



Fort Myers Beach Special Magistrate Hearing

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

Agenda

Tuesday, May 5, 2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. APPROVAL OF MINUTES

A. April 7, 2026

III. VIOLATION CASES

A. FMB Case # 20260057

Property Address: 5863 Estero Blvd

Property Owner: Cynthia L W Clark LLC

Status: Camper on residential property without approval.

Officer: M Hauserman

B. FMB Case # 20240733

Property Address: 146 Hercules Dr

Property Owner: Midwest Decoration Co

Status: Work outside the scope of permit or without permit.

Officer: M Hauserman

C. FMB Case # 20250800

Property Address: 1668 I St

Property Owner: B + B Properties of Fort Myers

Status: Work conducted outside the scope of a permit.

Officer: M Hauserman

D. FMB Case # 20260273

Property Address: 256 Ostego Dr

Property Owner: KW OASIS LIMITED

Status: Work without permits

Officer: T Hoffman

IV. STATUS UPDATE (FINES ASSESMENTS)

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

VI. LIEN FORECLOSURE CASES

VII. BUILDING OFFICIAL APPEALS

VIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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



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

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

Property Address and Owner:

Hearing Date: May 5, 2026

April 7, 2026

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. Draft Minutes - April 7, 2026

Town Recommendations:

Town Approvals:

Amy Baker, Town Clerk

Date: April 28, 2026



Fort Myers Beach Special Magistrate Hearing

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

Minutes

Tuesday, April 7, 2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

Present: Code Enforcement Manager Michael Hauserman, Town Clerk
Administrative Coordinator Lizzette Roman, and Special Magistrate John Van
Laningham

II. APPROVAL OF MINUTES

A. March 3, 2026

Special Magistrate John Van Laningham approved of the minutes, without
objections.

III. ANNOUNCEMENTS

A. FMB Case No. 20251060

**Public hearing to announce entry of Order and Denial of Motion for
Rehearing**

**FMB Case No. 20251060 – Danny Lewis Thomas & Carol Jean Thomas
151 Miramar St., Fort Myers Beach**

Town Attorney Stuparich announced that there is an order rendered by
Special Magistrate John Van Laningham on February 26th, 2026 denying the
motion for rehearing. The respondent's counsel is present. She noted that the
town is in agreement with the Special Magistrate's ruling.

IV. VIOLATION CASES

A. FMB Case No. 20260177

Property Owner: Bhatnagr Piyush

Property Address: 3 Pepita Street

Status: Property Maintenance

Officer: T Hoffman

Special Magistrate John Van Laningham granted the request to continue the
case to next month's hearing.

V. STATUS UPDATE (FINES ASSESMENTS)

A. FMB Case # 20251060

Property Owner: Danny Lewis & Carol Jean Thomas

Property Address: 151 Miramar St

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

Officer: M Hauserman

Code Enforcement Manager Michael Hauserman was sworn in to provide testimony. He stated that the case was heard on December 4, 2025, and a continuance was granted on January 6, 2026. After the close of the January 6 hearing, but before the Special Magistrate entered an order, Ms. Thomas requested a reopening of the hearing. The town filed a response to that request. Following that, the Special Magistrate issued an order denying the request to reopen the hearing and thereafter filed an order of findings of fact and conclusion of law on January 27, 2026. The January 27, 2026 order mandated compliance in 60 days from the date of the order, which would be March 27, 2026, and scheduled a status hearing for April 7, 2026, today at this hearing. The order also provided for the imposition of a fine in the event compliance was not achieved for the amount of \$250 a day plus administrative costs. Prior to the staff's hearing on April 7, Miss Thomas's attorney filed a motion for rehearing. The town responded, and the Special Magistrate issued an order denying that motion. The announcement of that order was just heard at today's hearing. On March 30, 2026, an inspection of the property was performed, and no evidence of compliance was visible both in the record and at the property. In addition, the town's Assistant Community Development Director and Floodplain Manager did a permit communication and records check and filed affidavits that they were not in compliance. On April 6, a further inspection was conducted of the record in the property. No visible compliance was achieved. The town's Assistant Community Development Director and Floodplain Manager filed affidavits for communication and permit records check and did not note compliance or significant efforts towards compliance at this time. The town has had two meetings since the last hearing with town officials to discuss the situation. At those hearings, no significant efforts were found, and no compliance was achieved at those meetings on January 26, 2026 and March 27, 2026. At this time, he did not have access to the interior of the structure to confirm compliance or non-compliance, but there is no visible evidence from the exterior or permits on record.

Town Attorney Stuparich noted that they have come to understand that since those activities, the Thomases have retained new counsel. Because of that, the town is agreeable to a continuance of this matter to allow new counsel the opportunity to get into the case and hopefully work with the town to resolve it and bring it into compliance. She stated that the town would not be opposed to any continuance.

Zachary Liebetreu, Associate Attorney at Roetzel & Andress representing the property owners of 151 Miramar Street, did not have any questions for Code Enforcement Manager Michael Hauserman and chose not to testify. He noted that he had taken over this matter from a previous attorney at the firm, who had retired. Since taking over this file, he has been working with town staff and then with the Town Attorney. They are in agreement with a 30-day continuance to allow for additional meetings with town staff and the Town Attorney, with the purpose of obtaining a better understanding of what needs to be done for compliance. By the end of that period, they will come back and hopefully have a plan laid out for a solution to this matter.

Special Magistrate John Van Laningham asked counsel if they were in agreement on the appeal process. Both responded affirmatively. The Special Magistrate then inquired if counsel were in agreement on continuance and the handling of any cumulative fines. Town Attorney Stuparich noted that they would be fine with deferring any imposition of the fine and any certification of the lien until that time. She provided that the town's intent is not to punish the property owners but to assist them in coming into compliance with the town's flood codes. This would then keep the town in compliance with the National Flood Insurance Program. She hopes that there will be good dialogue and that both sides would be able to come up with some type of resolution before the next meeting.

The Special Magistrate outlined a plan to restrict any substantive comment today and, if necessary, consider the issue of non-compliance and establish the running of the fines at the next hearing. He also stated that he has language in the original order providing the review conference as an opportunity to examine the compliance efforts and other circumstances as grounds for potentially adjusting the start date or adjusting the fines.

Mr. Liebetreu did not have any objections and believes that the process as laid out is correct and what they intended.

Special Magistrate John Van Laningham asked counsel if they are requesting 30 days. Town Attorney Stuparich responded affirmatively. Based on the Certificate of Service on his Order of Continuance, she hoped that they were not obligated to re-notice. Special Magistrate commented that the order should have the reset of the hearing. Counsel has requested May 7, 2026 in the afternoon. Special Magistrate granted the request, with a specified time of 2:00 p.m. on that date.

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 Van Laningham adjourned the meeting at 9:17 a.m.

Property Address and Owner:

Hearing Date: May 5, 2026

Property Address: 5863 Estero Blvd
Property Owner: Cynthia L W Clark LLC
Status: Camper on residential property without approval.
Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260057_5863EsteroBlvd_Exhibit A_Notice Service Photographs Permit Search
2. 20260057_5863EsteroBlvd_Exhibit B_Affidavit of Non Compliance Permit Search and Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: April 17, 2026

Thomas Yozzo, Emergency Services Director

Date: April 17, 2026



Traci Kohler, Deputy Town Manager

Date: April 20, 2026

nancy stuparich, Town Attorney

Date: April 22, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: April 22, 2026

Amy Baker, Town Clerk

Date: April 22, 2026

HEARING EXHIBIT A

- AFFIDAVIT OF SERVICE
 - Notice of Violation and Hearing
 - Proof of Certified Mail Mailing
 - Photographs of Posting at 5863 Estero Blvd
 - Photographs of Posting at Town Hall
 - LCPA
 - TRIM
 - DEED
 - Texas Corporation Search
- ORIGINAL INSPECTION PHOTOGRAPHS dated 3/18/26
- PERMIT SEARCH dated 4/10/26



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.

**CYNTHIA L. W. CLARK LLC
Respondent.**

Case #:	20260057
Certified Mail:	9589071052703142172403 9589071052703142172410 9589071052703142172427 9589071052703142172182
Regular Mail:	USPS 03/30/2026

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared **Michael J Hauserman**, 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 **Michael J Hauserman**. 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 Compliance Manager** for the Town of Fort Myers Beach ("Town").
3. On March 30, 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: **28 Westcourt Lane, San Antonio, TX 78257**. 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 **Composite Exhibit A**.
 - b. To the following additional address(es) reasonably believed to be valid for the property owner: **7146 Estero Blvd, Apt 111, Fort Myers Beach, FL 33931-**

4713. A copy of the certified mail receipt is attached hereto as **Composite Exhibit A**.

- c. The property is owned by CYNTHIA L. W. CLARK 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, Cynthia L. Clark, at the following address: 28 Westcourt Lane, San Antonio, TX 78257. 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 **Composite Exhibit A**.

4. On March 31, 2026, I posted a copy of the Notice at 5863 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 **Composite Exhibit A**.

5. On March 30, 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 **Composite 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: Michael J Hauserman

Title: Code Compliance Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 10th day of April, 2026, by Michael J Hauserman, who ☒ is personally known to me ☐ or has produced as identification.



Notary Public, State of Florida
Printed Name: Marilyn Silva
My Commission No.: HH 716330
My Commission Expires: 11/19/2029



AFFIDAVIT COMPOSITE EXHIBIT A

- AFFIDAVIT OF SERVICE

- Notice of Violation and Hearing
- Proof of Certified Mail Mailing
- Photographs of Posting at 5863 Estero Blvd
- Photographs of Posting at Town Hall
- LCPA
- TRIM
- DEED
- Texas Corporation Search

** Reissued 3.30.26 **



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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone: (239) 765-0202

Date: 03/30/2026

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

CYNTHIA L. W. CLARK LLC
Respondent(s).

Full Mailing Address: 28 Westcourt Lane, San Antonio,
TX 78257

Corporation Address: 7146 Estero Blvd, Apt 111
Fort Myers Beach, FL 33931-4713

Registered Agent: Cynthia L. Clark, 28 Westcourt Lane, San Antonio, TX 78257

Site Address: 5863 Estero Blvd. Fort Myers Beach, FL 33931

Parcel Strap No.: 33-46-24-W2-0030E.0190

Case Number: 20260057

Certified Mail:

9589071052703142172403

9589071052703142172410

9589071052703142172427

9589071052703142172182

Regular Mail: Standard 1st Class

Posted on Property:

03/30/2026

Posted at Town

Hall:03/30/2026

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 01/12/2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: **(Check all that apply)**

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

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

X Violation(s): vehicle A recreational placed on the lot is being used for **(Residential)** [residential/rental/camping] and not storage without a current ETPP/TPP or other applicable permit.

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

___X___ Photos Attached: _____

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

- a. Remove all substantial improvements to the recreational vehicle or remove it from the property.*
- b. Remove the recreational vehicle from the lot or discontinue all residential, rental, camping uses or structural improvements so the recreational vehicle is maintained solely for dead storage.*

Date for Compliance: The corrective action(s) must be completed by 04/14/2026.

