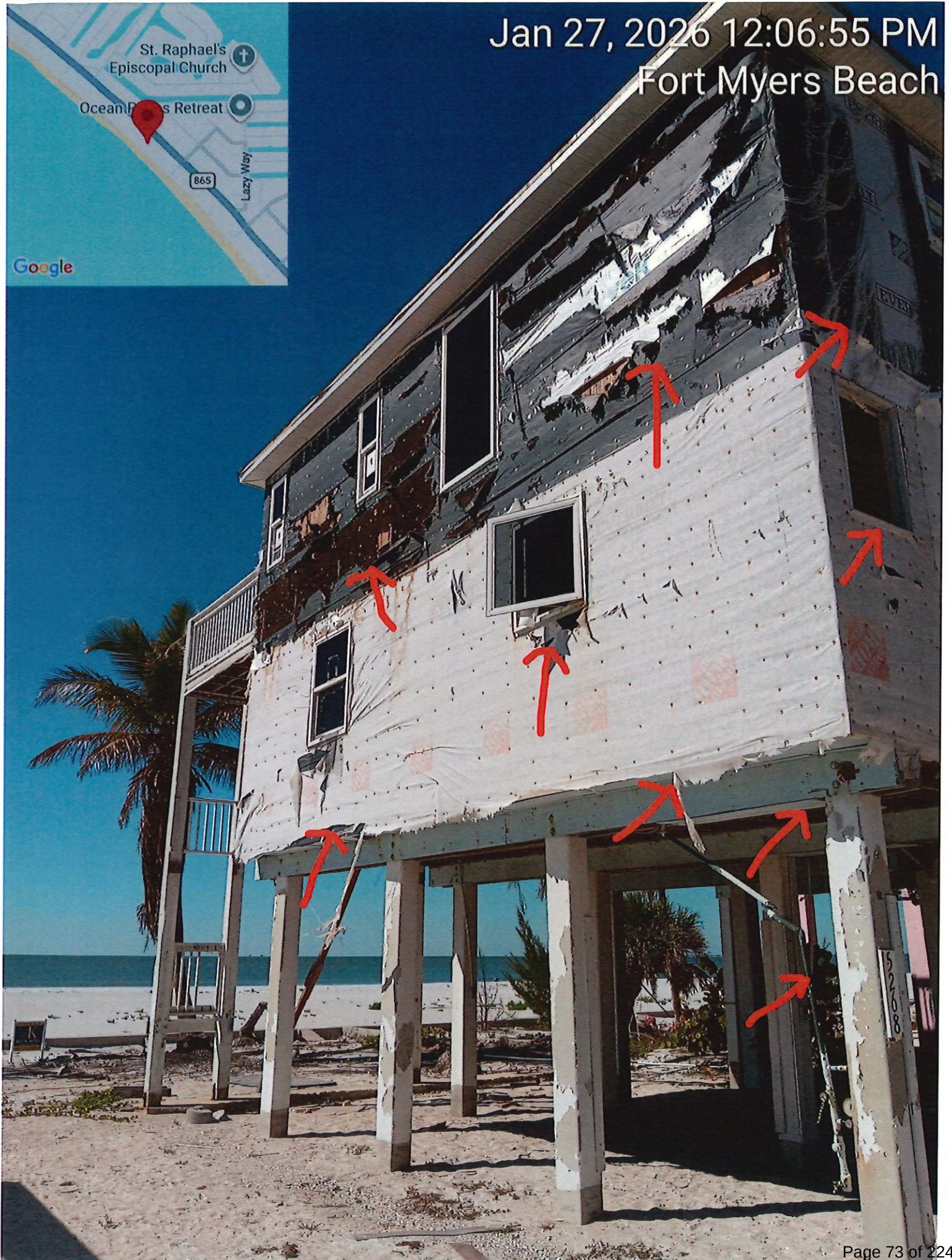
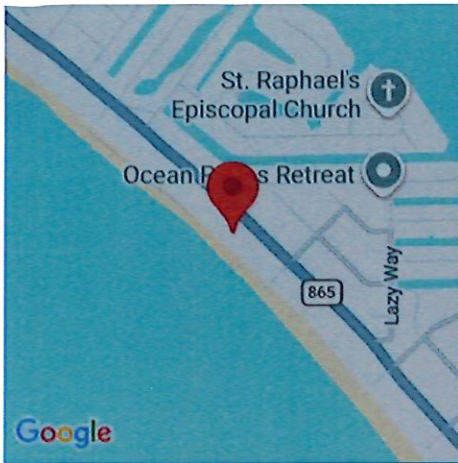


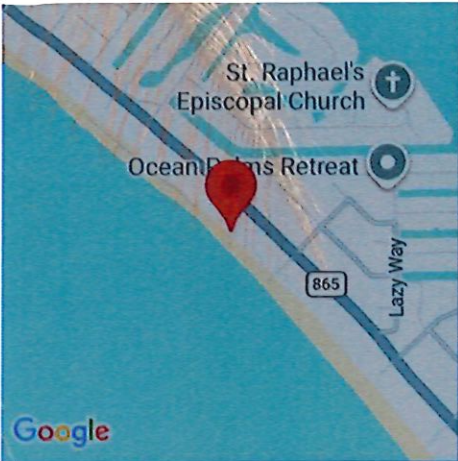


Jan 27, 2026 12:07:45 PM
Fort Myers Beach



Jan 27, 2026 12:06:55 PM
Fort Myers Beach





Jan 27, 2026 12:07:19 PM
Fort Myers Beach



Apr 29, 2025 12:07:06 PM
Fort Myers Beach

St. Raphael's
Episcopal Church

Oceanfront
Retreat

865

Lazy Way

Google



Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Sugar Beach Estates LP
Property Address: 5276 Estero Blvd
Status: Property Maintenance
Officer Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250298_5276 Estero Blvd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**SUGAR BEACH ESTATES LP
Respondent.**

Case Number: 20250298

**Registered Mail:
RF 734 581 290 US**

**Certified Mail:
9589071052703142172274
9589071052703142172281**

Regular Mail: USPS 01/29/2026

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 01/29/2026, I personally mailed a copy of the Notice by Registered mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada** 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 Registered 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 **SUGAR BEACH ESTATES LP** 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 Agents at the following address: **1833 Hendry St. 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 of record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 01/29/2026, I posted a copy of the Notice at 5276 Estero Blvd., 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**.

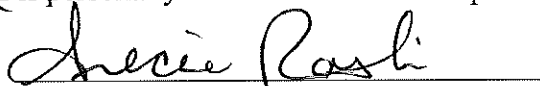
5. On 01/29/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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 29th day of January 2026, 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



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 28, 2026

Case Number: **20250298**

Owner: **SUGAR BEACH ESTATES LP**

Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada

Property Address: **5276 Estero Blvd**, Fort Myers Beach, FL 33931

Registered Mail #: RF 734 581 290 US

Registered Agent #1: PLF Registered Agent, LLC

Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901

Certified Mail #: 9589071052703142172274

Registered Agent #2: Capps, Charles B

Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901

Certified Mail #: 9589071052703142172281

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the remaining pilons of the previous structure on property being unsecured, neglected and in disrepair. The pilons and parts of the structure that remain on property are also unsafe causing a serious threat to public safety due to the current and continued declining conditions. For the accumulation of rubbish or garbage throughout the property. All are identified as violations of the Town's Codes:

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

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Secure pilons and remaining parts of the structure on property as to not allow access to the property by the General Public. (2) Remove and or demo pilons and remaining parts of structure on property to correct the serious safety concern to the General Public. (3) Remove all rubbish and garbage from the property and maintain property per Town Code Requirements (4) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (5) Provide any and all documentation required for the permit. (6) Apply for said permits and follow process through to issuance.

Compliance is required on or before: (N/A)

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 19th DAY OF MARCH 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 (N/A) 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.**

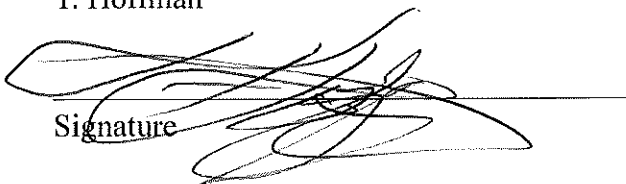
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

Fort Myers, FL 33901

Certified Mail Fee \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.36

Total Postage and Fees \$16.66

5268/5276 ESTERO

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Postmark
Here

01/29/2026

20250404

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

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

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

Fort Myers, FL 33901

Certified Mail Fee \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.36

Total Postage and Fees \$16.66

5268/5267/ESTERO

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

Postmark
Here

01/29/2026

20250404

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

Registered No.

RF 73458290 US

Date Stamp

01/29/2026

Postage \$2.70
Extra Services & Fees (continued)
☐ Signature Confirmation \$0.00
☐ Signature Confirmation Restricted Delivery \$0.00
Total Postage & Fees \$32.80
Customer Must Declare Full Value \$0.00
Received by 01/29/2026

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

OFFICIAL USE

TOWN OF FORT MYERS BEACH
6231 ESTERO BLVD
FORT MYERS FL 33931

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

FROM

TO

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

PS Form 3806, Registered Mail Receipt

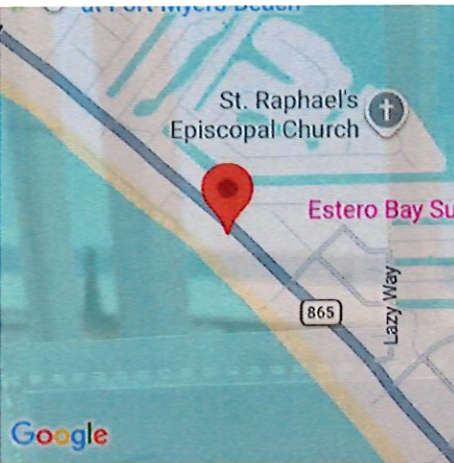
April 2015, PSN 7530-02-000-9051

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

Copy 1 - Customer

(See Information on Reverse)

Jan 29, 2026 11:15:56 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: January 28, 2026

Case Number: 20250298

Owner: SUGAR BEACH ESTATES LP
Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada
Property Address: 5276 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail #: RF 734 581 290 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901
Certified Mail #: 9589071052703142172274
Registered Agent #2: Capps, Charles B
Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901
Certified Mail #: 9589071052703142172281
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the remaining pilons of the previous structure on property being unsecured, neglected and in disrepair. The pilons and parts of the structure that remain on property are also unsafe causing a serious threat to public safety due to the current and continued declining conditions. For the accumulation of rubbish or garbage throughout the property. All are identified as violations of the Town's Codes

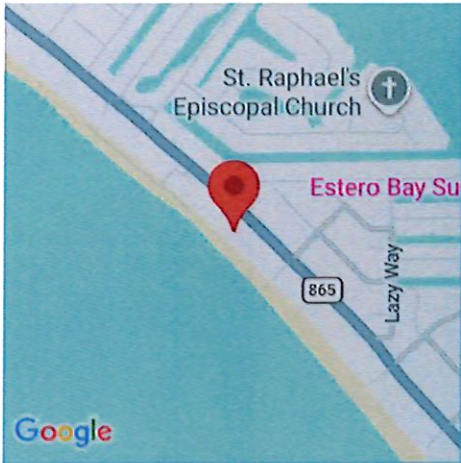
Sec. 6-1. - Adoption of International Property Maintenance Code; 301.3 Vacant Structures and Land: Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the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

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

Corrective Action Required:

Page 1 of 3

Jan 29, 2026 11:16:02 AM
Fort Myers Beach



Jan 29, 2026 11:25:36 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: January 28, 2026

Case Number: 20250298

Owner: SUGAR BEACH ESTATES LP
Mailing Address: 3410 S Service Rd #201, Burlington, ON L7N 3T2, Canada
Property Address: 5276 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail #: RF 734 581 290 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901
Certified Mail #: 9589071052703142172274
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Certified Mail #: 9589071052703142172281
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Sec. 6-1. - Adoption of International Property Maintenance Code; 301.3 Vacant Structures and land: Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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

Page 1 of 3



Property Data

STRAP: 33-46-24-W1-00206.0330 Folio ID: 10230270

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

Generated on 4/30/2025 8:59 AM

CASE
20250298

Owner Of Record - Sole Owner
[Change Mailing Address]



SUGAR BEACH ESTATES US LP
3410 S SERVICE RD STE 201
BURLINGTON ON L7N 3T2
CANADA

Site Address

Site Address maintained by E911 Program Addressing

5276 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 33

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

Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	33	00206	0330
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43187	-81.91602		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/14/2025

Property Values / Exemptions / TRIM Notices

Generated on 4/30/2025 8:59 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,468,937	1,468,937	1,468,937	1,468,937	0	0	1,468,937
2023 / Additional Info	2023 (Final Value)	1,684,923	1,684,923	1,684,923	1,684,923	0	0	1,684,923
2022 / Additional Info	2022 (Final Value)	2,060,986	1,644,400	2,060,986	2,060,986	0	0	2,060,986
2021 / Additional Info	2021 (Final Value)	1,399,408	996,600	1,399,408	1,325,271	0	0	1,325,271
2020 / Additional Info	2020 (Final Value)	1,204,792	996,600	1,204,792	1,204,792	0	0	1,204,792
2019 / Additional Info	2019 (Final Value)	1,170,871	922,800	1,170,871	1,170,871	0	0	1,170,871



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:
33-46-24-W1-00206.0330
Alternate Key:
2100593486
Millage Code:
032

Site Address/Legal Description:
5276 ESTERO BLVD
GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 33



Exemptions/Values

Market Value	2,176,430
Assessed Value	2,176,430
Taxable Value	1,615,831

★ See message below.

