



Fort Myers Beach Special Magistrate Hearing

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

Minutes

Thursday, January 15,
2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. AGENDA UPDATE

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

III. APPROVAL OF MINUTES

A. December 2, 2025

Special Magistrate Monica Schmucker approved the minutes.

IV. VIOLATION CASES

Special Magistrate Schmucker swore in those providing testimony.

A. FMB Case # 20250288

Property Owner: Kasseroler Christine

Property Address: 290 Driftwood Ln

Status: Property Maintenance

Officer: T. Hoffman

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

B. FMB Case # 20251183

Property Owner: John D Clark Sr

Property Address: 501 Randy Ln

Status: Property Maintenance

Officer: T. Hoffman

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

C. FMB Case # 20251067

Property Owner: Tiva Invest Real LLC

Property Address: 61 Flamingo St

Status:Property Maintenance

Officer: T. Hoffman

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

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

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

D. FMB Case # 20251220

Property Owner: May Aaron Christopher & Philip Johnson

Property Address: 101 Bay Mar Dr

Status:Property Maintenance

Officer: T. Hoffman

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

E. FMB Case # 20251131

Property Owner: TNI Global LLC

Property Address: 175 Bahia Via

Status: Property Maintenance

Officer: T. Hoffman

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

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

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

V. STATUS UPDATE (FINES ASSESMENT)

A. FMB Case # 20240936

Property Owner: Giesey Bryce E & Barbara A

Property Address: 126 Anchorage St

Violation: Work without a permit

Officer: T. Weich

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

B. FMB Case # 20250968

Property Owner: Cecilia Gonzalez

Property Address: 155 Hibiscus Dr

Status: Property Maintenance

Officer: T. Weich

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

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

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

C. FMB Case # 20250722

Property Owner: Ronald Yanke

Property Address: 167 Chapel St

Status: Property Maintenance

Officer: T. Weich

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

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

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

D. FMB Case # 20251033

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

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

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

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

No liens.

VII. **LIEN FORECLOSURE CASES**

No cases.

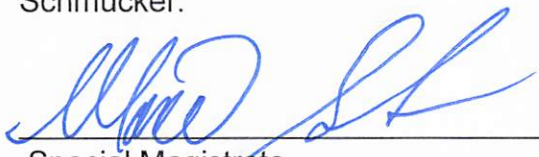
VIII. **BUILDING OFFICIAL APPEALS**

No appeals.

IX. **ADJOURNMENT**

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

Minutes adopted as presented on February 19, 2026, by Special Magistrate Schmucker.


Special Magistrate