If the above-referenced violation(s) are corrected prior to the stated Date for Compliance, you must contact the Code Enforcement Officer at (239) 478-9363 as soon as possible and request an inspection. Once the inspection is completed, if your property is in compliance with the Town's Codes, the hearing date identified in the Notice of Hearing (See Below) will be cancelled. If a hearing is held, the Town may request payment of the Special Magistrate's Fees (\$250.00) at the hearing and other costs incurred by the Town in prosecuting this case.

NOTICE OF HEARING

A HEARING FOR THIS MATTER BEFORE THE TOWN OF FORT MYERS BEACH SPECIAL MAGISTRATE HAS BEEN SCHEDULED BY THE SPECIAL MAGISTRATE CLERK FOR THE 5TH OF MAY 2026, AT 9:00AM 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

Select all that apply:

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

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

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

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

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

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

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

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

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

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

Michael J Hauserman



Signature

Code Compliance Manager

Fort Myers Beach, Florida

Michael.Hauserman@fmbgov.com

239-478-9363

9589 0710 5270 3142 1724 10

U.S. Postal Service™ 20260057
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3.30.36
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.
 City, State, ZIP+4®

Cynthia L. W. Clark LLC
 C/O Cynthia L. Clark, RA
 28 Westcort Lane
 San Antonio, TX 78257

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

9589 0710 5270 3142 1724 03

U.S. Postal Service™ 20260057
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3.30.26
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
 City, State, ZIP+4®

Cynthia L. W. Clark LLC
 5863 Estero Blvd
 Fort Myers Beach, FL 33931

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

9589 0710 5270 3142 1721 82

U.S. Postal Service™ 20260057
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$	3.30.26
Extra Services & Fees (check box, add fee as appropriate)		
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☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Cynthia L. W. Clark LLC
 28 Westcort Lane
 San Antonio, TX 78257

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

9589 0710 5270 3142 1724 27

U.S. Postal Service™ 20260057
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$	3.30.26
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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Cynthia L. W. Clark LLC
 7146 Estero Blvd, Apt 111
 Fort Myers Beach, FL 33931-4713

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

CERTIFIED MAIL



FORT MYERS BEACH • ESTERO ISLAND
6231 Estero Boulevard
Fort Myers Beach, FL 33931



9589 0710 5270 3142 1724 27

Cynthia L. W. Clark LLC
7146 Estero Blvd, Apt 111
Fort Myers Beach, FL 33931-4713

CERTIFIED MAIL®



FORT MYERS BEACH • ESTERO ISLAND
6231 Estero Boulevard
Fort Myers Beach, FL 33931

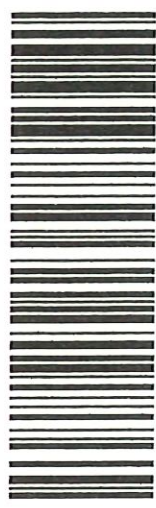


9589 0710 5270 3142 1724 82

Cynthia L. W. Clark LLC
28 Westcourt Lane
San Antonio, TX 78257



FORT MYERS BEACH • ESTERO ISLAND
6231 Estero Boulevard
Fort Myers Beach, FL 33931

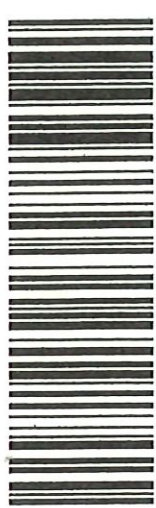


9589 0710 5270 3142 1724 03

CERTIFIED MAIL®



FORT MYERS BEACH • ESTERO ISLAND
6231 Estero Boulevard
Fort Myers Beach, FL 33931



9589 0710 5270 3142 1724 10

Cynthia L. W. Clark LLC
5863 Estero Blvd
Fort Myers Beach, FL 33931

Cynthia L. W. Clark LLC
C/O Cynthia L Clark, RA
28 Westcourt Lane
San Antonio, TX 78257



* Reissued 3-30-26 *

Pasted M+
3-30-26

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

Date: 03/30/2026

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.
CYNTHIA L. W. CLARK LLC
Respondent(s).

Full Mailing Address: 28 Westcourt Lane, San Antonio,
TX 78257

Corporation Address: 7146 Estero Blvd, Apt 111
Fort Myers Beach, FL 33931-4713

Registered Agent: Cynthia L. Clark, 28 Westcourt Lane, San Antonio, TX 78257

Site Address: 5863 Estero Blvd. Fort Myers Beach, FL 33931

Parcel Strap No.: 33-46-24-W2-0030E.0190

Case Number: 20260057

Certified Mail:

9589071052703142172403

9589071052703142172410

9589071052703142172427

9589071052703142172182

Regular Mail: Standard 1st Class

Posted on Property:

03/30/2026

Posted at Town

Hall: 03/30/2026

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 01/12/2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: (Check all that apply)

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

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

X Violation(s): vehicle A recreational placed on the lot is being used for (Residential) [residential/rental/camping] and not storage without a current ETPP/TPP or other applicable permit.

[Last Rev. 9/18 NS/CB]

Mar 30, 2026 2:27:36 PM
Fort Myers Beach

Mar 30, 2026 2:27:47 PM
Fort Myers Beach



** Reissued*

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

Date: 03/30/2026

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.
CYNTHIA L. W. CLARK LLC
Respondent(s).

Full Mailing Address: 28 Westcourt Lane, San Antonio,
TX 78257

Corporation Address: 7146 Estero Blvd, Apt 111
Fort Myers Beach, FL 33931-4713

Registered Agent: Cynthia L. Clark, 28 Westcourt Lane, San Antonio, TX 78257

Site Address: 5563 Estero Blvd, Fort Myers Beach, FL 33931

Parcel Strap No.: 33-45-24-W2-0030E-0150

Case Number: 20260037

Certified Mail:

9589071052703142172403

9589071052703142172410

9589071052703142172427

9589071052703142172182

Regular Mail: Standard 1st Class

Posted on Property:

03/30/2026

Posted at Town:

Mail: 03/30/2026

NOTICE OF VIOLATION(S) AND NOTICE OF HEARING

NOTICE OF VIOLATION(S)

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed that on 01/12/2026 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property described above: (Check all that apply)

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

☒ Violation(s): vehicle A recreational placed on the lot is being used for (Residential) [residential/rental/camping] and not storage without a current RVPZ/VPZ or other applicable permit.

[Last Rev. 9/18 NS/CB]

Mar 31, 2026 9:56:08 AM
Fort Myers Beach



Mar 31, 2026 9:56:16 AM
Fort Myers Beach



Property Data

STRAP: 33-46-24-W2-0030E.0190 Folio ID: 10230407

Tax Roll Value Letter 2025

Generated on 4/9/2026 2:48 PM

Owner Of Record - Sole Owner [Change Mailing Address]



CYNTHIA L W CLARK LLC
28 WESTCOURT LN
SAN ANTONIO TX 78257

Site Address

Site Address maintained by E911 Program Addressing

5863 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



MC PHIE PARK UNIT 1 BLK E PB 8 PG 52 LOT 19

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 8 and 52 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	0030E	0190
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.42726	-81.9096		

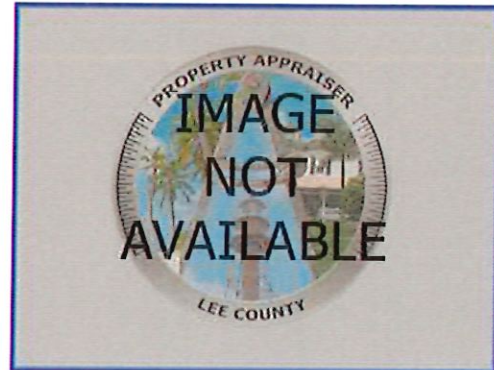
[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	512,869	472,001	512,869	459,933	0	0	459,933
2024 / Additional Info	2024 (Final Value)	616,581	575,051	616,581	418,121	0	0	418,121
2023 / Additional Info	2023 (Final Value)	377,497	377,487	377,497	377,497	0	0	377,497
2022 / Additional Info	2022 (Final Value)	740,310	259,600	740,310	500,048	0	0	500,048
2021 / Additional Info	2021 (Final Value)	480,495	252,000	480,495	454,589	0	0	454,589

2020 / Additional Info	2020 (Final Value)	369,592	252,000	369,592	369,592	0	0	369,592
2019 / Additional Info	2019 (Final Value)	403,750	244,750	403,750	187,166	100,500	0	86,666
2018 / Additional Info	2018 (Final Value)	385,189	222,500	385,189	183,676	100,500	0	83,176
2017 / Additional Info	2017 (Final Value)	382,747	179,400	382,747	179,898	100,500	0	79,398
2016	2016 (Final Value)	402,750	179,400	402,750	176,198	100,500	0	75,698
2015	2015 (Final Value)	325,895	179,400	325,895	174,973	100,500	0	74,473
2014	2014 (Final Value)	249,001	156,000	249,001	173,584	100,500	0	73,084
2013	2013 (Final Value)	230,202	103,400	230,202	171,019	100,500	0	70,519
2012	2012 (Final Value)	237,577	130,000	237,577	168,160	75,500	0	92,660
2011	2011 (Final Value)	229,178	135,000	229,178	163,262	75,500	0	87,762
2010	2010 (Final Value)	245,689	160,000	245,689	160,849	75,500	0	85,349
	2009 (Final Value)	289,470	175,000	289,470	156,620	75,500	0	81,120
	2008 (Final Value)	339,470	225,000	339,470	156,460	75,500	0	80,960
	2007 (Final Value)	364,470	250,000	0	151,900	25,500	0	126,400
	2006 (Final Value)	399,470	187,500	0	148,200	25,500	0	122,700
	2005 (Final Value)	295,490	146,250	0	143,880	25,500	0	118,380
	2004 (Final Value)	230,720	142,500	0	139,690	25,500	0	114,190
	2003 (Final Value)	225,340	90,000	0	137,090	25,500	0	111,590
	2002 (Final Value)	220,020	46,500	0	133,870	25,500	0	108,370
	2001 (Final Value)	134,630	46,500	0	91,900	25,500	0	66,400
	2000 (Final Value)	116,070	42,380	0	89,220	25,500	0	63,720
	1999 (Final Value)	100,090	33,750	0	86,870	25,500	0	61,370
	1998 (Final Value)	120,760	33,750	0	85,500	25,000	0	60,500
	1997 (Final Value)	84,990	33,750	0	84,070	25,000	0	59,070
	1996 (Final Value)	81,620	34,060	0	81,620	25,000	0	56,620
	1995 (Final Value)	79,950	30,310	0	79,950	25,000	0	54,950
	1994 (Final Value)	82,800	30,310	0	82,800	25,000	0	57,800
	1993 (Final Value)	82,610	22,810	0	82,610	25,000	0	57,610
	1992 (Final Value)	94,680	22,810	0	94,680	25,000	0	69,680

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

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

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

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

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

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

Property Details (Current as of 4/8/2026) ?