SUGAR BEACH ESTATES US LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

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

Paid 11/17/2025 DP-00-03989296 \$23,699.63

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,615,831	0	1,615,831	6,079.24
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	2,176,430	0	2,176,430	4,892.61
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	2,176,430	0	2,176,430	6,683.82
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	1,615,831	0	1,615,831	1,663.34
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,615,831	0	1,615,831	153.18
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,615,831	0	1,615,831	52.84
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,615,831	0	1,615,831	165.78
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	1,615,831	0	1,615,831	4,459.69
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,615,831	0	1,615,831	181.46
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,615,831	0	1,615,831	260.47
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	1,615,831	0	1,615,831	31.02
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,615,831	0	1,615,831	63.66



Non-Ad Valorem Assessments Levying Authority

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

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$24,687.11

2025 Real Estate Tax Notice

Return with payment

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
- ☐
- ☐
- ☐
- ☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 33-46-24-W1-00206.0330

Site Address: 5276 ESTERO BLVD

Alternate Key: 2100593486

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

SUGAR BEACH ESTATES US LP
3410 S SERVICE RD #201
BURLINGTON, ON L7N 3T2
CANADA

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



Paid 11/17/2025 DP-00-03989296 \$23,699.63

2025 0298

Prepared By and Return To:
Coastal Title Services of SW Florida, LLC
1833 Periwinkle Way, Unit G
Sanibel, FL 33957

File No. L21-1132-R

Property Appraiser's Parcel I.D. (folio) Number(s)
33-46-24-W1-00206.0330

WARRANTY DEED

THIS WARRANTY DEED dated Nov 1, 2021, by Sugar Beach Estates (US) LLP, a Florida Limited Liability Limited Partnership now known as Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3401 S. Service Rd #201, Burlington, Canada L7N 3T2, hereinafter called the grantor, to Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3410 South Service Rd Ste 201, Burlington, ON L7N 3T2 CANADA, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lee County, Florida, to wit:

Lot 33, Block 6, Gulf Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 39, of the Public Records of Lee County, Florida.

This property is not the homestead of the Grantor, nor is it contiguous thereto

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2021.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Peter Karam

(Name)

K. Rodriguez

(Witness Signature)

Katle Rodriguez

(Name)

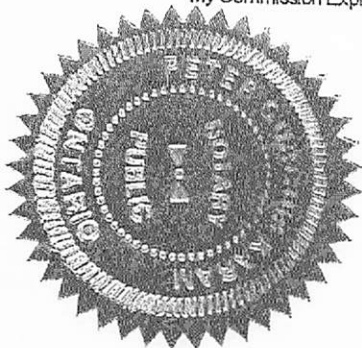
STATE OF Ontario
COUNTY OF Halton

I, Peter Karam, a Notary Public of the County and State first above written, do hereby certify that Carmen Campagnaro as President of Sugar Beach Estates GP INC as general Partner of Sugar Beach Estates (US) LLLP a Florida Limited Liability Limited Partnership and Sugar Beach Estates (US) LP a Florida Limited Partnership personally appeared before me this day by means of physical presence and has provided Divers Licence as identification and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 Day of NOV 2021.

(Notary Signature)

My Commission Expires:



Sugar Beach Estates GP INC as General
Partner of Sugar Beach Estates (US) LLLP
a Florida Limited Liability Limited
Partnership now known as Sugar Beach
Estates (US) LP a Florida Limited
Partnership

Carmen Campagnaro It's President



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

Detail by Entity Name

Florida Limited Liability Company
PLF REGISTERED AGENT, L.L.C.

Filing Information

Document Number L16000198429
FEI/EIN Number 81-4363215
Date Filed 10/28/2016
State FL
Status ACTIVE

Principal Address

1833 HENDRY STREET
FORT MYERS, FL 33901

Mailing Address

POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Registered Agent Name & Address

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Name Changed: 03/10/2021

Authorized Person(s) Detail

Name & Address

Title MEMB

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Title MGR

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Annual Reports



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

Detail by Entity Name

Florida Limited Partnership

SUGAR BEACH ESTATES (US) LP

Filing Information

Document Number A18000000224
 FEI/EIN Number 32-0573343
 Date Filed 05/25/2018
 State FL
 Status ACTIVE
 Last Event LP NAME CHANGE
 Event Date Filed 01/25/2019
 Event Effective Date NONE

Principal Address

3410 SOUTH SERVICE RD, STE 201
 BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Mailing Address

3410 SOUTH SERVICE RD, STE 201
 BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.
 1833 HENDRY ST.
 FORT MYERS, FL 33901

Name Changed: 02/14/2022

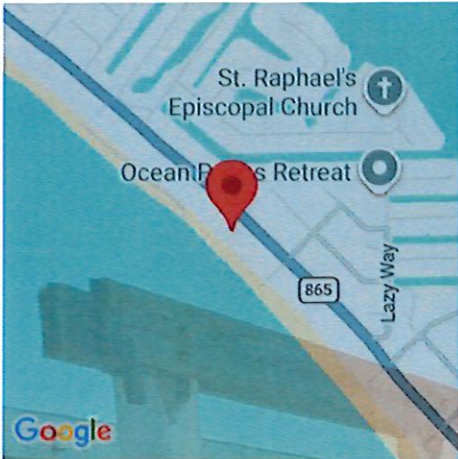
Address Changed: 02/14/2022

General Partner Detail

Name & Address

Document Number F18000002546

Jan 27, 2026 12:08:07 PM
Fort Myers Beach



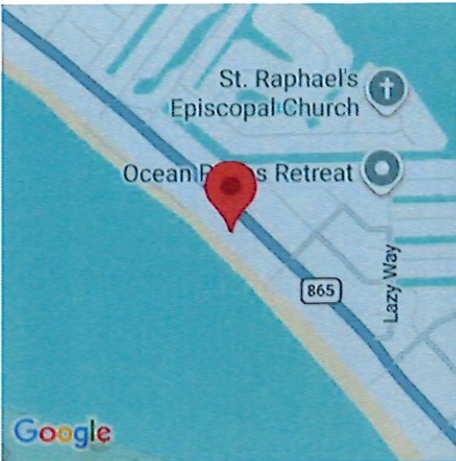
Jan 27, 2026 12:08:53 PM
Fort Myers Beach



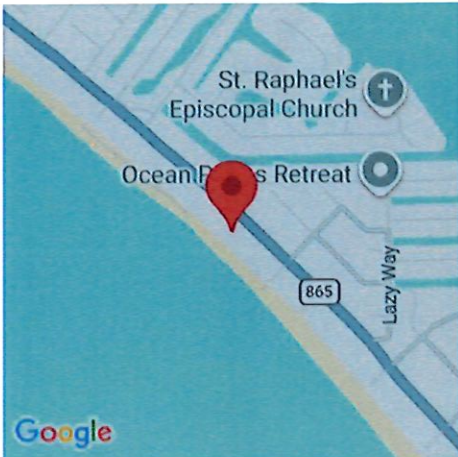
Google



Jan 27, 2026 12:08:29 PM
Fort Myers Beach



Jan 27, 2026 12:07:57 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Sugar Beach Estates LP
Property Address: 5280 Estero Blvd
Status: Property Maintenance
Officer Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250296_5280 Estero Blvd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

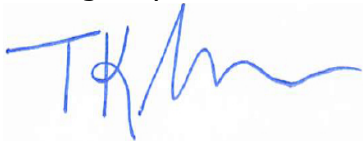
Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**SUGAR BEACH ESTATES LP
Respondent.**

Case Number: 20250296

Registered Mail:

RF 734 581 286 US

Certified Mail:

9589071052703142172304

9589071052703142172298

Regular Mail:

USPS 01/29/2026

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 01/29/2026, I personally mailed a copy of the Notice by Registered mail and first-class mail as follows:

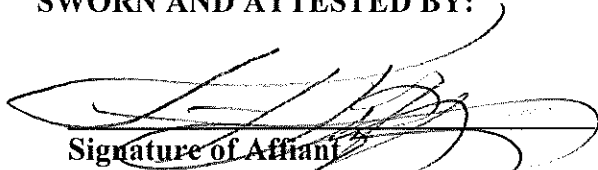
- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **3410 S Service Rd #G5, Burlington, ON L7N 3T2, Canada** A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the Registered 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 **SUGAR BEACH ESTATES LP** 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 Agents at the following address: **1833 Hendry St. 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 of record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 01/29/2026, I posted a copy of the Notice at 5280 Estero Blvd., 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**.

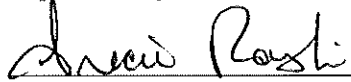
5. On 01/29/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

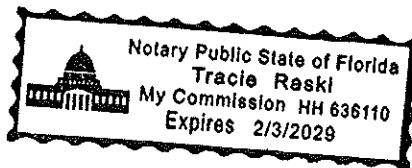
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

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 29th day of January 2026, 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



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 28, 2026

Case Number: **20250296**

Owner: **SUGAR BEACH ESTATES LP**

Mailing Address: 3410 S Service Rd #G5, Burlington, ON L7N 3T2, Canada

Property Address: **5280 Estero Blvd**, Fort Myers Beach, FL 33931

Registered Mail #: RF 734 581 286 US

Registered Agent #1: PLF Registered Agent, LLC

Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901

Certified Mail #: 9589071052703142172304

Registered Agent #2: Capps, Charles B

Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901

Certified Mail #: 9589071052703142172298

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the structure on property being unsecured, neglected and in disrepair. The structure on property is also unsafe causing a serious threat to public safety due to the current and continued declining conditions of the structure on property. For the overgrowth of grass and or weeds on property exceeding 12inch in height throughout the property. For the accumulation of rubbish or garbage throughout the property. For the pool containing stagnant water and not being properly secured with approved fencing causing a safety concern to the General Public. Temporary Orange Construction Fencing no longer satisfies the requirement for properly securing a pool on property. All are identified as violations of the Town's Codes:

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

Sec. 6-2. - 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.

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

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.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Secure structure on property as to not allow access to the property by the General Public. (2) Repair or demo structure on property to correct the serious safety concern to the General Public. (3) Mow and or trim all grass and or weeds to under 12inch in height and maintain property per Town Code Requirements. (4) Remove all rubbish and garbage from the property and maintain property per Town Code Requirements. (5) Remove or treat stagnant water in pool and maintain pool water per Town Code Requirements. (6) Secure pool on property with approved fencing in order to correct the safety concern to the General Public (7) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required

permits (8) Provide any and all documentation required for the permit. (9) Apply for said permits and follow process through to issuance.

Compliance is required on or before: (N/A)

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 19th DAY OF MARCH 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 (N/A) AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

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

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

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

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

T. Hoffman

Signature

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1722 98

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

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

For OFFICIAL USE

Certified Mail Fee \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.67
Total Postage and Fees \$16.97

\$5300 / 5280 ESTERO

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Postmark
Here

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

20250296

01/29/2026 20250297

9589 0710 5270 3142 1723 04

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

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

For OFFICIAL USE

Certified Mail Fee \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.67
Total Postage and Fees \$16.97

\$5300 / 5280 ESTERO

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

Postmark
Here

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

20250296

01/29/2026 20250297

Registered No.

RF 73434518415 286 US

Date Stamp

JAN 29 2026
FL 33931

To Be Completed By Post Office
Postage \$4.65
Extra Services & Fees (continued)
☐ Registered Mail \$3.40
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Restricted Delivery \$0.00

Signature Confirmation \$0.00
Signature Confirmation Restricted Delivery \$0.00
Total Postage & Fees \$34.70

Customer Must Declare Full Value \$0.00

Received by 01/29/2026

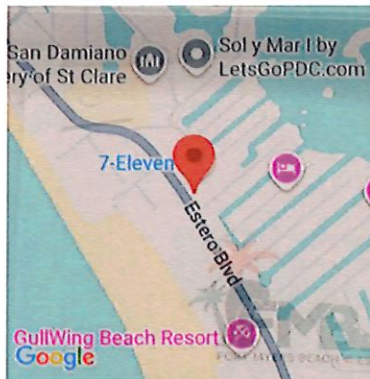
Domestic Insurance up to \$50,000 is included based upon the declared value. International Indemnity is limited. (See Reverse).

OFFICIAL USE

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

FROM
TOWN OF FORT MYERS BEACH
6231 ESTERO BLVD
FORT MYERS FL 33931
TO
SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com
Copy 1 - Customer (See Information on Reverse)



Jan 29, 2026 11:25:20 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: January 28, 2026

Case Number: 20250296

Owner: **SUGAR BEACH ESTATES LP**
Mailing Address: 3410 S Service Rd #G5, Burlington, ON L7N 3T2, Canada
Property Address: 5280 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail #: RF 734 581 286 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901
Certified Mail #: 9589071052703142172304
Registered Agent #2: Capps, Charles B
Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901
Certified Mail #: 9589071052703142172298
Parcel: Standard First Class Mail

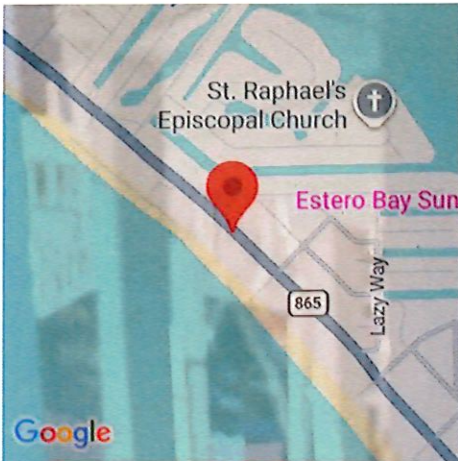
YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violations: On 1/27/2026, Violations were discovered for the structure on property being unsecured, neglected and in disrepair. The structure on property is also unsafe causing a serious threat to public safety due to the current and continued declining conditions of the structure on property. For the overgrowth of grass and or weeds on property exceeding 12 inch in height throughout the property. For the accumulation of rubbish or garbage throughout the property. For the pool containing stagnant water and not being properly secured with approved fencing causing a safety concern to the General Public. Temporary Orange Construction Fencing no longer satisfies the requirement for properly securing a pool on property. All are identified as violations of the Town's Codes:

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

Page 1 of 4

Jan 29, 2026 11:14:39 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: January 28, 2026

Case Number: 20250296

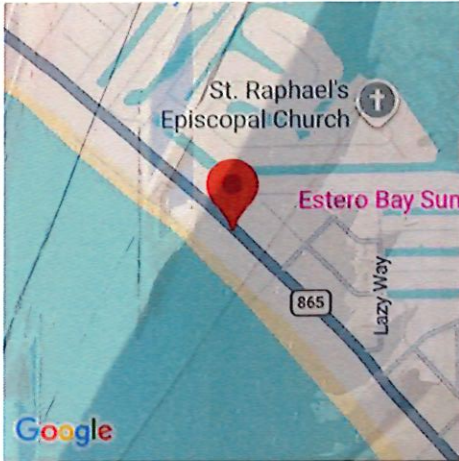
Owner: SUGAR BEACH ESTATES LP
Mailing Address: 3410 S Service Rd #05, Burlington, ON L7N 3T2, Canada
Property Address: 5280 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail #: RF 734 581 286 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901
Certified Mail #: 9589071052703142172304
Registered Agent #2: Capps, Charles B
Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901
Certified Mail #: 9589071052703142172298
Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the structure on property being unsecured, neglected and in disrepair. The structure on property is also unsafe causing a serious threat to public safety due to the current and continued declining conditions of the structure on property. For the overgrowth of grass and or weeds on property exceeding 12 inch in height throughout the property. For the accumulation of rubbish or garbage throughout the property. For the pool containing stagnant water and not being properly secured with approved fencing causing a safety concern to the General Public. Temporary Orange Construction Fencing no longer satisfies the requirement for property securing a pool on property. All are identified as violations of the Town's Codes:

Sec. 5-4. - Adoption of International Property Maintenance Code; 501.3 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.

Page 1 of 2



Jan 29, 2026 11:14:47 AM
Fort Myers Beach





Property Data

STRAP: 33-46-24-W1-00206.0110 Folio ID: 10230257

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

Generated on 4/30/2025 8:57 AM

Owner Of Record - Sole Owner
(Change Mailing Address)



SUGAR BEACH ESTATES LP
3410 S SERVICE RD STE G5
BURLINGTON ON L7N 3T2
CANADA



Site Address

Site Address maintained by E911 Program Addressing

5280 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 11

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

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	1,800
1st Year Building on Tax Roll	1991
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	00206	0110
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43222	-81.91585		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]





Lee County Tax Collector

Noelle Branning

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

Account Number:
33-46-24-W1-00206.0110
Alternate Key:
2100593477
Millage Code:
032

Site Address/Legal Description:
5280 ESTERO BLVD
GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 11



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

Exemptions/Values

Market Value	443,691
Assessed Value	443,691
Taxable Value	443,691

★ See message below.

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	443,691	0	443,691	1,669.30
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	443,691	0	443,691	997.42
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	443,691	0	443,691	1,362.58
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	443,691	0	443,691	456.74
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	443,691	0	443,691	42.06
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	443,691	0	443,691	14.51
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	443,691	0	443,691	45.52
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	443,691	0	443,691	1,224.59
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	443,691	0	443,691	49.83
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	443,691	0	443,691	71.52
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	443,691	0	443,691	8.52
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	443,691	0	443,691	17.48



Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone
239-533-8000

Rate

Basis
ACTL LEVY

Amount
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$6,318.52

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

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

If Received By:

	Amount Due:
☐ Nov 30, 2025	\$6,065.78
☐ Jan 02, 2026	\$6,128.96
☐ Jan 31, 2026	\$6,192.15
☐ Feb 28, 2026	\$6,255.33
☐ Mar 31, 2026	\$6,318.52

Phone/Email Contact: _____

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

Account: 33-46-24-W1-00206.0110

Site Address: 5280 ESTERO BLVD

Alternate Key: 2100593477

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

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

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

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



Return with payment

2025 0296

Prepared By and Return To:
Coastal Title Services of SW Florida, LLC
1633 Petwinke Way, Unit G
Sanibel, FL 33957

File No. L21-1133-R

Property Appraiser's Parcel ID, (folio) Number(s)
33-46-24-WT-00206.0110

WARRANTY DEED

THIS WARRANTY DEED dated Nov 2, 2021, by Sugar Beach Estates (US) LLP, a Florida Limited Liability Limited Partnership now know as Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3410 South Service Rd STE 201, Burlington, Canada L7N 3T2, hereinafter called the grantor, to Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3410 S. Service Rd. Ste 201, Burlington, Canada L7N 3T2, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lee County, Florida, to wit:

Lot 11, Block 6, Gulf Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 39, of the Public Records of Lee County, Florida.

this property is not the homestead of the grantor nor is it contiguous thereto

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2021.

Warranty Deed (Individual to Individual)

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

(Witness Signature)

Peter Karam
(Name)

(Witness Signature)

Sara Qawi
(Name)

STATE OF Province of Ontario

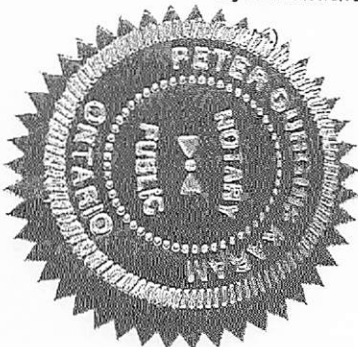
COUNTY OF HALTON

I, Peter Karam, a Notary Public of the County and State first above written, do hereby certify that Carmen Campagnaro as President of Sugar Beach Estates GP INC as general Partner of Sugar Beach Estates (US) LLLP a Florida Limited Liability Limited Partnership and Sugar Beach Estates (US) LP a Florida Limited Partnership personally appeared before me this day by means of physical presence and has provided Drivers License as identification and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 2 Day of NOV 2021.

Notary Public

My Commission Expires:



Sugar Beach Estates GP INC as General
Partner of Sugar Beach Estates (US) LLLP
a Florida Limited Liability Limited
Partnership now known as Sugar Beach
Estates (US) LP a Florida Limited
Partnership

Carmen Campagnaro It's President



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

Detail by Entity Name

Florida Limited Partnership
SUGAR BEACH ESTATES (US) LP

Filing Information

Document Number	A18000000224
FEI/EIN Number	32-0573343
Date Filed	05/25/2018
State	FL
Status	ACTIVE
Last Event	LP NAME CHANGE
Event Date Filed	01/25/2019
Event Effective Date	NONE

Principal Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Mailing Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

Name Changed: 02/14/2022

Address Changed: 02/14/2022

General Partner Detail

Name & Address

Document Number F18000002546



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

Detail by Entity Name

Florida Limited Liability Company
PLF REGISTERED AGENT, L.L.C.

Filing Information

Document Number L16000198429
FEI/EIN Number 81-4363215
Date Filed 10/28/2016
State FL
Status ACTIVE

Principal Address

1833 HENDRY STREET
FORT MYERS, FL 33901

Mailing Address

POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Registered Agent Name & Address

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Name Changed: 03/10/2021

Authorized Person(s) Detail

Name & Address

Title MEMB

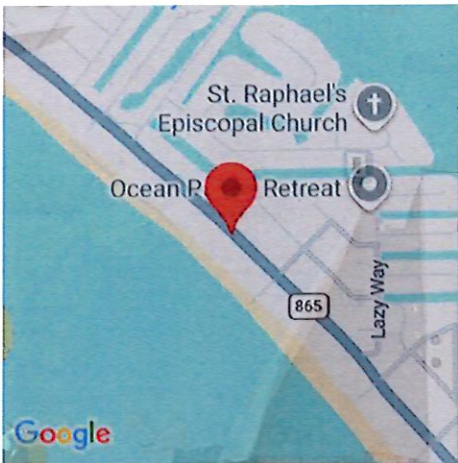
PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Title MGR

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

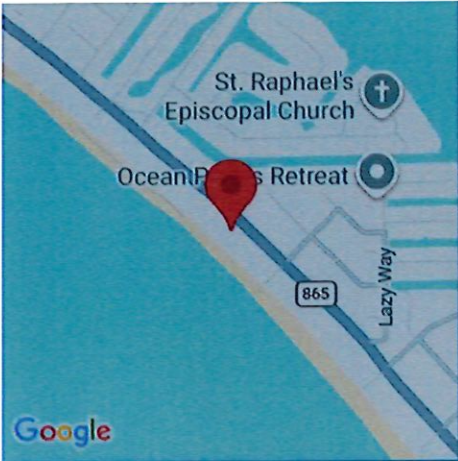
Annual Reports

Jan 27, 2026 12:05:13 PM
Fort Myers Beach



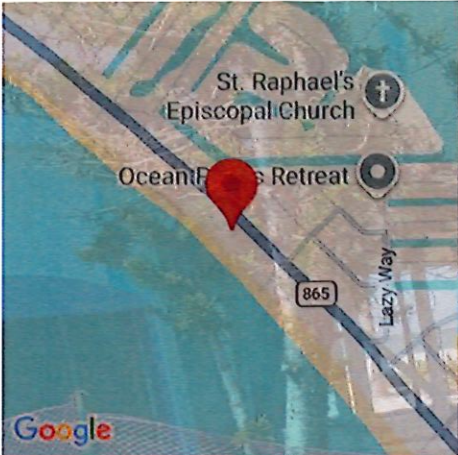
Jan 27, 2026 12:05:37 PM
Fort Myers Beach