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Land

Land Tracts

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

Land Features

Description	Year Added	Units
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FENCE - CHAIN LINK - 4 FOOT

2023

FRANCHISE TAX ACCOUNT STATUS

This record as of March 27, 2026 at 08:22:57

CYNTHIA L. W. CLARK, LLC

Texas Taxpayer Number:	32068023343
Mailing Address:	7146 ESTERO BLVD APT 111 FT MYERS BCH, FL 33931 - 4713
Right to Transact Business in Texas:	ACTIVE
State of Formation:	TX
SOS Registration Status (SOS status updated each business day):	ACTIVE
Effective SOS Registration Date:	08/08/2018
Texas SOS File Number:	0803086991
Registered Agent Name:	CYNTHIA L. CLARK
Registered Office Street Address:	28 WESTCOURT LANE SAN ANTONIO, TX 78257

Public Information Report for Year 2025

Title	Name and Address	
MANAGER	CYNTHIA L. CLARK 28 WESTCOURT LANE SAN ANTONIO, TX 78257 Source: CPA	

Report (PIR) submitted to the Comptroller of Public Accounts (CPA) or from the most recent PIR processed by the Secretary of State (SOS). Annual PIRs submitted to the CPA are forwarded to the SOS.

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

10230407
 CYNTHIA L W CLARK LLC
 28 WESTCOURT LN
 SAN ANTONIO, TX 78257

071130
 Parcel ID: 33-46-24-W2-0030E.0190
 MC PHIE PARK UNIT 1
 BLK E PB 8 PG 52
 LOT 19
 5863 ESTERO BLVD

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

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

TAXING AUTHORITY ⓘ		COLUMN 1*		COLUMN 2*		COLUMN 3*
032 TOWN OF FT MYERS BEACH	LAST YEAR'S ACTUAL TAX RATE 2024 (MILLAGE) ⓘ	YOUR PROPERTY TAXES LAST YEAR 2024	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2025 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2025
COUNTY:						
LEE CO GENERAL REVENUE	3.7623	\$1,573.10	3.6162	\$1,663.21	3.7623	\$1,730.41
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$1,386.07	2.2302	\$1,143.80	2.2480	\$1,152.93
PUBLIC SCHOOL - BY STATE LAW	3.0380	\$1,873.17	3.0139	\$1,545.74	3.0710	\$1,575.02
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	0.9900	\$413.94	0.8954	\$411.82	1.2550	\$577.22
WATER MANAGEMENT DISTRICT:						
SFWM-DISTRICT-WIDE	0.0948	\$39.64	0.0889	\$40.89	0.0948	\$43.60
SFWM-EVERGLADES CONSTRUCTION PROJECT	0.0327	\$13.67	0.0306	\$14.07	0.0327	\$15.04
SFWM-DKEECHOBEE BASIN	0.1026	\$42.90	0.0961	\$44.20	0.1026	\$47.19
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	2.8000	\$1,170.74	2.5436	\$1,169.89	2.8000	\$1,287.81
FORT MYERS BEACH MOSQUITO CONTROL	0.1123	\$46.95	0.1018	\$46.82	0.1123	\$51.65
FORT MYERS BEACH PUBLIC LIBRARY DIST	0.1612	\$67.40	0.1464	\$67.33	0.1612	\$74.14
LEE CO HYACINTH CONTROL DIST	0.0200	\$8.36	0.0192	\$8.83	0.0200	\$9.20
WEST COAST INLAND NAVIGATION DIST	0.0394	\$16.47	0.0381	\$17.52	0.0394	\$18.12
TOTAL TAX RATES:	13.4013		12.8204		13.6993	
TOTAL PROPERTY TAXES:		\$6,652.41		\$6,174.12		\$6,582.33
		COLUMN 1*		COLUMN 2*		COLUMN 3*

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

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

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

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

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

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

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

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

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

Enter your [personalized code TR9C1A87](#) to review your property details and

- Report or update hurricane damage

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

PROPERTY VALUATION		
	Last Year 2024 ⓘ	This Year 2025 ⓘ
MARKET VALUE	\$616,581	\$512,869
Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.		
ASSESSED VALUE		
Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.		
ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.		
Assessment Limitation Benefit		Non-School Levies \$52,936
EXEMPTIONS	APPLIES TO	VALUE
Exemptions are specific dollar or percentage amounts that reduce taxable value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. In some cases, the maximum exemption amount may not be applied because of a lower assessed value. Many exemptions apply only to tax levies by the taxing authority granting the exemption.		

VALUE CALCULATIONS						
Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The assessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.						
TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR ⓘ
COUNTY:						
LEE CO GENERAL REVENUE	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$616,581	\$512,869	\$0	\$0	\$616,581	\$512,869
PUBLIC SCHOOL - BY STATE LAW	\$616,581	\$512,869	\$0	\$0	\$616,581	\$512,869
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
SFWMD-OKEECHOBEE BASIN	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
FORT MYERS BEACH MOSQUITO CONTROL	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
FORT MYERS BEACH PUBLIC LIBRARY DIST	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
LEE CO HYACINTH CONTROL DIST	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933
WEST COAST INLAND NAVIGATION DIST	\$418,121	\$459,933	\$0	\$0	\$418,121	\$459,933

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

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

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

Enter your [personalized code TR9C1A87](#) to review your property details and

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

This Instrument Prepared by:
Shore to Shore Title, LLC
Kara Strausser
On behalf of:
SingleSource Property Solutions
Pursuant to the Issuance of title insurance
1000 Noble Energy Drive, Suite 300
Canonsburg, PA 15317

Property Appraisers Parcel ID #:
33-46-24-W2-0030E.0190

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 5th day of Dec, 2019, Cascade Funding RM1 Alternative Holdings, LLC, a Delaware limited liability company, whose post office address is 3900 Capital City Blvd, Lansing, MI 48906, herein called the Grantor(s), to Cynthia L.W. Clark, LLC, a Texas limited liability company, whose address is 28 Westcourt Lane, San Antonio, TX 78257-1269, hereinafter called the Grantee(s):

(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 TEN AND 00/100'S (\$10.00) 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, State of Florida, viz:

LOT 19, BLOCK E, UNIT 1, MCPHIE PARK, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 8, PAGE 52.

5863 Estero Blvd, Fort Myers Beach, FL 33931

**Authorized Signers and Power of Attorney attached hereto and made a part hereof.
Certificate of Approval of Sale attached, if applicable.**

Taxes and assessments for the current calendar year and all 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 grantor hereby covenants with said grantees that except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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:

Chelsea Spencer
Witness #1 Signature

Chelsea Spencer
Witness #1 Printed Name

Terrisa Hills
Witness #2 Signature

Terrisa Hills
Witness #2 Printed Name

Cascade Funding RM1 Alternative Holdings, LLC, a Delaware limited liability company by Celink, as Duly Authorized Attorney-In-Fact

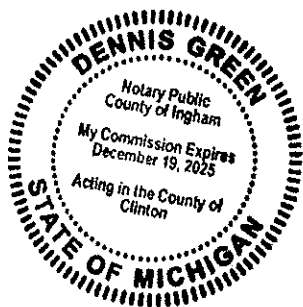
By: Amy McCain

Title: Assistant Vice President

STATE OF MI
COUNTY OF CLINTON

The foregoing instrument was acknowledged before me this 5th day of DECEMBER, 2019, by 19 Amy McCain (name) as AVP (title) on behalf of Celink, as Duly Authorized Attorney-in-Fact, for Cascade Funding RM1 Alternative Funding, LLC, a Delaware limited liability company, on behalf of the corporation. He/she (✓) is personally known to me or () has produced _____ as identification.

SEAL



My Commission Expires

12/19/2025

Dennis Green
Notary Signature
DENNIS GREEN
Printed Notary Signature

**SPECIAL AND LIMITED POWER OF ATTORNEY
AND RELATED COVENANTS**

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Nick** as **Authorized Person** of **Cascade Funding RM1 Alternative Holdings, LLC** ("**Principal**"), located at c/o Waterfall Asset Management, 1140 Avenue of the Americas, 7th Floor, New York, NY 10036, does herein constitute, appoint, authorize and empower **Compu-Link Corporation, dba Celink** (the "**Attorney-in-Fact**") in the name, place and stead of **Principal** with respect to the **Loans** and related **Mortgaged Property** and **REO Property** serviced by the **Attorney-in-Fact** on behalf of **Cascade Funding RM1 Alternative Holdings, LLC** pursuant to that certain **Servicing Agreement** dated July 6, 2018, by and among the **Attorney-in-Fact**, as **Servicer**, **Cascade Funding RM1 Acquisitions Grantor Trust**, , and several other parties (the "**Servicing Agreement**"). The **Attorney-in-Fact** and **Principal** together are the "**Parties**." Capitalized terms used and not otherwise defined herein shall have the respective meanings ascribed to such terms in the **Servicing Agreement**.

The **Attorney-in-Fact** is hereby authorized, and empowered, as follows with respect to the **Loans** and related **Mortgaged Property** and **REO Property** subserviced by the **Attorney-in-Fact** pursuant to the **Servicing Agreement**:

- (i) To execute, acknowledge, seal and deliver deed of trust/mortgage note endorsements, lost note affidavits, assignments of deed of trust/mortgage and other recorded documents, satisfactions/releases/reconveyances of deed of trust/mortgage, subordinations and modifications, assumptions, tax authority notifications and declarations, deeds, bills of sale, and other instruments of sale, conveyance, and transfer, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary or appropriate to affect their execution, delivery, conveyance, recordation or filing provided that such action does not adversely affect the lien of the Mortgage or as insured.
- (ii) To execute and deliver insurance filings and claims, affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of sale, notices of rescission, foreclosure deeds, substitutions of trustee under deeds of trust, transfer tax affidavits, affidavits of merit, verifications of complaints, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays, other actions and execution of documents necessary to protect the interest of **Principal** in any bankruptcy or similar proceeding, and other documents or notice filings on behalf of **Principal** in connection with insurance, foreclosure, bankruptcy and eviction actions.
- (iii) To pursue any deficiency, debt or other obligation, secured or unsecured, including but not limited to those arising from foreclosure or other sale, promissory note or check. This power also authorizes the **Attorney-in-Fact** to collect, negotiate or otherwise settle any deficiency claim, including interest and attorney's fees.

- (iv) To endorse any checks or other instruments received by the Attorney-in-Fact and made payable to Principal.
- (v) To endorse, execute or deliver any and all documents or instruments of mortgage satisfaction or cancellation, or of partial or full release or discharge, and all other comparable instruments with respect to the Loans including, without limitation, the recording or filing with the appropriate public officials of such documents or instruments and the endorsement and deposit of any such documents or instruments in connection with the foreclosure of any Loan, or the bankruptcy or receivership of a Mortgagor.
- (vi) To execute, acknowledge, seal and deliver any and all documents, deeds, transfers, tax declarations, certificates, escrow instructions, bills of sale, closing statements and any other documents or instruments whatsoever which are necessary, appropriate, or required to transfer, sell or convey real property that constitutes REO Property or to effect evictions from such REO Property.
- (vii) To do any other act or complete any other document that arises in the normal course of servicing the Loans and related REO Property.
- (viii) To perform any and all such other acts of any kind and nature whatsoever that are necessary and prudent to service the Loans and related REO Property, including without limitation, delegating the authority granted herein to third parties, including but not limited to law firms or trust companies and each of their officers, directors, employees, agents and assigns.