Jan 27, 2026 12:06:01 PM
Fort Myers Beach

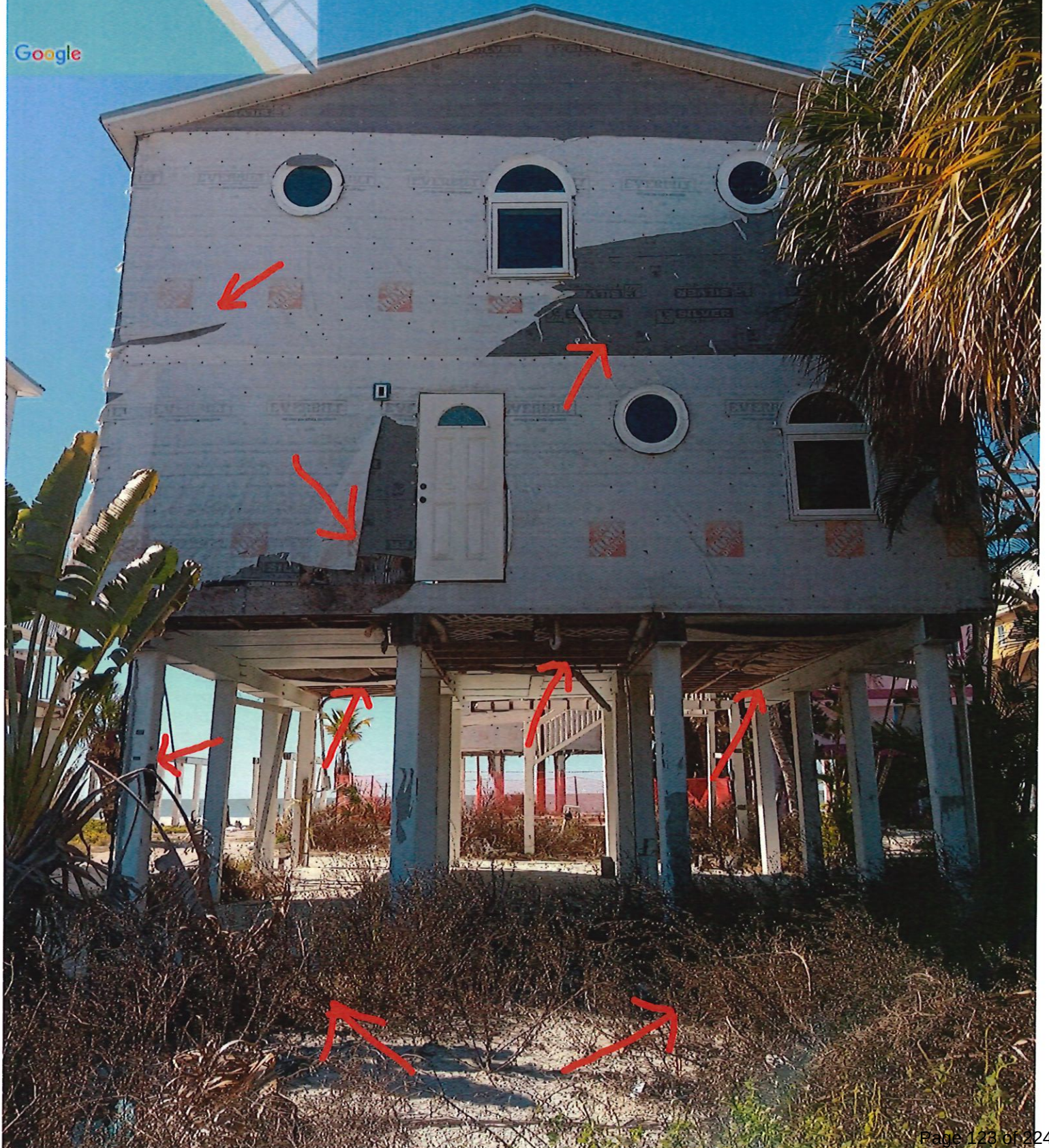
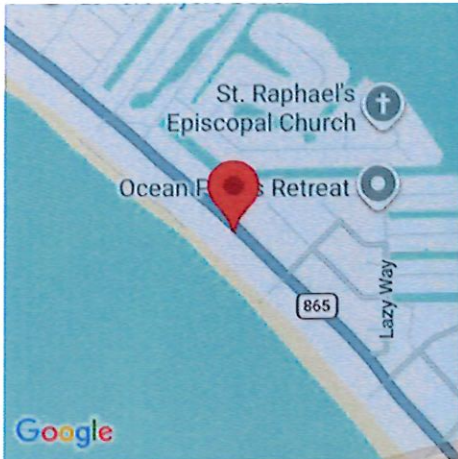




Jan 27, 2026 12:06:26 PM
Fort Myers Beach



Jan 27, 2026 12:05:06 PM
Fort Myers Beach



Jan 27, 2026 12:06:15 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Sugar Beach Estates LP
Property Address: 5300 Estero Blvd
Status: Property Maintenance
Officer Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20250297_5300 Estero Blvd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

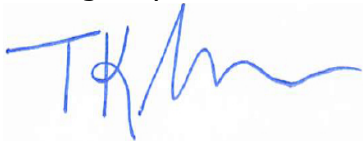
Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**SUGAR BEACH ESTATES LP
Respondent.**

Case Number: 20250297

**Registered Mail:
RF 734 581 286 US**

**Certified Mail:
9589071052703142172304
9589071052703142172298**

Regular Mail: USPS 01/29/2026

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 01/29/2026, I personally mailed a copy of the Notice by Registered mail and first-class mail as follows:

- a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **3410 S Service Rd #G5, Burlington, ON L7N 3T2, Canada** 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 Registered 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 **SUGAR BEACH ESTATES LP** 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 Agents at the following address: **1833 Hendry St. 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 of record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 01/29/2026, I posted a copy of the Notice at 5300 Estero Blvd., 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**.

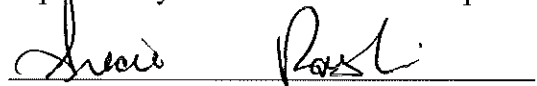
5. On 01/29/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

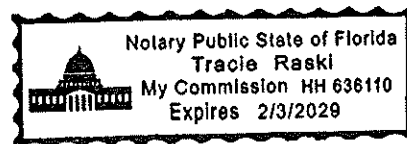
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

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 29th day of January 2026, 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.: MH 636110
My Commission Expires: 2/3/2029



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 28, 2026

Case Number: **20250297**

Owner: **SUGAR BEACH ESTATES LP**

Mailing Address: 3410 S Service Rd #G5, Burlington, ON L7N 3T2, Canada

Property Address: **5300 Estero Blvd**, Fort Myers Beach, FL 33931

Registered Mail #: RF 734 581 286 US

Registered Agent #1: PLF Registered Agent, LLC

Registered Agent #1 Address: 1833 Hendry St., Fort Myers, FL, 33901

Certified Mail #: 9589071052703142172304

Registered Agent #2: Capps, Charles B

Registered Agent #2 Address: 1833 Hendry Street, Fort Myers, FL 33901

Certified Mail #: 9589071052703142172298

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 27, 2026 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 1/27/2026, Violations were discovered for the structure on property being unsecured, neglected and in disrepair. The structure on property is also unsafe causing a serious threat to public safety due to the current and continued declining conditions of the structure on property. For the overgrowth of grass and or weeds on property exceeding 12inch in height throughout the property. For the accumulation of rubbish or garbage throughout the property. All are identified as violations of the Town's Codes:

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

Sec. 6-2. - 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.

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Secure structure on property as to not allow access to the property by the General Public. (2) Repair or demo structure on property to correct the serious safety concern to the General Public. (3) Mow and or trim all grass and or weeds to under 12inch in height and maintain property per Town Code Requirements. (4) Remove all rubbish and garbage from the property and maintain property per Town Code Requirements. (5) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (6) Provide any and all documentation required for the permit. (7) Apply for said permits and follow process through to issuance.

Compliance is required on or before: (N/A)

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 19th DAY OF MARCH 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 (N/A) AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER. If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

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

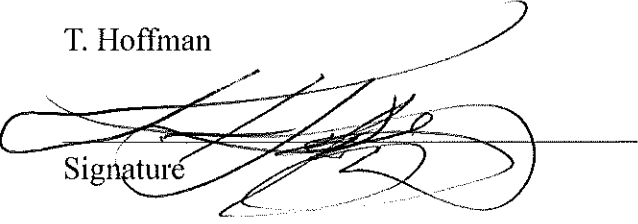
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Special Magistrate's Clerk in writing at least five (5) working days before the Hearing.

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

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

T. Hoffman

Signature

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

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1722 98

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 \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$1.67
Total Postage and Fees \$16.97

Postmark
Here

5300 / 5280 ESTERO 20250297
CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

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

9589 0710 5270 3142 1723 04

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

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

OFFICIAL USE

Certified Mail Fee \$15.30
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$1.67
Total Postage and Fees \$16.97

Postmark
Here

5300 / 5280 ESTERO 20250297
PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

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

Registered No.

BF 7345 286 US

Date Stamp

JAN 29 2026

To Be Completed
By Post Office

Postage \$4.65
Extra Services & Fees (continued)
☐ Registered Mail \$3.40
☐ Return Receipt (hardcopy) \$0.70
☐ Return Receipt (electronic) \$0.00
☐ Restricted Delivery \$0.00
Customer Must Declare Full Value \$0.00

Extra Services & Fees (continued)
☐ Signature Confirmation \$0.00
☐ Signature Confirmation Restricted Delivery \$0.00
Total Postage & Fees \$34.75
Received by 01/29/2026

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

OFFICIAL USE

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

FROM
TOWN OF FORT MYERS BEACH
6231 ESTERO BLVD
FORT MYERS FL 33931
TO
SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer
(See Information on Reverse)

Property Data

STRAP: 33-46-24-W1-00206.0100 Folio ID: 10230256

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

Generated on 4/30/2025 8:58 AM

Owner Of Record - Sole Owner
(Change Mailing Address)

SUGAR BEACH ESTATES LP
3410 S SERVICE RD STE G5
BURLINGTON ON L7N 3T2
CANADA

Site Address

Site Address maintained by E911 Program Addressing

5300 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!

GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 10

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

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	1,800
1st Year Building on Tax Roll	1991
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	33	00206	0100
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43213	-81.91575		

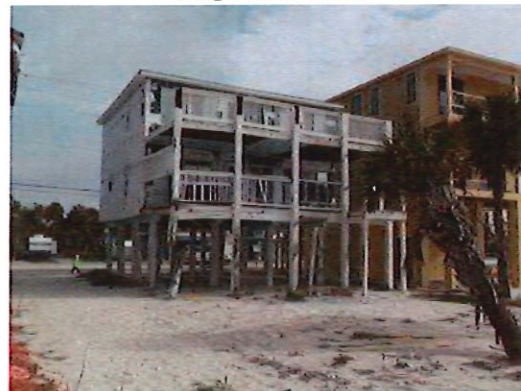
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/14/2025

Property Values / Exemptions / TRIM Notices

Generated on 4/30/2025 8:58 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,184,528	1,184,518	1,184,528	1,074,316	0	0	1,074,316
2023 / Additional Info	2023 (Final Value)	976,651	976,641	976,651	976,651	0	0	976,651
2022 / Additional Info	2022 (Final Value)	897,597	278,200	897,597	897,597	0	0	897,597
2021 / Additional Info	2021 (Final Value)	609,474	202,800	609,474	578,255	0	0	578,255
2020 / Additional Info	2020 (Final Value)	525,686	202,800	525,686	525,686	0	0	525,686
2019 / Additional Info	2019 (Final Value)	512,760	202,800	512,760	512,760	0	0	512,760



Lee County Tax Collector

Noelle Branning

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

Account Number:
33-46-24-W1-00206.0100
Alternate Key:
2100593476
Millage Code:
032

Site Address/Legal Description:
5300 ESTERO BLVD
GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 10



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

2025 Real Estate Tax Notice

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

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

★ See message below.

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	443,691	0	443,691	1,669.30
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	443,691	0	443,691	997.42
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	443,691	0	443,691	1,362.58
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	443,691	0	443,691	456.74
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	443,691	0	443,691	42.06
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	443,691	0	443,691	14.51
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	443,691	0	443,691	45.52
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	443,691	0	443,691	1,224.59
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	443,691	0	443,691	49.83
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	443,691	0	443,691	71.52
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	443,691	0	443,691	8.52
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	443,691	0	443,691	17.48



Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone: 239-533-8000

Basis:
ACTL LEVY

Amount:
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$6,318.52

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

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

If Received By:

	Amount Due:
☐ Nov 30, 2025	\$6,065.78
☐ Jan 02, 2026	\$6,128.96
☐ Jan 31, 2026	\$6,192.15
☐ Feb 28, 2026	\$6,255.33
☐ Mar 31, 2026	\$6,318.52

Phone/Email Contact: _____
For payment options and instructions, refer to the back of this notice.

Account: 33-46-24-W1-00206.0100

Site Address: 5300 ESTERO BLVD

Alternate Key: 2100593476

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

SUGAR BEACH ESTATES LP
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

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

Return with payment



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

1 334624W1002060100 2025 4

2025 0297

Prepared By and Return To:
Coastal Title Services of SW Florida, LLC
1633 Parkside Way, Unit G
Sanibel, FL 33957

File No. L21-1135-R

Property Appraiser's Parcel I.D. (folio) Number(s)
33-46-24-V1-00206.0100

WARRANTY DEED

THIS WARRANTY DEED dated Nov 4, 2021, by Sugar Beach Estates (US) LLP, a Florida Limited Liability Limited Partnership now known as Sugar Beach Estates (US) LP, a Florida Limited Partnership, whose post office address is 3410 S. Service Road #201, Burlington Canada L7N 3T2, hereinafter called the grantor, to Sugar Beach Estates (US) LP, a Florida limited partnership, whose post office address is 3410 S. Service Rd. Ste 201, Burlington, Canada L7N 3T2, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Lee County, Florida, to wit:

Lot 10, Block 6, Gulf Heights Subdivision, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 39, of the Public Records of Lee County, Florida.