This Special and Limited Power of Attorney and Related Covenants (the "Power of Attorney") is coupled with an interest.

The appointment of the Attorney-in-Fact is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, rights, acts, of powers herein is not intended to, nor does it give rise to, and it is not to be construed as, a general power of attorney. This Power of Attorney is not intended to extend the powers granted to the Attorney-in-Fact under the Servicing Agreement or to allow the Attorney-in-Fact to take any actions with respect to Mortgages or Notes not authorized by the Servicing Agreement.

Principal covenants and agrees that it shall, from time to time after the date hereof, at the request of the Attorney-in-Fact, execute instruments confirming all of the foregoing authority of the Attorney-in-Fact. The foregoing shall not be deemed to be breached by reason of any action or omission of the Attorney-in-Fact appointed hereunder.

The limited power of attorney granted herein shall commence as of the date of execution hereof and shall continue in full force and effect until terminated, in writing, by Principal.

Unless a third party has received notice that this Power of Attorney has been terminated by Principal, such third party may rely upon the exercise of the power granted herein. For the avoidance of doubt, this provision is not a waiver of any claims that Principal may have against the Attorney-in-Fact for any unlawful or

improper use of this Power of Attorney by the Attorney-in-Fact.

No director, officer, employee or agent of the Attorney-in-Fact shall be individually liable to Principal for taking any action or for refraining to take any action in good faith or for errors in judgment with respect to this Power of Attorney. In addition, in the event the Attorney-in-Fact is entitled to indemnification hereunder, the officers, directors, employees, and agents of the Attorney-in-Fact shall also be entitled to indemnification hereunder to the same extent and under the same circumstances as the Attorney-in-Fact.

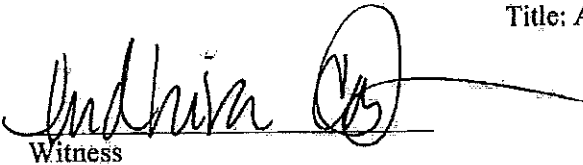
THIS POWER OF ATTORNEY SHALL BE CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MICHIGAN AND THE OBLIGATIONS, RIGHTS AND REMEDIES OF THE PARTIES HEREUNDER SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS.

IN WITNESS WHEREOF, Principal has caused this instrument to be signed by its duly authorized officer on this 4th day of January 2019.

Cascade Funding RM1 Alternative Holdings,
LLC



Name: Kenneth Nick
Title: Authorized Person



Witness

Indhira Castillo
Printed Name



Witness

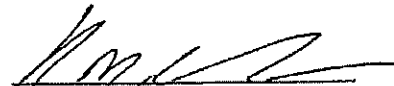
Poojitha Mantha
Printed Name

NOTARY ACKNOWLEDGEMENT

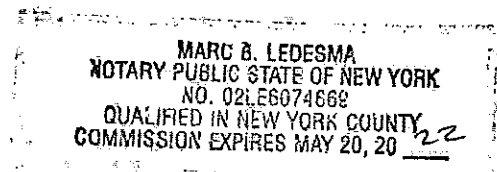
State of New York

County of New York

On the 4th day of January in the year 2019 before me, the undersigned, a Notary Public in and for said State, personally appeared, Kenneth Nick, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Signature

Prepared by: Celink
After recording return to:
Celink
PO Box 40724
Lansing, MI 48901





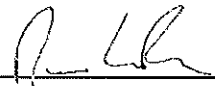
Certificate of the Secretary and Chief Operating Officer of Celink

As a result of a Board Resolution and Unanimous Written Consent of the Board of Directors on March 7, 2019 the following was passed:

Be it RESOLVED that Ryan LaRose, Shannon Ozanich, Crystal Andrews, Kevin Paperd, Sydney Godbehere, Cathy Rhodes, Theresa Wohlfert, Stacie Garcia, Debbie Williams, Amanda Beach, Amy McCain, Jennifer Teal, Cole Greene, Brandi O'Bryant, Jennifer Heintzelman, Shaynah Cooley, Martha Belcher, Adam Bourne, Ashley Stephenson, Brandy Jones, Carlee Hicks, Dan Stack, Danai St. Arnold, Elizabeth Birk, Erica Johnson-Seck, Gabe Silvas, Gail Balettie, Gregory Peck, Heather Clark, Jay Jones, Dan Wright, Jennifer White, Jessica Rogers, Jill Rittimann, Juan Morales, Jennifer Todd, Allison Shelton, Jo-el Hudson, Justin Roland, Kelsey Mills, Kim Ibarra, Kimberly Redd, Marti Noriega, Michael Roach, Mike Stanford, Monique McQueen, Pat Dorsey, Rigoberto Corona-Aburto, Robert Jones, Sam Countess, Stephen Irwin, Timothy Todd, William Sheridan, John Daniel Meyer, Jessi Mojia, Kelly Cantu, Lance Montgomery, Jennifer Kopka, Nancy Campanozzi, Rebecca Marks, Dion Kala, Carlos Gonzalez, Daniel Cortina, Deborah Lane, Desiree Byers, Elizabeth Partida, Elsa Valdez, Grace Olivaretti, Kahrolena Arias, Lauren Hammett, Leanna Allen, Michael Smith, Piriya Ellison, Renukah Garach, Revonda Holmes, Rhonda Summers, Ruth Behm, Shannon Smith, Stacey Henderson, Teresa Deleon, Terri Taylor, Amy Morrill, Lisa Miller, Patricia Cotter, Thomas Luttrell, Karen Dickinson and Adam Rusk have authorization to execute the following documents:

- Foreclosure related documents, including deed in lieu documents; Documents related to full or partial lien releases;
- Bankruptcy related documents;
- Documents related to assignment of mortgage and/or real estate owned properties (REO), evictions;
- Deeds and any other documents or instruments of conveyance relating to the sale of REO properties; and
- Such other documents as are appropriate in furtherance of the execution of any of the above listed documents.

Executed the 28th day of June, 2019



Ryan LaRose, Secretary and COO

Q Taxable Entity Search Results

1 matches:

rch string : 32068023343

If you have the search results, send an email to tax.help@cpa.texas.gov or call 1-800-252-1



Franchise Tax Account Status

As of : 11/05/2019 13:18:38

Results

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

Name	Taxpayer ID#	Zip
CYNTHIA L. W. CLARK, LLC	32068023343	78257

✓ CYNTHIA L. W. CLARK, LLC

Texas Taxpayer Number 32068023343

Mailing Address 28 WESTCOURT LN SAN ANTONIO,
TX 78257-1269

Right to Transact Business in Texas ACTIVE ✓

State of Formation TX

Effective SOS Registration Date 08/08/2018

Texas SOS File Number 0803086991

Registered Agent Name CYNTHIA L. CLARK

Registered Office Street Address 28 WESTCOURT LANE SAN
ANTONIO, TX 78257



Mar 18, 2026 4:42:45 PM
Fort Myers Beach



Mar 18, 2026 4:42:55 PM
Fort Myers Beach

PERMIT GRAPHICS

ADVANCED SEARCH RESULTS

Select View

Selected	Permit Number	Permit Date	Property Address	Permit Type	Type of Construction	Scope of Work	Issued Date	Expiration Date	Finalized Date	Closed Date	Inspection	Last Inspection Date	Status
☐	233829	05/19/2023	5863 ESTERO BLVD	Residential	N/A	4" Chain-link POOL FENCE***Revision - The pool barriers material is a chain link and not aluminum**	07/10/2023		10/10/2023		☐	10/10/2023	FINALED
☐	231601	02/13/2023	5863 ESTERO BLVD	Residential		Residential demolition and debris removal. House only	02/14/2023		07/14/2023		☐	06/21/2023	FINALED
☐	231579	02/13/2023	5863 ESTERO BLVD	Residential		Residential demolition and debris removal.	02/13/2023	08/12/2023			☐		VOID
☐	231492	02/10/2023	5863 ESTERO BLVD	Temporary Use		Install temporary T pole and pedestal for power to FEMA temp travel trailer, connecting to existing water/sewer	02/10/2023	09/23/2025			☐	03/21/2023	DENIED
☐	230538	01/19/2023	5863 Estero Blvd	Structural / Electrical Insp. Letter		Hurricane In				12/20/2023	☐		CLOSED
☐	221267	07/22/2022	5863 Estero Blvd	Windows / Door / S shutter		Install a Jen Weld steel door on storage room under home.	12/16/2022	06/16/2023			☐		VOID
☐	220042	01/12/2022	5863 Estero Blvd	Site		Pavers/landscaping	01/20/2022		04/27/2022		☐	04/27/2022	FINALED
☐	201506	10/28/2020	5863 Estero Blvd	Residential		Master Bathroom remodel	12/11/2020		02/09/2021		☐	02/09/2021	FINALED
☐	201484	10/22/2020	5863 Estero Blvd	Fence / Wall	Site	48"X69" CH-LINK FENCE YARD W/ 1 GATE	11/13/2020		01/09/2021		☐	01/09/2021	FINALED
☐	201479	10/21/2020	5863 Estero Blvd	Residential		Construct and install Pool screen enclosure Exposure D.	12/07/2020		12/14/2020		☐	12/14/2020	FINALED
☐	200602	05/18/2020	5863 Estero Blvd	Pool	N/A	Pool/Paver Deck	07/02/2020		12/11/2020		☐	12/10/2020	FINALED
☐	200449	04/17/2020	5863 Estero Blvd	MECHANICAL		AC changeout for 2 systems- System 1. SEER 14.5RWT/UTONS 3. System 2. SEER 15RWT/UTONS 2.	04/22/2020		06/05/2020		☐	06/05/2020	FINALED
☐	200443	04/17/2020	5863 Estero Blvd	MECHANICAL	N/A	More electrical service to left side of home. New meter/main combo. New circuit panel.	04/17/2020		04/17/2020		☐	04/21/2020	FINALED

B:\Permits\4104161410

HEARING EXHIBIT B

- Affidavit of Non-Compliance
 - Photographs of Violation
 - Permit Affidavit
 - Permit Search



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

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

CYNTHIA L. W. CLARK LLC
28 Westcourt Lane
San Antonio, TX 78257

Respondent.

Certified Mail: N/A
Regular Mail: N/A
Case # 20260057

Site Address: **5863 Estero Blvd**, Fort Myers Beach, FL, 33931
Parcel Strap No. 33-46-24-W2-0030E.0190

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. That on **March 30, 2026**, A Code Enforcement Violation Finding of Fact, Conclusion of Law, and Order was issued in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **April 14, 2026**.
3. That an inspection was performed of the records and property on **April 17, 2026**. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way.



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

5. I have attached permit affidavits related to the subject property, which fairly represent the permit status of the property at the time of the affidavit(s).
6. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an order to access any and all fines, and administrative fees imposed by the Special Magistrate

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.

x 

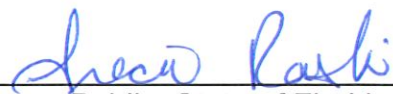
Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 17 day of April, 2026, by Michael J Hauserman. He ☒ is personally known to me or ☐ has produced _____ as identification.