This property is not the homestead of the grantor nor is it contiguous thereto

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)
Peter Karam

Sugar Beach Estates GP INC as General
Partner of Sugar Beach Estates (US) LLLP
a Florida Limited Liability Limited
Partnership now known as Sugar Beach
Estates (US) LP a Florida Limited
Partnership

[Signature]
(Witness Signature)
Sara Dawi

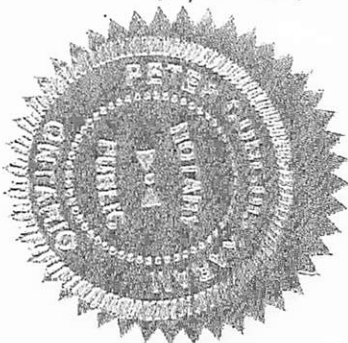
Carmen Campagnaro It's President
[Signature]

STATE OF Province of Ontario
COUNTY OF Halton

I, Peter Karam, a Notary Public of the County and State first above written, do hereby certify
that Carmen Campagnaro as President of Sugar Beach Estates GP INC as general Partner of Sugar Beach Estates
(US) LLLP a Florida Limited Liability Limited Partnership and Sugar Beach Estates (US) LP a Florida Limited
Partnership personally appeared before me this day by means of physical presence and has provided
Driver's License as identification and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4 Day of NOV 2021.

[Signature]
Notary Public
My Commission Expires:



20250297

After Recording Return To:
Maytee Roman
Schutt Law Firm, P.A.
12601 New Brittany Blvd.
Fort Myers, FL 33907

This Instrument Prepared by:
Maytee Roman
Schutt Law Firm, P.A.
12601 New Brittany Blvd.
Fort Myers, FL 33907

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
33-46-24-W3-0010C.0320
File No.: 23021749

WARRANTY DEED

This Warranty Deed, made the 10th day of May, 2023, by Jerry E. Frease, a married man, hereinafter called the grantor, whose post office address is: 2980 N. Chandler Drive, Hernando, FL 34442, to MSV-Holding Trust Corp., a Florida corporation, whose post office address is: 140 Flamingo Street, Fort Myers Beach, FL 33931, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$630,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, to wit:

Parcel 1: Lot 32 of Block C, Flamingo Park, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 66, Public Records of Lee County, Florida., Public Records of Lee County, Florida.

Parcel 2: Lot 33, Block C, Flamingo Park, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court in Plat Book 9, Page 66, Public Records of Lee County, Florida., Public Records of Lee County, Florida. Collateral Property

a.k.a. 140 Flamingo Street, Fort Myers, Beach, Florida 33931

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]

Printed Name: Maytee Roman

Jerry E. Frease

Witness Signature: [Signature]

Printed Name: Milicani Roman

State of Florida
County of Lee

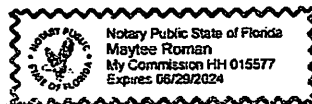
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of May, 2023 by Jerry E. Frease. He/She/They is/are ☐ Personally known to me or ☒ Produced Id as identification.

Notary Public Signature

Printed Name: Maytee Roman

My Commission Expires: 6/29/24

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)





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

Detail by Entity Name

Florida Limited Partnership
SUGAR BEACH ESTATES (US) LP

Filing Information

Document Number	A18000000224
FEI/EIN Number	32-0573343
Date Filed	05/25/2018
State	FL
Status	ACTIVE
Last Event	LP NAME CHANGE
Event Date Filed	01/25/2019
Event Effective Date	NONE

Principal Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Mailing Address

3410 SOUTH SERVICE RD, STE 201
BURLINGTON L7N 3T2 CA

Changed: 06/30/2020

Registered Agent Name & Address

PLF REGISTERED AGENT, L.L.C.
1833 HENDRY ST.
FORT MYERS, FL 33901

Name Changed: 02/14/2022

Address Changed: 02/14/2022

General Partner Detail

Name & Address

Document Number F18000002546



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

Detail by Entity Name

Florida Limited Liability Company
PLF REGISTERED AGENT, L.L.C.

Filing Information

Document Number L16000198429
FEI/EIN Number 81-4363215
Date Filed 10/28/2016
State FL
Status ACTIVE

Principal Address

1833 HENDRY STREET
FORT MYERS, FL 33901

Mailing Address

POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Registered Agent Name & Address

CAPPS, CHARLES B
1833 HENDRY STREET
FORT MYERS, FL 33901

Name Changed: 03/10/2021

Authorized Person(s) Detail

Name & Address

Title MEMB

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Title MGR

PAVESE, HAVERFIELD, DALTON, HARRISON, ETAL
POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Annual Reports

Jan 27, 2026 12:02:48 PM
Fort Myers Beach



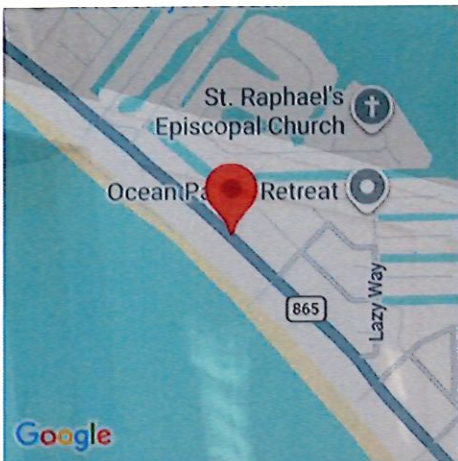
Jan 27, 2026 12:03:18 PM
Fort Myers Beach



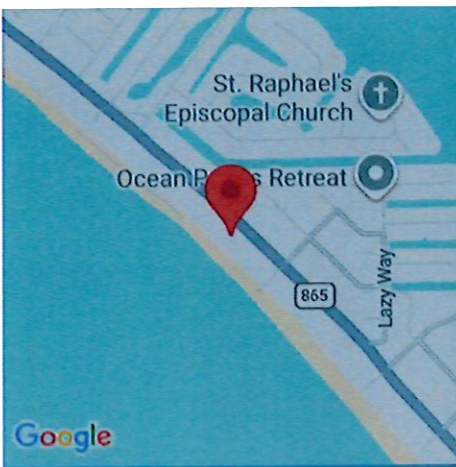
Jan 27, 2026 12:03:32 PM
Fort Myers Beach



Jan 27, 2026 12:03:04 PM
Fort Myers Beach



Jan 27, 2026 12:03:59 PM
Fort Myers Beach



Property Address and Owner:

Hearing Date: March 19, 2026

COMPLIANT

Property Owner: Emerald Bmat LLC
Property Address: 16 Bayview Blvd
Status: Property Maintenance
Officer Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260091_16 Bayview Blvd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 05, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.**

**Emerald Bmat LLC
8101 Emerald Ave
Parkland, FL 33076**

Case Number:	20260091
Certified Mail:	9589071052703142131943 9589071052703142132025
Regular Mail:	USPS 01/20/2026

Respondent.

_____/

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

1. My name is Marcio Chavez. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach ("Town").
3. On 01/20/2026, 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: **8101 Emerald Ave Parkland, FL 33076**. A true and correct copy of the property ownership and address information obtained from the Tax

[Last Rev. 9/17 NS/CB]

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

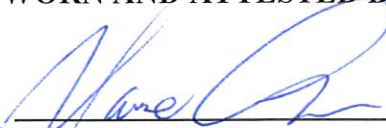
- b. [N/A] To the following additional address(es) reasonably believed to be valid for the property owner: _____. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by Emerald Bmat LLC a business entity registered in the State of Florida. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's Registered Agent, L Capote PA, at the following address: 1041 SW 75 Terrace Plantation, FL 33317 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 01/21/2026 I posted a copy of the Notice at 16 Bayview 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 01/21/2026 I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:



Signature of Affiant

Printed Name: Marcio Chavez

Title: Code Enforcement Officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 21st day of January 2026, by *Marcio Chavez*, who ☒ is personally known to me ☐ or has produced _____ as identification.



Notary Public, State of Florida

Printed Name: Tracie Raski

My Commission No.: 636110

My Commission Expires: 2/3/2029



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: January 20, 2026

Case Number: **20260091**

Owner: **Emerald Bmat LLC**

Mailing Address: 8101 Emerald Ave Parkland, FL 33076

Property Address: **16 Bayview Blvd, Fort Myers Beach, FL 33931**

Registered Agent: L Capote PA

Mailing Address: 1041 SW 75 Terrace Plantation, FL 33317

Certified Mail# 9589071052703142131943, 9589071052703142132025

Parcel: 34-46-24-W4-00800.0170

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on January 20, 2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 01/20/2026, a violation was discovered for not having a fence around the construction site of the FMB Code of Ordinances was identified as a violation of the Town's Codes:

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

Cha 6-1, Sec. 303.1: Swimming Pools

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

Cha 6-1, Sec. 303.2: Enclosures

Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please install a 4 ft fence around the pool. (2) Board up all the windows around property (3) Please contact FMB permitting 239-492-1415 (Shanette Thomas – Permitting Coordinator) and provide any and all documentation required for permit(s).

Compliance is required on or before: February 20, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 19TH DAY OF MARCH 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 Friday, February 20, 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.**

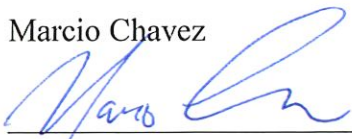
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1319 43

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

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

OFFICIAL USE Town of Fort Myers Beach

Certified Mail Fee

\$

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

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

Sent by:

MC
 Postmark
 Here

Postage

\$

Total Postage and Fees

\$

\$

\$

\$

\$

\$

EMERALD BMAT LLC
8101 EMERALD AVE
PARKLAND, FL 33076

JAN 20 2026
 Case # 20260001
 16 Bayview Blvd

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

9589 0710 5270 3142 1320 25

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

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

OFFICIAL USE Town of Fort Myers Beach

Certified Mail Fee

\$

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

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

Sent by:

JAN 20 2026
 Postmark
 Here

Postage

\$

Total Postage and Fees

\$

\$

\$

\$

\$

L CAPOTE PA
1041 SW 75 TERRACE
PLANTATION, FL 33317

Case # 20260001
 16 Bayview Blvd

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



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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: January 20, 2026

Case Number: 20260091

Owner: Emerald Bmat LLC

Mailing Address: 8101 Emerald Ave Parkland, FL 33076

Property Address: 16 Bayview Blvd, Fort Myers Beach, FL 33931

Registered Agent: L Capote PA

Mailing Address: 1041 SW 75 Terrace Plantation, FL 33317

Certified Mail# 9589071052703142131943, 9589071052703142132025

Parcel: 34-46-24-W4-00800.0170

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



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: January 20, 2026

Case Number: 20260091

Owner: Emerald Bmat LLC
Mailing Address: 8101 Emerald Ave Parkland, FL 33076
Property Address: 16 Bayview Blvd, Fort Myers Beach, FL 33931
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Property Data

STRAP: 34-46-24-W4-00800.0170 Folio ID: 10231306

Tax Roll Value Letter 2025 ▼

Generated on 1/20/2026 1:11 PM

Owner Of Record - Sole Owner

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

EMERALD BMAT LLC
8101 EMERALD AVE
PARKLAND FL 33076

+ Site Address

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

16 BAYVIEW BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



FAIRVIEW ISLES UNIT 6 PB 10 PG 126 LOT 17

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 10 and 126 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,640
1st Year Building on Tax Roll	1978
Historic Designation	No

Township	Range	Section	Block	Lot
16	24E	34	00800	0170
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4214	-81.89726		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

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

Last Inspection Date: 09/18/2025



Property Values / Exemptions / TRIM Notices

Generated on 1/20/2026 1:11 PM



Property Details (Current as of 1/19/2026)

Generated on 1/20/2026 1:11 PM



Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

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

Account Number:
34-46-24-W4-00800.0170
Alternate Key:
2100608197
Millage Code:
032

Site Address/Legal Description:
16 BAYVIEW BLVD
FAIRVIEW ISLES UNIT 6 PB 10 PG 126 LOT 17



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

Exemptions/Values
Market Value 699,245
Assessed Value 699,245
Taxable Value 576,324

★ See message below.