[Notary Seal]



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



Apr 17, 2026 7:37:15 AM
Fort Myers Beach





Apr 17, 2026 7:38:15 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.: 20260057

vs.

CYNTHIA I. W. CLARK 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") Building 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 **April 17, 2026**, I personally conducted a search of the Building Department's permit records for:

a. Property address: **5863 Estero Blvd, Fort Myers Beach, FL 33931**

b. Relevant date range: **January 1, 2026**, through present

5. Based on that search, I did not locate any permits covering **5863 Estero Blvd** in the Building Department's records for demolish, remodel, or general repair that would cover the violations cited 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 **April 17, 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.

SWORN AND ATTESTED BY:

Tracie Raski

Signature of Affiant

Printed Name: Tracie Raski

Title: Magistrate Coordinator

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
☐ physical presence / ☐ online notarization, this 17th day of April, 2026, by Tracie Raski who
☒ is personally known to me ☐ or has produced _____ as identification.

Marilyn Silva
Notary Public, State of Florida

Printed Name: Marilyn Silva

My Commission No.: HH 716330

My Commission Expires: 11-19-2029



EXHIBIT A

- Permit Search Screen

PERMIT GRAPHS

ADVANCED SEARCH RESULTS

Select View

Selected	Permit Number	Permit Date	Property Address	Permit Type	Type of Construction	Scope of Work	Issued Date	Expiration Date	Final Date	Closed Date	Inspection	Last Inspection Date	Status
☐	233829	05/19/2023	5863 ESTERO BLVD	Residential	N/A	4" Chain-link POOL FENCE***Revision - The pool barriers material is a chain link and not aluminum**	07/10/2023		10/10/2023			10/10/2023	FINALED
☐	231601	02/13/2023	5863 ESTERO BLVD	Residential		Residential demolition and debris removal. House only	02/14/2023		07/14/2023			06/21/2023	FINALED
☐	231579	02/13/2023	5863 ESTERO BLVD	Residential		Residential demolition and debris removal.	02/13/2023	08/12/2023					VOID
☐	231492	02/10/2023	5863 ESTERO BLVD	Temporary Use		install temporary T pole and pedestal for power to FIBEM temp travel trailer, connecting to existing water/sewer	02/10/2023	09/23/2025				03/21/2023	DELETED
☐	230538	01/19/2023	5863 Estero Blvd	Structural / Electrical Insp. Letter		Hurricane lan				12/30/2023			CLOSED
☐	221267	07/22/2022	5863 Estero Blvd	2Windows / Door / Shutter		Install a Jen Weld steel door on storage room under home.	12/16/2022	06/16/2023					VOID
☐	220042	01/12/2022	5863 Estero Blvd	2Site		Pavers/landscaping	01/20/2022		04/27/2022			04/27/2022	FINALED
☐	201596	10/28/2020	5863 Estero Blvd	Residential		Master Bathroom remodel	12/11/2020		02/09/2021			02/09/2021	FINALED
☐	201484	10/22/2020	5863 Estero Blvd	2Fence / Wall	Site	4x4x35H CH-Link FENCE YARD W/ 1 GATE	11/13/2020		01/08/2021			01/08/2021	FINALED
☐	201479	10/21/2020	5863 Estero Blvd	Residential		Construct and install Pool screen enclosure Exposure D.	12/07/2020		12/14/2020			12/14/2020	FINALED
☐	200602	05/18/2020	5863 Estero Blvd	2Pool	N/A	Pool/Paver Deck	07/02/2020		12/11/2020			12/10/2020	FINALED
☐	200449	04/17/2020	5863 Estero Blvd	2OTC Mechanical		AC changeout for 2 systems. System 1. Seer 14.5XW10T0N3.3. System 2. SEER 15XW15T0N5.2.	04/22/2020		06/05/2020			06/05/2020	FINALED
☐	200443	04/17/2020	5863 Estero Blvd	2OTC Electrical	N/A	Move electrical service to left side of home. New meter/main combo. New circuit panel.	04/17/2020		04/17/2020			04/21/2020	FINALED

Records 1 to 13 (of 13)

Property Address and Owner:

Hearing Date: May 5, 2026

Property Address: 146 Hercules Dr
Property Owner: Midwest Decoration Co
Status: Work outside the scope of permit or without permit.
Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

As of 4/21/26 the permits are still not current or valid for the cited violations. Confirmed by Building Department and Flood Plain Manager. Prehearing inspection scheduled.

Attachments:

1. 20240733_146 Hercules Dr_ Notice of Continued Hearing Signed
2. 20240733_146 Hercules Dr_ Exhibit A_Historical Notices Service Ownership and Evidence
3. 20240733_146 Hercules Dr_ Exhibit B_Current Notice of Violation and Hearing Affidavit of Service Proof of Service Proof of Ownership

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: April 17, 2026

Thomas Yozzo, Emergency Services Director

Date: April 17, 2026



Traci Kohler, Deputy Town Manager

Date: April 20, 2026

nancy stuparich, Town Attorney

Date: April 22, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: April 22, 2026

Amy Baker, Town Clerk

Date: April 22, 2026

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

TOWN OF FORT MYERS BEACH,
a Florida municipal corporation,

Petitioner,

vs.

FMB CASE NO. 20240733

MIDWEST DECORATION CO

Respondent.

_____/

ORDER OF CONTINUANCE

The undersigned hereby gives notice that the Honorable Judge John G. Van Laningham continued a hearing in the above case at the Fort Myers Beach Council Chambers from Tuesday, March 3, 2026. The continued hearing will be held on **Tuesday, May 5, 2026, at 9:00 a.m.** at the Town of Fort Myers Beach Town Hall located at 6231 Estero Boulevard, Fort Myers Beach, Lee County, Florida.

Ordered this 3rd day of March, 2026.



John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 5 day of March 2026, to:

MIDWEST DECORATION CO
15214 TONKEL RD
LEO, IN 46865

Nancy Stuparich: nstuparich@voselaw.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 in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
[Amy Baker \(Mar 5, 2026 12:59:08 EST\)](#)
Town Clerk and Clerk to the Special Magistrate

Dated: Mar 5, 2026

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.

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "Town of Fort Myers Beach," include the case number and mail to:

Town of Fort Myers Beach
Attention: Code Enforcement
6231 Estero Boulevard
Fort Myers Beach, FL 33931

EXHIBIT A

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



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.

Midwest Decoration Co.
Respondent.

Case #:	20240733
Certified Mail:	9589071052713142142185 9589071052703142142178
Regular Mail:	USPS 11/14/2025

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Michael J Hauserman, 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 Michael J Hauserman. 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 Compliance Manager for the Town of Fort Myers Beach ("Town").
3. On 11/14/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: 15214 Tonkel Road, Leo, IN 46765. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

- b. To the following additional address(es) reasonably believed to be valid for the property owner: Midwest Decoration Co.. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by Midwest Decoration Co., a business entity not registered in the State of Florida or the State of Indiana. I mailed a copy of the Notice by certified mail and first-class mail to the business at the following address: 15214 Tonkel Road, Leo IN 46765. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 11/14/2025, I mailed via USPS regular mail and posted a copy of the Notice at 146 Hercules Drive, 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 11/14/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

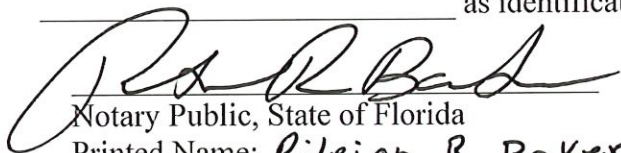
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

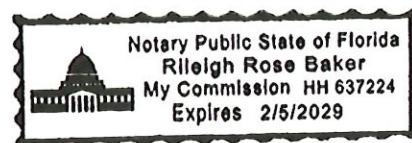


Signature of Affiant
Printed Name: Michael J Hauserman
Title: Code Compliance Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 14 day of November, 2025 by Michael J Hauserman, who ☒ is personally known to me ☐ or has produced _____ as identification.



Notary Public, State of Florida
Printed Name: Rileigh R Baker
My Commission No.: HH 637224
My Commission Expires: 2/5/2029





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

REISSUED

Date: November 14, 2025

Case Number: **20240733**

Owner: **Midwest Decoration Co**

Mailing Address: 15214 Tonkel Road, Leo, IN 46765

Property Address: **146 Hercules Dr, Fort Myers Beach, FL 33931**

Certified Mail# 9589071052703142133961 & 9589071052703142172502

Parcel: 29-46-24-W2-0060A.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 15, 2025 the following violation(s) of the Florida Building Code, Eighth Edition and the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 10/15/2025, a violation was discovered Interior and Exterior remodel, exceed the scope of the approved permit 234613. Permit 234613 has expired thus leaving the construction work conducted without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes:

Sec. 6-111. - Adoption; amendments.

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

2023 Florida Building Code, Building, Eighth Edition

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

LDC Sec 6-441 – Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No

such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

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

Corrective Action Required:

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

Compliance is required on or before: December 3, 2025

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202 or (Code Manager) Michael Hauserman at (239) 478-9363

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 7th DAY OF JANUARY 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Wednesday, December 3, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

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

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

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

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

Michael J Hauserman, CEP



Signature of Affiant

Code Enforcement / Code Compliance Manager
Fort Myers Beach, Florida

9589 0710 5270 3142 1421 85

U.S. Postal Service™ 20240733 CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$ _____	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$ _____	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Street and Apt. City, State, ZIP	Midwest Decoration Co 146 Hercules Dr Fort Myers Beach, FL 33931
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 3142 1421 78

U.S. Postal Service™ 20240733 CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
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Certified Mail Fee \$ _____	11-14-25 Postmark Here MT
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. City, State, ZIP	Midwest Decoration Co 15214 Tonkel Rd Leo, IN 46765
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





requirements of the ordinance and all other applicable codes and regulations has been subject to the requirements of the ordinance and all other applicable codes and regulations that connect two or more existing structures 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.

CH Posting
11-14-25 MJK



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

REISSUED

Date: November 14, 2025

Case Number: 20240733

Owner: Midwest Decoration Co
Mailing Address: 15214 Tonkel Road, Leo, IN 46765
Property Address: 146 Hercules Dr, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142133961 & 9589071052703142172502
Parcel: 29-46-24-W2-0060A.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 15, 2025 the following violation(s) of the Florida Building Code, Eighth Edition and the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 10/15/2025, a violation was discovered Interior and Exterior remodel, exceed the scope of the approved permit 234613. Permit 234613 has expired thus leaving the construction work conducted without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes:

Sec. 6-111. - Adoption; amendments.

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

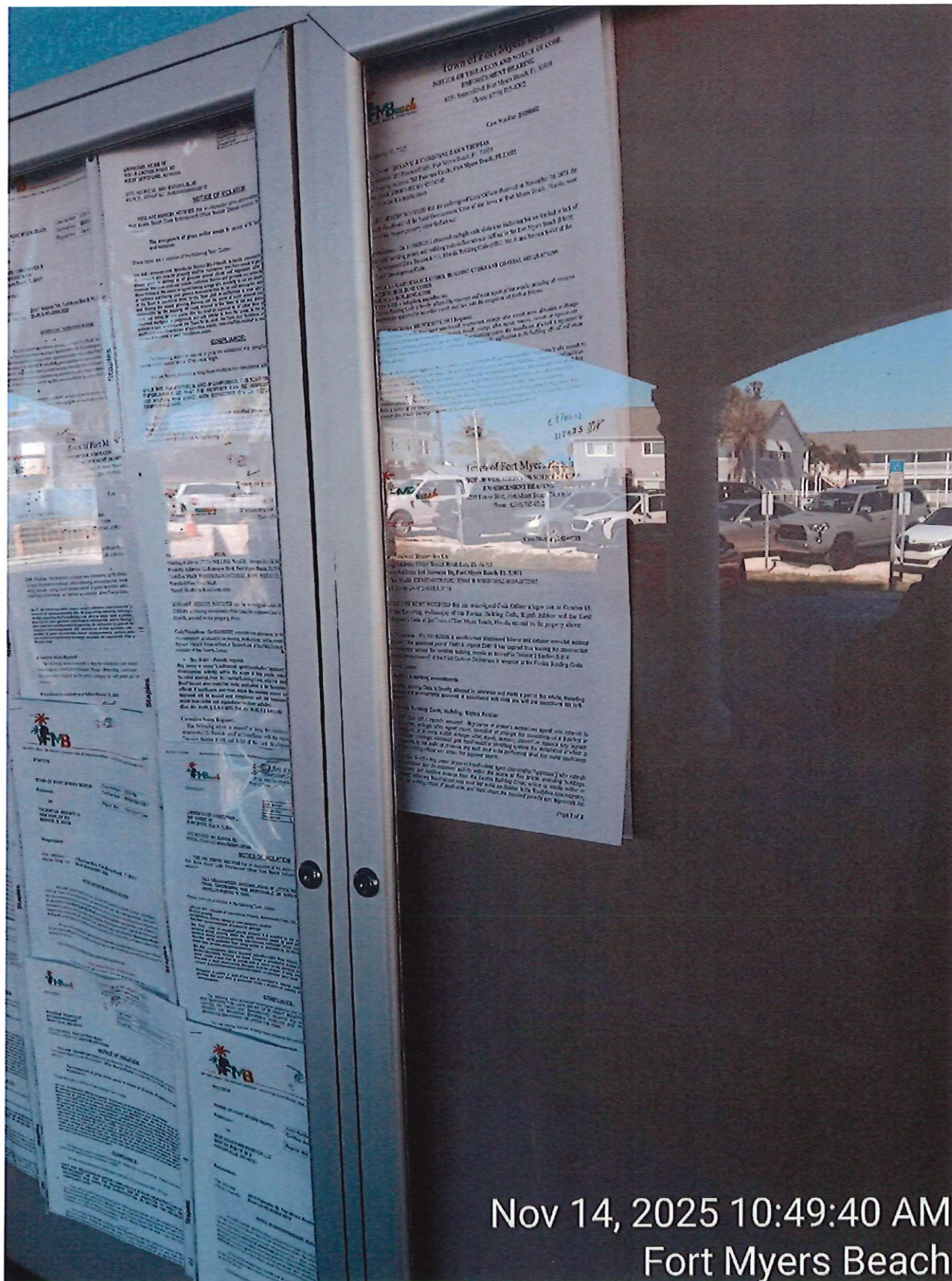
2023 Florida Building Code, Building, Eighth Edition

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

LDC Sec 6-441 - Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No

Page 1 of 3

Nov 14, 2025 10:49:31 AM
Fort Myers Beach



Nov 14, 2025 10:49:40 AM
Fort Myers Beach



Property Data

STRAP: 29-46-24-W2-0060A.0110 Folio ID: 10229746

Tax Roll Value Letter 2025 ▼

Generated on 12/22/2025 8:15 AM

Owner Of Record - Sole Owner

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



MIDWEST DECORATION CO
15214 TONKEL RD
LEO IN 46765

Site Address

Site Address maintained by **E911 Program Addressing**

146 HERCULES DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HERCULES PARK BLK A PB 5 PG 22 LOTS 11 + 12

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 5 and 22 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	1,678
1st Year Building on Tax Roll	1958
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	0060A	0110
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4404	-81.92379		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2013 ▶ ☐ View other photos

Last Inspection Date: 04/16/2018

Property Values / Exemptions / TRIM Notices

Generated on 12/22/2025 8:15 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	613,611	613,601	613,611	613,611	0	0	613,611
2024 / Additional Info	2024 (Final Value)	773,706	773,696	773,706	773,706	0	0	773,706
2023 / Additional Info	2023 (Corrected Value)	442,811	442,801	442,811	442,811	0	0	442,811

2022 / Additional Info	2022 (Final Value)	752,002	527,900	752,002	199,105	50,000	0	149,105
2021 / Additional Info	2021 (Final Value)	516,619	384,800	516,619	193,306	50,000	0	143,306
2020 / Additional Info	2020 (Final Value)	446,555	384,800	446,555	190,637	50,000	0	140,637
2019 / Additional Info	2019 (Final Value)	435,231	355,800	435,231	186,351	50,000	0	136,351
2018 / Additional Info	2018 (Final Value)	429,598	355,800	429,598	182,876	50,000	0	132,876
2017 / Additional Info	2017 (Final Value)	425,556	338,800	425,556	179,115	50,000	0	129,115
2016	2016 (Final Value)	426,306	338,800	426,306	175,431	50,000	0	125,431
2015	2015 (Final Value)	339,097	338,800	339,097	174,212	50,000	0	124,212
2014	2014 (Final Value)	311,799	220,000	311,799	172,829	50,000	0	122,829
2013	2013 (Final Value)	286,303	155,800	286,303	170,275	50,000	0	120,275
2012	2012 (Final Value)	334,554	230,000	334,554	167,429	50,000	0	117,429
2011	2011 (Final Value)	351,528	230,000	351,528	162,552	50,000	0	112,552
2010	2010 (Final Value)	383,265	260,000	383,265	160,150	50,000	0	110,150
	2009 (Final Value)	430,620	300,000	430,620	155,940	50,000	0	105,940
	2008 (Final Value)	497,140	350,000	497,140	155,780	50,000	0	105,780
	2007 (Final Value)	573,490	425,000	0	151,250	25,000	0	126,250
	2006 (Final Value)	568,110	391,000	0	147,560	25,000	0	122,560
	2005 (Final Value)	439,630	280,500	0	143,260	25,000	0	118,260
	2004 (Final Value)	409,100	300,000	0	139,090	25,000	0	114,090
	2003 (Final Value)	362,710	200,000	0	136,490	25,000	0	111,490
	2002 (Final Value)	212,680	80,000	0	129,890	25,000	0	104,890
	2001 (Final Value)	188,340	80,000	0	127,840	25,000	0	102,840
	2000 (Final Value)	172,290	62,500	0	124,120	25,000	0	99,120
	1999 (Final Value)	165,210	62,500	0	120,860	25,000	0	95,860
	1998 (Final Value)	152,130	62,500	0	118,960	25,000	0	93,960
	1997 (Final Value)	150,190	60,000	0	116,970	25,000	0	91,970
	1996 (Final Value)	146,020	60,000	0	113,560	25,000	0	88,560
	1995 (Final Value)	95,130	55,000	0	95,130	25,000	0	70,130
	1994 (Final Value)	96,750	55,000	0	96,750	0	0	96,750
	1993 (Final Value)	81,850	35,000	0	81,850	0	0	81,850
	1992 (Final Value)	72,940	35,000	0	72,940	0	0	72,940

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

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

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

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

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

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

Property Details (Current as of 12/21/2025)

Generated on 12/22/2025 8:15 AM

Land Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	2.00	Units

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1958	1992

Building Subareas

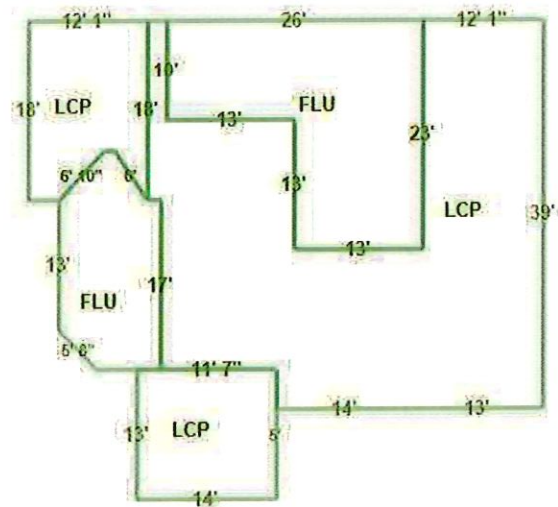
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,484
BAS - BASE	Y	194
FLU - FINISHED LOWER UTILITY	N	623
FOP - FINISHED OPEN PORCH	N	35
FOP - FINISHED OPEN PORCH	N	193
LCP - LOWER CARPORT / OPEN PORCH	N	1,430
STP - STOOP	N	252
STP - STOOP	N	65

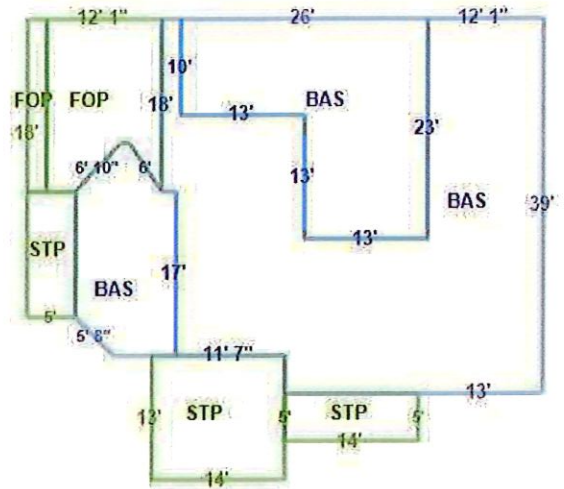
Building Front Photo



Photo Date: February of 2013

Building Footprint





Property Details (2025 Tax Roll)



Generated on 12/22/2025 8:15 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	2.00	Units