EMERALD BMAT LLC
8101 EMERALD AVE
PARKLAND, FL 33076

Paid 11/13/2025 A18-00-03952275 \$8,403.81

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	576,324	0	576,324	2,168.30
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	699,245	0	699,245	1,571.90
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	699,245	0	699,245	2,147.38
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	576,324	0	576,324	593.27
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	576,324	0	576,324	54.64
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	576,324	0	576,324	18.85
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	576,324	0	576,324	59.13
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	576,324	0	576,324	1,590.65
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	576,324	0	576,324	64.72
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	576,324	0	576,324	92.90
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	576,324	0	576,324	11.07
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	576,324	0	576,324	22.71

Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT



Telephone
239-533-8000

Rate

Basis
ACTL LEVY

Amount
358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$8,753.97

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Nov 30, 2025
☐
☐
☐
☐

Amount Due:
\$0.00

Phone/Email Contact: _____

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

Account: 34-46-24-W4-00800.0170

Site Address: 16 BAYVIEW BLVD

Alternate Key: 2100608197

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

EMERALD BMAT LLC
8101 EMERALD AVE
PARKLAND, FL 33076

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



Paid 11/13/2025 A18-00-03952275 \$8,403.81

Prepared By and Return To:

Access Title Agency
100 Lovers Lane, Third Floor West
Fort Myers Beach, FL 33931
Order No.: FMB-2510833
Property Appraiser's Parcel I.D. (folio) Number:
34-46-24-W4-00800.0170

WARRANTY DEED

THIS WARRANTY DEED dated this the 11th day of November, 2025, by Bayview Life, Inc., a Florida corporation, whose post office address is 382 NE 191st Street, PMB 74619, Miami, FL 33179 (the "Grantor"), to Emerald BMAT LLC, a Florida Limited Liability Company, whose post office address is 8101 Emerald Avenue, Parkland, FL 33076 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Six Hundred Fifty Thousand And No/100 Dollars (\$650,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Lee, State of Florida, viz:

Lot 17, Unit 6, Fairview Isles, according to the map or plat thereof recorded in Plat Book 10, Page 126, of the Public Records of Lee County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2025.

WARRANTY DEED CONT.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Liana Mudge
Printed Name of First Witness
210 Forest Hills Blvd
Ormond Beach FL 32174
Address of First Witness

[Signature]
Witness Signature

Tracy Flavian
Printed Name of Second Witness
7000 W Palm Jct Rd #210
Orlando FL 32833
Address of Second Witness

Bayview Life, Inc., a Florida corporation

BY: [Signature]
Johanna Viac, Vice President

Grantor Address:
382 NE 191st Street, PMB 74619
Miami, FL 33179

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or _____ Online Notarization on November 11, 2025, by Johanna Viac, Vice President of Bayview Life, Inc., a Florida corporation.

Personally known _____
or Produced Identification X
Type of Identification Produced FL-PL

[Signature]
Notary Public Tracy Flavian
Print Name:
My Commission Expires: 1-4-2029



RESOLUTION ADOPTED BY BOARD OF DIRECTORS
OF
BAYVIEW LIFE, INC

The following are Resolutions of Board of Directors of the Company unanimously adopted and binding on the Company pursuant to its Bylaws made effective November 11th, 2025.

The undersigned, constituting the entire Board of Directors of the Company, have approved the following:

Recitals

- A. There has been presented to the Board of Directors of the Company a request to transfer interest in title between the Company and any potential buyers pertaining to the property located at 16 bayview blvd fort myers beach fl 33931

Resolutions

1. Johanna Viac, the vice president of the above-mentioned property, acting alone, is authorized and empowered, for and on behalf of the Company, to execute, acknowledge, and deliver the documents in the name and on behalf of the Company.
2. Johanna Viac, the vice president of the above-mentioned property, acting alone, is authorized and empowered for and on behalf of the Company to do all acts and things and execute any and all additional instruments, papers, or documents that may be or become necessary, desirable, or appropriate to carry out, put into effect, and make operative any portion or portions of these resolutions, including, without limit, closing statements, affidavits, deeds and bills of sale.

Dated: 11/11/2025 _____



Name: Johanna Viac
Title: Vice President

Dated: 11/11/2025 _____



Name: Thierry Viac
Title: President



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

Detail by Entity Name

Florida Limited Liability Company
EMERALD BMAT LLC

Filing Information

Document Number L25000494510
FEI/EIN Number 41-2440695
Date Filed 10/29/2025
Effective Date 10/29/2025
State FL
Status ACTIVE

Principal Address

8101 EMERALD AVENUE
PARKLAND, FL 33076

Mailing Address

8101 EMERALD AVENUE
PARKLAND, FL 33076

Registered Agent Name & Address

L CAPOTE PA
1041 SW 75 TERRACE
PLANTATION, FL 33317

Authorized Person(s) Detail

Name & Address

Title AMBR

HIERHOLZER, BRIAN
8101 EMERALD AVENUE
PARKLAND, FL 33076

Title AMBR

HIERHOLZER, MEENA
8101 EMERALD AVENUE
PARKLAND, FL 33076

Annual Reports

Report Year	Filed Date
-------------	------------

2026

01/29/2026

Document Images

[01/29/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[10/29/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

Jan 20, 2026 12:41:38 PM
Fort Myers Beach



Jan 20, 2026 12:41:51 PM
Fort Myers Beach



Jan 20, 2026 12:41:08 PM
Fort Myers Beach



Jan 20, 2026 12:42:17 PM
Fort Myers Beach



Jan 20, 2026 12:41:34 PM
Fort Myers Beach

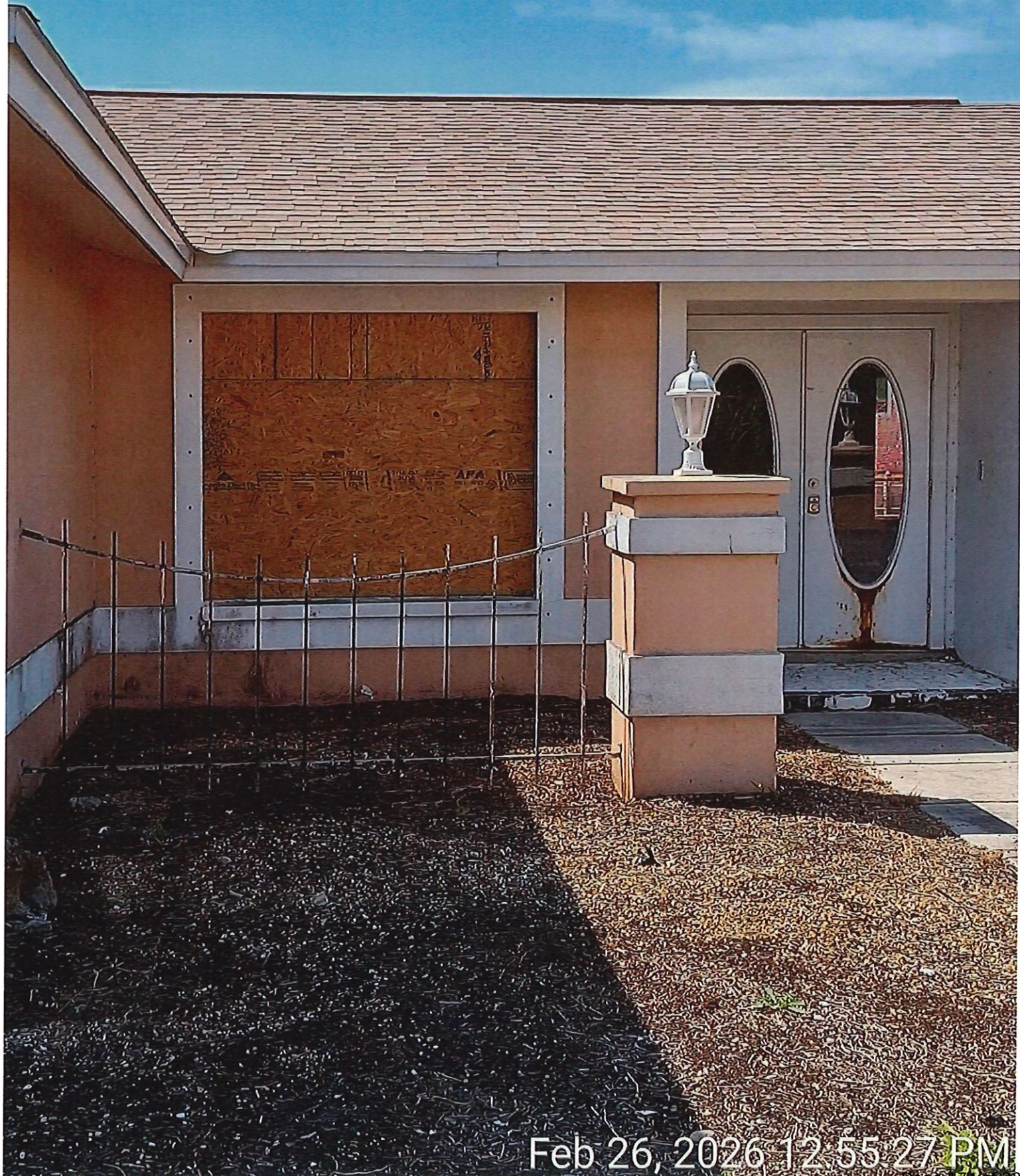


Jan 20, 2026 12:41:20 PM
Fort Myers Beach

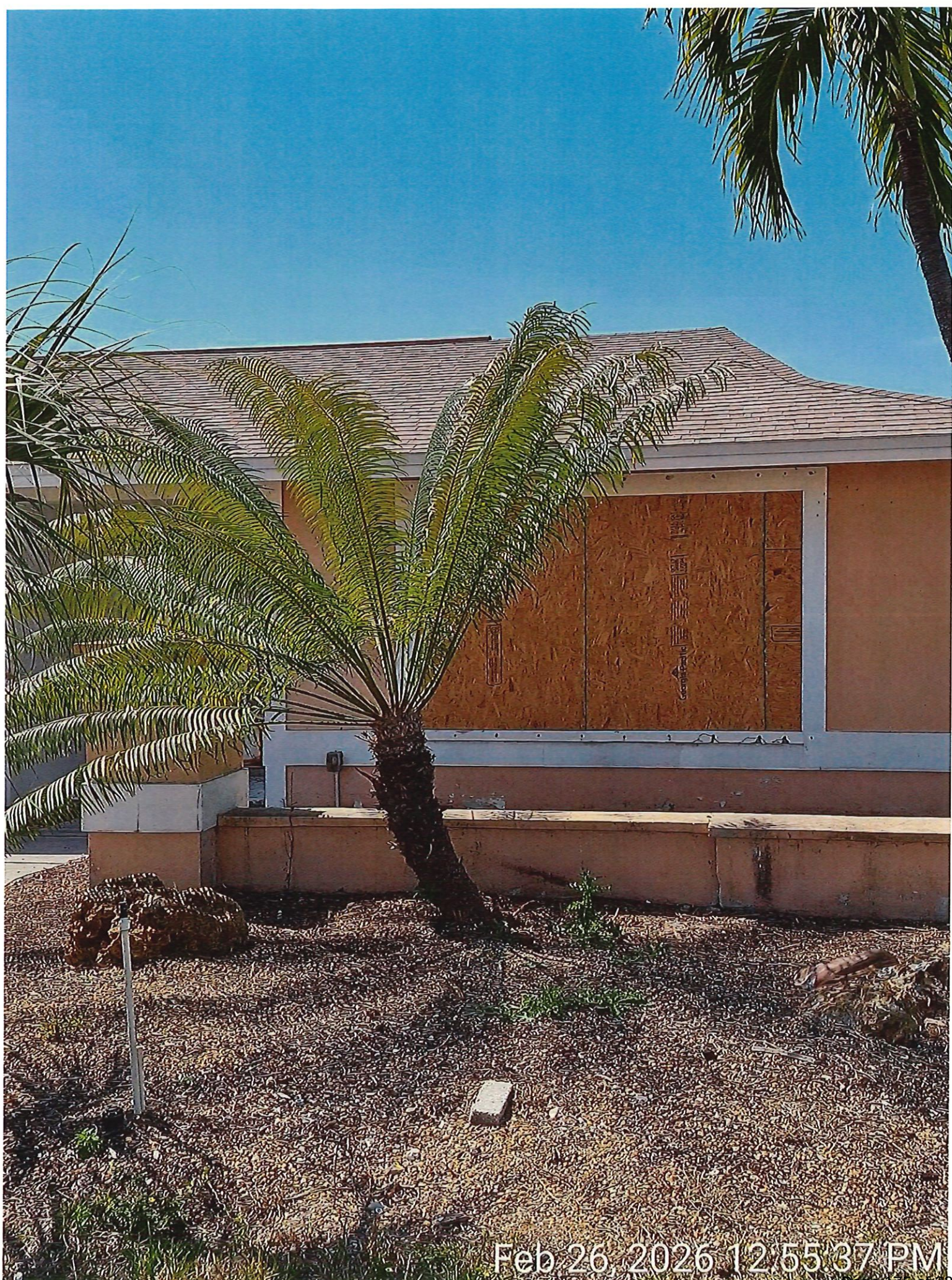
Ibis Landing

Google





Feb 26, 2026 12:55:27 PM



Feb 26, 2026 12:55:37 PM

Property Address and Owner:

Hearing Date: March 19, 2026

Property Owner: Obrien Sandra J
Property Address: 6020/6022 Gulf Rd
Status: Property Maintenance
Officer Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260184_ 6020 6022 Gulf Rd_Exhibit A_Affidavit Notice Service Ownership Evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: February 27, 2026

Thomas Yozzo, Emergency Services Director

Date: February 27, 2026



Traci Kohler, Deputy Town Manager

Date: February 27, 2026

nancy stuparich, Town Attorney

Date: March 01, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 09, 2026

Amy Baker, Town Clerk

Date: March 09, 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.)