Buildings

Building 1 of 1

Building Characteristics

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

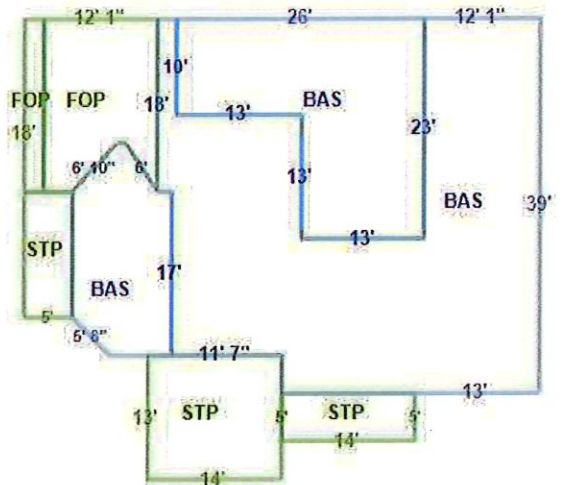
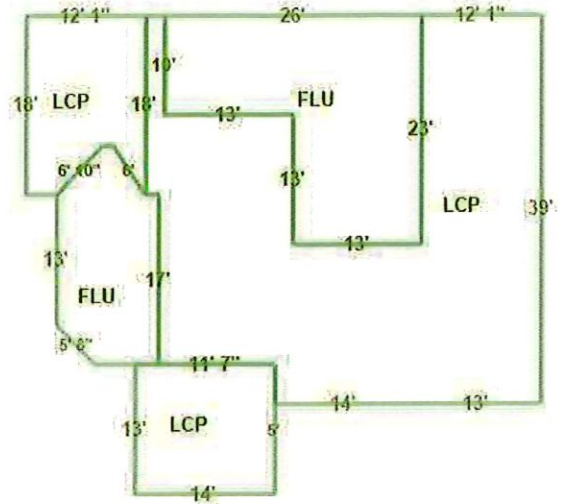
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LCP - LOWER CARPORT / OPEN PORCH	N	1,430
STP - STOOP	N	252
STP - STOOP	N	65

Building Front Photo

Building Footprint



Photo Date: February of 2013



Taxing Authorities

Generated on 12/22/2025 8:15 AM

TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931

LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 12/22/2025 8:15 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
700,000.00	04/14/2023	2023000167724	01		I
100.00	11/09/2004	4516/299	01		I
71,500.00	09/01/1987	1944/1293	03		I
0.00	01/01/1980	1404/421	01		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **5** and **22** for the book and page numbers and **Plats Book** for the book type.

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

Building / Construction Permit Data

Generated on 12/22/2025 8:15 AM

Permit Number	Permit Type	Date
235522	Building Remodel / Repair	09/22/2023
234613	Building Remodel / Repair	07/12/2023
ROF14-0028	Roof	04/21/2014
BLD12-0095	Building Remodel / Repair	06/26/2012

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

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

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

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

Parcel Numbering History ⓘ

Generated on 12/22/2025 8:15 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-06-0000A.0110	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 12/22/2025 8:15 AM

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

Flood and Storm Information

Generated on 12/22/2025 8:15 AM

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

Generated on 12/22/2025 8:15 AM

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

10229746
MIDWEST DECORATION CO
15214 TONKEL RD
LEO, IN 46765

071060
Parcel ID: 29-46-24-W2-0060A.0110
HERCULES PARK
BLK A PB 5 PG 22
LOTS 11 + 12
146 HERCULES DR

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

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

TAXING AUTHORITY ⓘ		COLUMN 1*		COLUMN 2*		COLUMN 3*
032 TOWN OF FT MYERS BEACH	LAST YEAR'S ACTUAL TAX RATE 2024 (MILLAGE) ⓘ	YOUR PROPERTY TAXES LAST YEAR 2024	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2025 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2025
COUNTY:						
LEE CO GENERAL REVENUE	3.7623	\$2,910.91	3.6162	\$2,218.94	3.7623	\$2,308.59
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$1,739.29	2.2302	\$1,368.48	2.2480	\$1,379.40
PUBLIC SCHOOL - BY STATE LAW	3.0380	\$2,350.52	3.0139	\$1,849.36	3.0710	\$1,884.40
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	0.9900	\$765.97	0.8954	\$549.43	1.2550	\$770.08
WATER MANAGEMENT DISTRICT:						
SFWM-DISTRICT-WIDE	0.0948	\$73.35	0.0889	\$54.55	0.0948	\$58.17
SFWM-EVERGLADES CONSTRUCTION PROJECT	0.0327	\$25.30	0.0306	\$18.78	0.0327	\$20.07
SFWM-OKEECHOBEE BASIN	0.1026	\$79.38	0.0961	\$58.97	0.1026	\$62.96
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	2.8000	\$2,166.38	2.5436	\$1,560.78	2.8000	\$1,718.11
FORT MYERS BEACH MOSQUITO CONTROL	0.1123	\$86.89	0.1018	\$62.47	0.1123	\$68.91
FORT MYERS BEACH PUBLIC LIBRARY DIST	0.1612	\$124.72	0.1464	\$89.83	0.1612	\$98.91
LEE CO HYACINTH CONTROL DIST	0.0200	\$15.47	0.0192	\$11.78	0.0200	\$12.27
WEST COAST INLAND NAVIGATION DIST	0.0394	\$30.48	0.0381	\$23.38	0.0394	\$24.18
TOTAL TAX RATES:	13.4013		12.8204		13.6993	
TOTAL PROPERTY TAXES:		\$10,368.66		\$7,866.75		\$8,406.05
		COLUMN 1*		COLUMN 2*		COLUMN 3*

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

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

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

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

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

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

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

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

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

Enter your [personalized code TR9C17F2](#) to review your property details and

- Report or update hurricane damage

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

PROPERTY VALUATION		
	Last Year 2024 ⓘ	This Year 2025 ⓘ
MARKET VALUE	\$773,706	\$613,611
Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.		
ASSESSED VALUE		
Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.		
ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.		

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

VALUE CALCULATIONS						
Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The assessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.						
TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR ⓘ
COUNTY:						
LEE CO GENERAL REVENUE	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
PUBLIC SCHOOL - BY STATE LAW	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
SFWMD-OKEECHOBEE BASIN	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
FORT MYERS BEACH MOSQUITO CONTROL	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
FORT MYERS BEACH PUBLIC LIBRARY DIST	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
LEE CO HYACINTH CONTROL DIST	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611
WEST COAST INLAND NAVIGATION DIST	\$773,706	\$613,611	\$0	\$0	\$773,706	\$613,611

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

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

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

Enter your [personalized code TR9C17F2](#) to review your property details and

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



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

[Next List](#)

MIDWEST DECORATION C

Entity Name List

Corporate Name	Document Number	Status
THE MIDWEST DEFENDERS OF ISRAEL, INC	N19000012992	INACT
MIDWEST DENTAL ARTS, INC.	F13000005030	Active
MIDWEST DESIGN GROUP LLC	M22000014835	Active
MIDWEST DETASSELING, LLC	L12000132437	INACT
MIDWEST DETOX AT AMBROSIA LLC	L23000294420	Active
MIDWEST DEVELOPERS, LLC	L06000023861	Active
MIDWEST DEVELOPMENT, INC.	H75334	INACT
MIDWEST DEVELOPMENT CORP	P04000129714	INACT
MID-WEST DEVELOPMENT CORPORATION OF FORT LAUDERDALE	227189	INACT
MIDWEST DIAGNOSTIC MANAGEMENT, LLC	M07000005692	INACT
MIDWEST DIAL TONE, LLC	M21000009534	Active
MIDWEST DIESEL CONSULTANTS LLC	L21000388766	INACT
MIDWEST DIGITAL SOLUTIONS LLC	L18000167552	INACT
MIDWEST DIRECT INC	P04000096673	INACT
MID-WEST DIRECT INC.	P94000050117	INACT
MIDWEST DISCOUNT BROKERS, INC.	F98000005791	INACT
MIDWEST DISPOSAL, INC.	P95000014637	INACT
MIDWEST DISTRIBUTING COMPANY INC	174354	INACT
MIDWEST DISTRIBUTING SERVICE, INC.	490033	INACT
MID WEST DISTRIBUTORS, INC.	L53137	INACT

[Next List](#)

MIDWEST DECORATION C

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
12/22/2025 08:19 AM

Business Details

Business Name: **MIDWEST DECORATION CO.** Business ID: **201812061292509**
Entity Type: **Domestic For-Profit Corporation** Business Status: **Active**
Creation Date: **12/06/2018** Inactive Date:
Principal Office Address: **15214 Tonkel Road, Leo, IN, 46765, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due Date: **12/31/2026**
Years Due:

Governing Person Information

Title	Name	Address
President	Casey S Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA
President	Casey Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA
President	Casey Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA

Incorporators Information

Name	Title	Address
Charles J Heiny	Incorporator	444 East Main Street, Fort Wayne, IN, 46802, USA

Registered Agent Information

Type: **Individual**
Name: **Casey S. Johnson**
Address: **1332 Brandon Way, Fort Wayne, IN, 46845, USA**

Case #:	20250804	Contractor Name:		Time of Site Inspection:		Case Closed:	
Case Date:	08/01/25	Compliance Date of Violation:		Citation Number:		Repair Damage Due To:	--
Case Type:	Work without Permit	Hearing Date:	12/04/2025	How to bring violation into Compliance:		Storm Damage:	--
Description:	Paperwork	Completion Date of Site Inspection:		Days to Comply:		Assigned To:	Michael Hauserman
Status:	--	Referred:	--			GIS Link ID:	294624W20060A0110

Cases For Property (Code Enforcement)

Permits For Property (Permit Management)

Date	Permit #	Permit Type	Status	Permit Type	Sub Type	Assigned To	Type of Construction	Type of Occupancy/Use	Contractor Business Name/Applicant
11/20/2025	252335		FINALED	Residential	OTC Electrical		N/A	Residential	Mister Sparky
02/14/2025	250379		FINALED	Residential	Fence	*	N/A	Residential	Russ Carter Fence
12/10/2024	243194		FINALED	Residential	Pool-Below Ground		N/A	Residential	Rum Row Pools
09/07/2023	235522		FINALED	Residential	OTC Mechanical		N/A	Residential	COOL AIR PROS
08/14/2023	235122		VOID	Residential	OTC Electrical				
07/05/2023	234613		HOLD	Residential	Remodel		N/A	Residential	EVERGLADES CONSTRUCTION GROUP
10/22/2018	181937		FINALED	ZOTC Mechanical	Not Required				UNIQUE SERVICES

Show Last 25 | Show All

Show Last 25 | Show All



Permit #: 234613

Permit Date: 07/05/23

Permit Type:

Permit Type: Residential

Sub Type: Remodel

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: EVERGLADES CONSTRUCTION GROUP

Contact Name: BRITTNEY SABULA

Contractor/Applicant Email: brittney@evergladesconstructiongroup.com

Contractor/Applicant Phone #: 8632543028

Property Owner's Email:

Current Use: r

Proposed Use: r

Scope of Work: Interior put back after Hurricane Ian. Like for like.