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.

Obrien Sandra J
2185 Pinedrop Ln
Golden, CO 80401

Case Number:	20260184
Certified Mail:	9589071052703142141935
Regular Mail:	USPS 02/11/2026

Respondent.

_____ /

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

1. My name is Marcio Chavez. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as a Code Enforcement Officer for the Town of Fort Myers Beach ("Town").
3. On 02/11/2026, 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: 2185 Pinedrop Ln Golden, CO 80401. 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**.

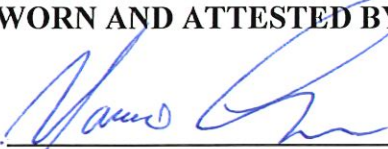
- b. [N/A] To the following additional address(es) reasonably believed to be valid for the property owner: _____. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. [N/A] The property is owned by _____ a business entity registered in the State of Florida. I mailed a copy of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

4. On 02/11/2026 I posted a copy of the Notice at 6020/6022 Gulf Rd, 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 02/11/2026 I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:



Signature of Affiant

Printed Name: Marcio Chavez

Title: Code Enforcement Officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 11th day of February 2026, by *Marcio Chavez*, who ☒ is personally known to me ☐ or has produced _____ as identification.

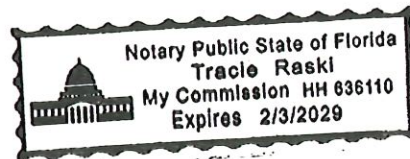


Notary Public, State of Florida

Printed Name: *Tracie Raski*

My Commission No.: *LH626110*

My Commission Expires: *2/3/2029*



AFFIDAVIT COMPOSITE EXHIBIT A

- NOTICE OF VIOLATION & HEARING
- PROOF OF MAILING
- PHOTOS OF POSTING
- LCPA
- TRIM
- DEED
- SUNBIZ



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: February 10, 2026

Case Number: **20260184**

Owner: **O'Brien Sandra J**

Mailing Address: 2185 Pinedrop Ln Golden, CO 80401

Property Address: 6020/6022 Gulf Rd., **Fort Myers Beach, FL 33931**

Certified Mail: 9589071052703142141935

Parcel: 33-46-24-W3-00600.0250

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on February 10, 2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 02/10/2026, a violation was discovered for overgrowth and no fence around the pool of the FMB Code of Ordinances was identified as a violation of the Town's Codes:

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.

Cha 6-1, Sec. 303.2: Enclosures

Private swimming pool, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

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

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please cut all the overgrowth around property. (2) Please provide a fence around the pool to ensure safety

Compliance is required on or before: March 13, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 19TH DAY OF MARCH 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 Friday, March 13, 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.**

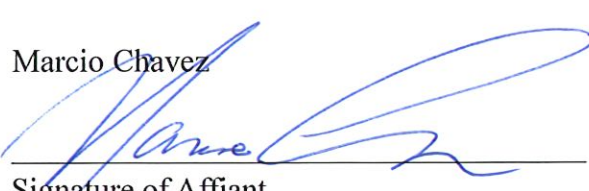
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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.

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1419 35

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

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

OFFICIAL USE

Town of Fort Myers Beach

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

OBRIEN SANDRA J
2185 PINEDROP LN
GOLDEN, CO 80401

FEB 11 2026

Sent by: i

Postmark
Here

Case # 20260184
6020/6022 Gulf Rd

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



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

Case Number: 20250184

Date: February 10, 2026

Owner: Obrien Sandra J
Mailing Address: 2185 Pinedrop Ln Golden, CO 80401
Property Address: 6020/6022 Gulf Rd., Fort Myers Beach, FL 33931
Certified Mail: 9589071052703142141935
Parcel: 33-46-24-W3-00600.0250

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Sec. 6-2 - Amendments: (Weeds)

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

Chs 6-1, Sec. 303.2: Enclosures
Private swimming pool, hot tub and spa, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Feb 11, 2026 1:18:07 PM



Feb 11, 2026 1:18:13 PM



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

Date: February 10, 2026

Case Number: 20250184

Owner: **O'Brien Sandra J**

Mailing Address: 2185 Pinedrop Ln Golden, CO 80401

Property Address: 6020/6022 Gulf Rd., Fort Myers Beach, FL 33931

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Page 1 of 2



Property Data

STRAP: 33-46-24-W3-00600.0250 Folio ID: 10230772

Tax Roll Value Letter 2025 ▾

Generated on 2/10/2026 2:10 PM

Owner Of Record - Sole Owner

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

OBRIEN SANDRA J
2185 PINEDROP LN
GOLDEN CO 80401

+ Site Address

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

6020/6022 GULF RD
FORT MYERS BEACH FL 33931

ALTERNATE ADDRESS INFORMATION:

6022 GULF RD

Property Description

Do not use for legal documents!



ESTERO PARK PB 9 PG 8 LOT 25

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

Attributes and Location Details

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

Township	Range	Section	Block	Lot
16	24E	33	00600	0250
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42475	-81.90814		

[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: 02/01/2024



Property Values / Exemptions / TRIM Notices

Generated on 2/10/2026 2:10 PM



Property Details (Current as of 2/9/2026)



Generated on 2/10/2026 2:10 PM



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W3-00600.0250
Alternate Key:
2100594077
Millage Code:
032

Site Address/Legal Description:
6020/6022 GULF RD
ESTERO PARK PB 9 PG 8 LOT 25



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

2025 Real Estate Tax Notice

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

Exemptions/Values
Market Value 2,700,414
Assessed Value 2,700,414
Taxable Value 1,848,427

★ See message below.

OBRIEN SANDRA J
2185 PINEDROP LN
GOLDEN, CO 80401

Paid 12/01/2025 P08-00-04106585 \$28,187.00

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,848,427	0	1,848,427	6,954.34
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	2,700,414	0	2,700,414	6,070.53
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	2,700,414	0	2,700,414	8,292.97
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	1,848,427	0	1,848,427	1,902.77
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,848,427	0	1,848,427	175.23
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,848,427	0	1,848,427	60.44
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,848,427	0	1,848,427	189.65
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	1,848,427	0	1,848,427	5,101.66
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,848,427	0	1,848,427	207.58
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,848,427	0	1,848,427	297.97
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	1,848,427	0	1,848,427	35.49
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,848,427	0	1,848,427	72.83

Non-Ad Valorem Assessments Levying Authority



Telephone Rate Basis Amount

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$29,361.46

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

Amount Due:

☐ Nov 30, 2025

\$0.00

☐

☐

☐

☐

☐

Phone/Email Contact: _____

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

Paid 12/01/2025 P08-00-04106585 \$28,187.00

Account: 33-46-24-W3-00600.0250

Site Address: 6020/6022 GULF RD

Alternate Key: 2100594077

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

OBRIEN SANDRA J
2185 PINEDROP LN
GOLDEN, CO 80401

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



Return with payment

97 JAN 21 PM 4:09

RICHARD W. WINESETT
AVERY, WHIGHAM & WINESETT, P.A.
2218 FIRST STREET
FORT MYERS, FLORIDA 33901

4098256

Document No. 2, 905.00
[Signature]

Property Appraisers Parcel Identification (Fofo) Numbers:
33-46-24-W3-00600.0250

Grantee SS #:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of January, A.D. 1997 by RICHARD B. LINIGER and MARGARETE LINIGER, Husband and Wife herek called the grantors, whose post office address is 3455 S. Corona Apt. #634, Englewood, CO 80110, to SANDRA J. O'BRIEN whose post office address is 16 Cambridge Court, Belleville, Ontario CA 95113, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz:

Lot 25 of that certain subdivision known as ESTERO PARK, according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 9, Page 8.

This conveyance is subject to the following:

1. Zoning and other governmental regulations.
2. Easements, restrictions and reservations of record.
3. Taxes for the year 1997 and subsequent years.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Signature

Printed Signature
Judy Stenison

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

Printed Signature

Signature

[Signature] L.S.
RICHARD B. LINIGER

[Signature] L.S.
MARGARETE LINIGER

STATE OF COLORADO
COUNTY OF Arapahoe

The foregoing instrument was acknowledged before me this 2 day of January, 1997 by / who is/are personally known to me or have produced as identification.

*Richard B. Liniger and Margarete Liniger

SEAL

[Signature]
Notary Signature
Sabra L. Chandler
Printed Notary Signature
My Commission Expires: 2/13/98

ONTARIO



Superior Court of Justice

(Name of court)

235 Pinnacle Street, Belleville, Ontario K8N 3A9

Court office address

Court File Number

FS-13-0176-00

Family Law Rules, O. Reg. 114/99

Form 36B: Certificate of
Divorce

Full legal name & address for service — street & number, municipality,
postal code, telephone & fax numbers and e-mail address (if any).

SANDRA JANE O'BRIEN

Lawyer's name & address — street & number, municipality, postal
code, telephone & fax numbers and e-mail address (if any).

Respondent(s)

Full legal name & address for service — street & number, municipality,
postal code, telephone & fax numbers and e-mail address (if any).

DAVID MICHAEL JOSEPH O'BRIEN

Lawyer's name & address — street & number, municipality, postal
code, telephone & fax numbers and e-mail address (if any).

SANDRA JANE O'BRIEN AND DAVID MICHAEL
JOSEPH O'BRIEN

I CERTIFY THAT the marriage of (full legal names of the spouses)

that was solemnized at (place of marriage) WINNIPEG, MANITOBA

on (date of marriage) AUGUST 23, 1980

was dissolved by an order of this court made on (date of divorce order) July 24, 2013

The divorce took effect on (date when order took effect) August 24, 2013

JUN 18 2018

Date of signature

A handwritten signature in black ink, appearing to be "L. Talone", is written over a horizontal line. Below the line, the text "Signature of registrar or clerk of the court" is printed.

Signature of registrar or clerk of the court

NOTE: This certificate can only be issued on or after the date on which the divorce takes effect.



Feb 10, 2026 12:01:28 PM



Feb 10, 2026 12:01:32 PM



Feb 10, 2026 12:01:30 PM



Feb 10, 2026 12:01:35 PM



Feb 10, 2026 12:01:45 PM



Feb 10, 2026 12:01:41 PM



Feb 10, 2026 12:02:30 PM



Feb 10, 2026 12:02:32 PM

Property Address and Owner:

Hearing Date: March 19, 2026

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

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

The case was heard before the Special Magistrate on 2/19/2026. The property owner was given until 2/27/2026 to comply or a fine of \$250 would be imposed. Compliance included demolishing the pool with the required permits or bringing the pool into compliance with the required barrier. Administrative cost of \$250 was imposed. A status hearing was scheduled for 3/19/2026 at 9am.

Attachments:

1. 20251156_1240 Estero Blvd_Code Enforcement Order Signed
2. 20251156_1240 Estero Blvd_Exhibit A_Affidavit of Non Compliance

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: March 11, 2026

Thomas Yozzo, Emergency Services Director

Date: March 12, 2026



Traci Kohler, Deputy Town Manager

Date: March 12, 2026

nancy stuparich, Town Attorney

Date: March 13, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: March 13, 2026

Amy Baker, Town Clerk

Date: March 13, 2026

PARCEL #: 19-46-24-W4-0140A-0010
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,
a Florida municipal corporation**

Petitioner,

vs.

CASE NO. 20251156

GANIM PROPERTIES LLC,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on February 19, 2026, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Petitioner, Town of Fort Myers Beach, appeared at the hearing. Respondent did not. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT:

1. Respondent, GANIM PROPERTIES LLC ("Respondent"), is the owner, lessee, responsible entity, or otherwise in charge of or responsible for the subject property located at 1240 Estero Boulevard, Fort Myers Beach, Florida, 33931 ("Property").
2. On November 13, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed the following, which Petitioner found to be in violation of the Town of Fort Myers Beach Code of Ordinances:

The pool on the property not being maintained in good repair, including disrepair of pool foundation, loose bricks/pavers around the pool, loose debris in and around the pool, and grass or weeds inside the

foundation of the pool; and failure to secure the pool with proper fencing.

3. The Code Enforcement Officer found these conditions to be in violation of Sections 303.1 and 301.3 of the International Property Maintenance Code, as adopted by Section 6-1 of the Fort Myers Beach Land Development Code, and in violation of Section 34-1176(c)(1) of the Fort Myers Beach Land Development Code.
4. On November 13, 2025, the Code Enforcement Officer issued a Notice of Violation, which provided the code ordinances referenced and stated that in order to bring the Property into compliance, Respondent would have to properly secure the pool on the Property per Town requirements and repair or demolish the pool, and Respondent must submit all documentation to permitting for the required permits. The Notice also required that Respondent notify Code Enforcement once the violations had been corrected so that an officer could reinspect the Property and verify compliance.
5. The Notice of Violation gave Respondent until December 13, 2025, to come into compliance with the Town's Ordinances.
6. On January 21, 2026, and again on February 18, 2026, a Code Compliance Officer performed inspections of the Subject Property and found that the Property remained in violation and that no progress had been made toward bringing the Property into compliance.
7. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSIONS OF LAW

1. Respondent is in violation of IPMC Section 303.1, adopted by FMBLDC Section 6-1, in its failure to maintain its pool in good repair. That section states:

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

2. Respondent is in violation of Section 34-1176(c)(1) of the Fort Myers Beach Land Development Code in its failure to have a proper barrier or enclosure around its pool. That section states:

Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so

enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

3. Respondent is in violation of IPMC Section 301.3, adopted by FMBLDC Section 6-1, in its failure to maintain its premises in a clean, safe, and secure condition. That section states:

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.

C. ORDER

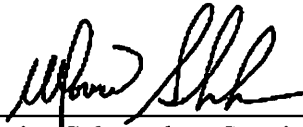
It is HEREBY ORDERED:

1. Respondent shall submit all paperwork required to obtain permits to bring the Property into compliance by demolishing or repairing the pool and by securing the pool with the proper barrier, by February 27, 2026. Thereafter, Respondent shall bring the Property into compliance immediately.
2. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department 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 in compliance until it contacts the Town and such compliance is verified.**
3. **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.**
4. If Respondent has not come into compliance by February 27, 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 this date, a fine will be imposed even if compliance is achieved before the next hearing date. Respondent will also be assessed additional administrative costs and fees to cover the Town's costs for bringing this matter before the Special Magistrate for further proceedings.
5. A Status of Compliance Hearing will be held to determine whether Respondent achieved compliance by the above-referenced deadline, and to determine the imposition of a fine. **Both parties shall appear at this hearing, which is currently scheduled for:**

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

6. If deemed necessary and if the violation persists, an Order may also be entered ordering the Town to correct the violations, such as securing the pool, to ensure the Property does not pose an immediate safety threat to the public. Such expense would then be charged against the Property and become a lien on the Real Property in the amount of said costs.

ORDERED this 19th day of February, 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 any other real or personal property owned by the violator.

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of this Order was sent by U.S. Mail on the 20 day of February 2026, to:

Ganin Properties LLC
4666 Main St.
Bridgeport, CT 06606

Ganin Properties
C/O Randolph, Michael D., Esq.
1405 Dean St., Suite 300
Ft. Myers, FL 33901

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

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

BY: 
Amy Baker (Feb 20, 2026 14:32:13 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Feb 20, 2026

PAYMENT OF ADMINISTRATIVE COSTS, LIENS, OR FINES:

All payments shall be made payable to the **Town of Fort Myers Beach**. The case number must be clearly referenced on the payment. Payment shall be delivered or mailed to:

Town of Fort Myers Beach
Attention: Code Enforcement
6231 Estero Blvd.
Ft. Myers Beach, FL 33931

EXHIBIT A

Affidavit of Non-Compliance

Photographic Evidence

Affidavit of Permit Search

Emails



03/13/2026

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 Code Enforcement Order was issued on the 19th Day of February 2026. Said order was sent via regular mail on the 20th Day of February 2026 to the addresses of record, to the property owner GANIM PROPERTIES LLC, 4666 Main St. Bridgeport, Ct 06606 and to the registered agent C/O Randolph, Michael D., Esq., 1405 Dean Street, Suite 300, Fort Myers, FL 33901.

4. GANIM PROPERTIES LLC was/were given until February 27, 2026, to come into compliance with the Town of Fort Myers Beach Ordinance.

5. I performed an inspection of the Subject Property on 02/27/2026, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does appear to be significant 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 02/27/2026. 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 Special Magistrate hereby ordered that a status of compliance hearing will be held to determine whether respondent achieved compliance by the above-referenced deadline, and to determine the imposition of a fine. Both parties shall appear at this hearing, which is currently scheduled for March 19, 2026, at 9 a.m. at Town Hall, 6331 Estero Blvd., Fort Myers Beach, FL.

9. The Town of Fort Myers Beach requests that an order be issued affording the appropriate relief, including an order to assess an administrative costs in the amount of \$250.00, an administrative fine of \$250.00 for each day each violation continues past the date for compliance, and for such other and further relief as is consistent with the powers of the Special Magistrate. The Town of Fort Myers Beach further requests the Special Magistrate authorize the Town to file a lien against the property and the property owner for any fines and administrative costs in this matter.



FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was certified and subscribed before me by means of X physical presence OR _____ online notarization, this 13th day of March, 2026, by X T. Hoffman X who is personally known to me OR _____ who has produced _____ as identification.

(SEAL)



Notary Public Signature: _____

My Commission Expires: 2-5-2029

FORT MYERS BEACH ESTERO ISLAND

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

Feb 27, 2026 7:24:03 AM

Fort Myers Beach



Feb 27, 2026 7:23:35 AM

Fort Myers Beach



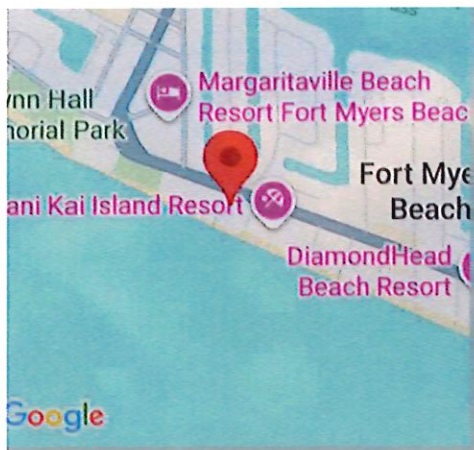
Feb 27, 2026 7:24:40 AM

Fort Myers Beach



Feb 27, 2026 7:24:43 AM

Fort Myers Beach



Feb 27, 2026 7:23:46 AM

Fort Myers Beach



Feb 27, 2026 7:23:49 AM

Fort Myers Beach



Feb 27, 2026 7:24:06 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,

CASE NO.: 20251156

vs.

**Ganim Properties LLC
Respondent.**

_____ /

AFFIDAVIT OF PERMIT SEARCH

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared **Tracie Raski**, who being duly sworn by me, on oath, deposes and says the following:

1. My name is **Tracie Raski**, 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 by the Town of Fort Myers Beach ("Town") Emergency Services & Compliance Department as **Magistrate Coordinator**. In that capacity, I have access to and am familiar with the Town's records relating to building, mechanical, electrical, plumbing, roofing, and other permitting and inspection activities within the Town.

3. The Town of Fort Myers Beach Building Department maintains permit records (including applications, approvals/denials, inspections, and related documents) in the regular course of the Town's regularly conducted activity as a local government in the State of Florida.

4. On **March 13, 2026**, I personally conducted a search of the Building Department's permit records for:

[Last Rev. 10/23/25 CB]

a. Property address: **1240 Estero Blvd, Fort Myers Beach, FL 33931**

b. Relevant date range: January 1, 1995, through present

5. Based on that search, I did not locate any permits covering the **Pool demolish, repair, removal, and/or new installation** in the Building Department's records for the work described at the above-described property for the date range searched.

6. Attached hereto as **Exhibit "A"** is a screenshot of the Town Building Department's records system reflecting the results of the search described above. **Exhibit "A"** is a true and correct depiction of those records as they appeared on **March 13, 2026**.

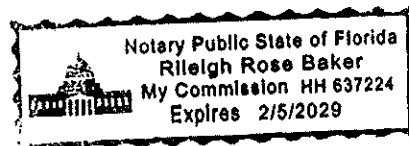
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

Tracie Rasli
Signature of Affiant
Printed Name: Tracie Rasli
Title: Magistrate Coordinator

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 13th day of March, 2026, by Tracie Rasli, who ☒ is personally known to me ☐ or has produced _____ as identification.

Riley R Baker
Notary Public, State of Florida
Printed Name: Riley R Baker
My Commission No.: HH637224
My Commission Expires: 2-5-29



From: Tim Hoffman

Sent: Tuesday, March 10, 2026 9:07 AM

To: 'Michael.Randolph@gray-robinson.com' <Michael.Randolph@gray-robinson.com>; Michael Hauserman <Michael.Hauserman@fmbgov.com>; Thomas Yozzo <tyozzo@fmbgov.com>

Cc: 'Nadine.Diamond@gray-robinson.com' <Nadine.Diamond@gray-robinson.com>

Subject: Ganim Properties, LLC / Code Enforcement Case No. 20251156

Good, morning Mr. Randolph,

I just wanted to contact you regarding the subject code case. A reinspection of the property has verified that the pool has been filled in to date. We do appreciate your attention to this matter. The Building Official however is requesting that you obtain a Demo Permit for the pool in order to bring the property into full compliance with Town Code Requirements. This was also discussed with Michael Hauserman (Code Compliance Manager) who is also on this email.

You can contact Permitting at 239-765-0202 or you can stop into Town Hall and request to speak with someone in the Permitting department.

Should you have any questions please feel free to email us back at any time. Once again, we appreciate your efforts towards achieving Compliance to date.

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



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Michael Hauserman

From: Michael D. Randolph <Michael.Randolph@gray-robinson.com>
Sent: Thursday, March 12, 2026 2:39 PM
To: Michael Hauserman
Cc: Nadine Diamond; Nathan Cochran; Thomas Yozzo; Tim Hoffman
Subject: RE: Ganim Properties, LLC / Code Enforcement Case No. 20251156

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.

Thank you for the reply and explanation. I will provide the information to our client and get moving on it and will attend the March 19th Status of Compliance Hearing.

Michael D. Randolph

Shareholder
Board-Certified in Construction Law by The Florida Bar

T 239.340.7979 / 239.598.3601
D 239.552.4810
F 239.321.5334 / 239.598.3164



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GrayRobinson, P.A. • 999 Vanderbilt Beach Road, Suite 612, Naples, Florida 34108



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From: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Sent: Thursday, March 12, 2026 2:27 PM
To: Michael D. Randolph <Michael.Randolph@gray-robinson.com>
Cc: Nadine Diamond <Nadine.Diamond@gray-robinson.com>; Nathan Cochran <Nathan.Cochran@gray-robinson.com>; Thomas Yozzo <tyozzo@fmbgov.com>; Tim Hoffman <thoffman@fmbgov.com>
Subject: RE: Ganim Properties, LLC / Code Enforcement Case No. 20251156

This message originated outside of GrayRobinson.

Thank you for your compliance efforts. The owner/contractor would be applying for an after the fact demolition permit which would include addressing the type of fill, disconnections of any utilities, compaction, drainage, etc. An improperly demolished / filled in pool could cause safety issues in the future. Please plan on attending the upcoming fine assessment hearing if you would like to address the magistrate about this case as contacting the building permit was included in your Special Magistrate Order.

**Michael J.
Hauserman, CEP**
Code Compliance Manager
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL 33931
Phone: (239) 478-9363



FMBgov.com



From: Michael D. Randolph <Michael.Randolph@gray-robinson.com>
Sent: Wednesday, March 11, 2026 10:43 AM
To: Tim Hoffman <thoffman@fmbgov.com>; Michael Hauserman <Michael.Hauserman@fmbgov.com>; Thomas Yozzo <tyozzo@fmbgov.com>
Cc: Nadine Diamond <Nadine.Diamond@gray-robinson.com>; Nathan Cochran <Nathan.Cochran@gray-robinson.com>
Subject: RE: Ganim Properties, LLC / Code Enforcement Case No. 20251156

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Good morning and thank you for the update.

This very well may be a rhetorical question but, I need to ask for confirmation that the now filled-in pool must now be demoed and removed to be in full compliance? Our client is sure to ask why must the pool itself now be removed given it has been filled-in.

Thank you,

Michael D. Randolph
Shareholder
Board-Certified in Construction Law by The Florida Bar

T 239.340.7979 / 239.598.3601
D 239.552.4810
F 239.321.5334 / 239.598.3164



GrayRobinson, P.A. • 12800 University Drive, Suite 260, Fort Myers, Florida 33907
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or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act, 18 U.S.C. section 2510-2521. If this communication was received in error we apologize for the intrusion. Please notify us by reply e-mail and delete the original message without reading same. Nothing in this e-mail message shall, in and of itself, create an attorney-client relationship with the sender.

From: Tim Hoffman <thoffman@fmbgov.com>
Sent: Tuesday, March 10, 2026 9:07 AM
To: Michael D. Randolph <Michael.Randolph@gray-robinson.com>; Michael Hauserman <Michael.Hauserman@fmbgov.com>; Thomas Yozzo <tyozzo@fmbgov.com>
Cc: Nadine Diamond <Nadine.Diamond@gray-robinson.com>
Subject: Ganim Properties, LLC / Code Enforcement Case No. 20251156

This message originated outside of GrayRobinson.

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Should you have any questions please feel free to email us back at any time. Once again, we appreciate your efforts towards achieving Compliance to date.

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



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