Project Cost: 82273

Gross Square Feet: 1678

Issued Date: 07/12/2023

Expiration Date: 01/24/2024

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Status: HOLD

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
294624W20060A0110	146 HERCULES DR	HERCULES PARK BLK A PB 5 PG 22 LOTS 11 + 12	MIDWEST DECORATION CO		RS-1

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Everglades Construction Group LLC	David Ryan Edmonds	863-254-3028	214 E. Crescent Drive	Certified General	Liability Insurance	NPP1549804
West Coast Plumbing & Water Treatment, LLC	Brian Wallin	239-340-8224	5651 Halifax Ave	Certified Plumbing	Comm. Gen. Liability	20362149

West Coast Plumbing & Water Treatment, LLC	Brian Wallin	239-340-8224	5651 Halifax Ave	Certified Plumbing	Work Comp	EIG588433000
Everglades Construction Group LLC	David Ryan Edmonds	863-254-3028	214 E. Crescent Drive	Certified General	Contractor License	CGC1522985
West Coast Plumbing & Water Treatment, LLC	Brian Wallin	239-340-8224	5651 Halifax Ave	Certified Plumbing	State of Florida	CFC1427865
Everglades Construction Group LLC	David Ryan Edmonds	863-254-3028	214 E. Crescent Drive	Certified General	Workman's Comp	WC Exempt

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
02/06/2024	Electrical - 305 Electric Final	aLL KITCH AND DW AND GD IS MISSING GFI PROTECTION AND ALL NEW RECEP TO COMPLY WITH SECTION 406.4(D)	02/08/2024	02/08/2024	Ron Cohowecz	Fail
02/06/2024	Plumbing - 204 Final Plumbing	Call Melissa when you arrive 757-692-4600 Call Melissa when you arrive 757-692-4600 plumbing fixtures hook up only	02/08/2024	02/08/2024	Ron Cohowecz	Pass
11/07/2023	Building - 106 Final Building	Pending EL & PL Finals. A.S.	11/13/2023	11/14/2023	Adam Stauffer	Pass with Conditions
07/28/2023	Building - 105 Rough Framing / Windows, Door, Wall Dry In	picked this inspection up no visible framing members changes just some 3/4 " flooring replaced jmc 7/28/23	07/28/2023	07/28/2023	John Clements	Pass
07/27/2023	Building - 107 Insulation	scope shows no rough inspections only finals insulation on 2nd fl ok walls only 1st floor floor joists spray foam insulation but stated in scope no work on 1st floor jmc 7/28/23	07/28/2023	07/27/2023	John Clements	Pass with Conditions
07/06/2023	NOC		07/06/2023	07/06/2023	Misty Alexander	Pass

Plan Reviews

Date	Review Type	Description	Assigned To	Review Status
07/05/2023	Notice of Commencement	NOC must be recorded with Lee County Clerk of Court *Received 7/6/23	Misty Alexander	DONE
07/05/2023	Reviews completed- Notification sent		Andrew Garry	DONE
07/05/2023	Review Flood		CGA	REVIEWED W/CONDITIONS
07/06/2023	Review Res. Plan review		CGA	REVIEWED FOR COMPLIANCE
07/05/2023	Review FMB Application	Check INBiz for Casey Johnson.	Tracie Raski	DONE
11/07/2023	Plumb. Sub Permit Req	West Coast Plumbing & Water Treatment LLC CFC1427865	Misty Alexander	DONE
02/28/2024	Elec. Sub Permit Req.		*	
05/20/2024	Review Flood		Rereview Kristin Schumacher	RESUBMITTAL REQUIRED
05/20/2024	Rejection Letter Sent	1st Flood review rejection letter has been uploaded to the permit portal for review.	Korey Lastinger	DONE

08/23/2024	Resubmitted (Flood Review)	RE-REVIEW RESUB FLOOD	Carl Thomas	REVIEWED W/CONDITIONS
09/11/2024	Review Flood	Re-Review	Carl Thomas	RESUBMITTAL REQUIRED
09/19/2024	Rejection Letter Sent	2nd flood rejection	Misty Alexander	DONE

Fees

Fee	Description	Notes	Amount
	Includes: Application Processing Fee Building Review and Inspection Flood Review Electrical Review and Inspection Mechanical Review and Inspection Plumbing Review and Inspection		
RES – Interior Remodel (up to 50% of Structure Value) (2024)			\$800.00
* MISC- DBPR & DCA Admin Fees			\$20.00
	Total		\$820.00

Attached Letters

Date	Letter	Description
07/12/2023	Building Permit	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
07/06/2023	NICHOLAS SABULA	Invoice: 644574			\$820.00
				Outstanding Balance	\$0.00

Notes

Date	Note	Created By:
08/15/2024	Received a voicemail from Nick #713-443-7963 requesting a call back. I called with negative results and leaving a voicemail requesting a call back. Received call from Nick and advised of what needs to be corrected and collected regarding permit #234613. He advised he would contact permitting and get corrected immediately.	D. Batt
08/01/2024	Called and spoke with property owner Casey #260-417-6667. I advised him of the permit being on hold and that he needs to contact permitting in which he agreed to call the contractor and have it rectified.	D. Batt
06/06/2024	Permit has been placed on HOLD until they have come into compliance.	Tracie Raski
05/17/2024	Need new cost form and proper breakdown of all costs. Need break down for labor, materials- cabinets, countertops, plumbing fixtures, all electrical repairs, doors, windows and any additional repairs done.	Kristin Schumacher
02/28/2024	You must attach an electrical sub-contractor to this permit.	Andrew Garry

Uploaded Files

Date	File Name
10/31/2025	29243264-146 Hercules .xlsx
09/19/2024	22453708-234613 2nd Flood Rejection Letter.pdf
08/23/2024	22126635-20736621-1st Flood Review Rejection Letter 234613.pdf
08/23/2024	22126634-234613 Updated Cost Sheet.pdf
05/20/2024	20736621-1st Flood Review Rejection Letter 234613.pdf
11/07/2023	17421760-234613 07-Nov-2023 09-47-48.pdf
08/10/2023	16465647-234613.pdf
07/11/2023	16100459-JOBSITE COPY 234613.pdf
07/06/2023	16052353-Notice Of Commencement (8).pdf

07/06/2023

[16050384-warranty deed 234613 05-Jul-2023 14-43-46.pdf](#)

07/03/2023

[9e21126892498d7a85358c56ac72b0a9_146_hercules_tax_roll_letter.pdf](#)

07/03/2023

[01f7a21870bcff9bb07f7828768d767_146_hercules_permit_app_packet.pdf](#)



Date: 09/19/2024
Contractor: Everglades Construction Group
RE: 234613

The drawings submitted for the referenced project have been reviewed following the 8th Edition (2023) Florida Building Codes, Florida Statutes (F.S), and the Town of Fort Myers Beach Land Development Code. For the reasons listed below, we cannot approve your application at this time.

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

2nd Rejection Letter – Flood
Carl Thomas, cthomas@fmbgov.com (Flood Reviewer)

REJECTION COMMENTS:

Based on the information below, the structure appears to meet substantial damage and must be redesigned to meet current flood design criteria (i.e., elevate, floodproof) based on the following:

-The current cost of repairs is already 40% of the structural value and includes no line items for carpentry, roofing, windows, exterior finish, etc. Adding these additional repairs will increase the costs by over 50%.

-Insurance claim payout information: FEMA makes it abundantly clear that insurance claims cannot be used as the basis for determining substantial damage. This is because insurance claims usually only cover some associated costs to restore the structure to its pre-lan conditions. In this case, the claim, even though it may not cover all repairs, is already over the 50% structural value.

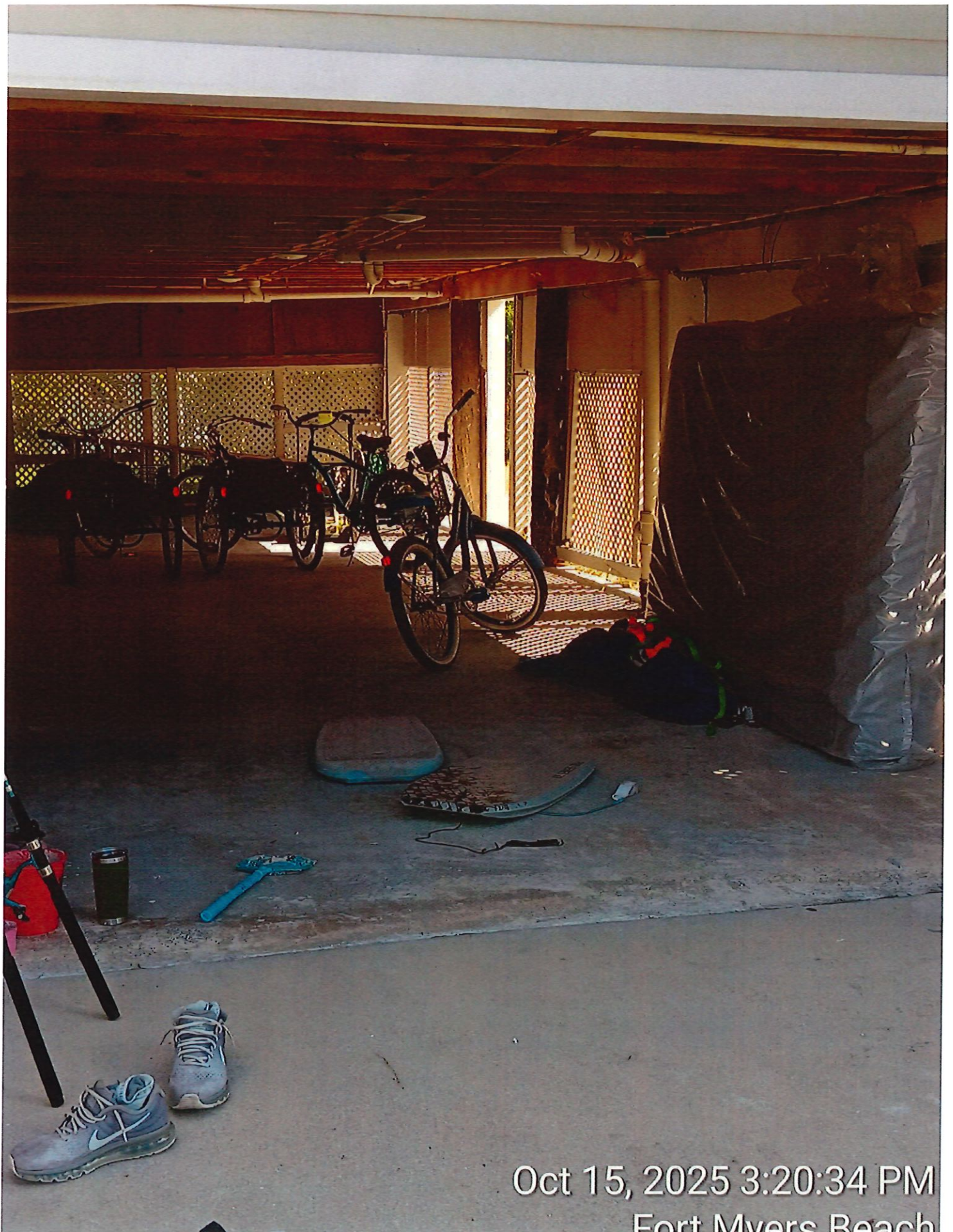
PLEASE NOTE:

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

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

Sincerely,

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



Oct 15, 2025 3:20:34 PM
Fort Myers Beach



Oct 15, 2025 3:20:24 PM
Fort Myers Beach



Oct 15, 2025 3:19:59 PM
Fort Myers Beach



Oct 15, 2025 3:21:08 PM
Fort Myers Beach

EXHIBIT B

Notice of Violation and Hearing 12/29/2025

Affidavit of Service

Proof of Service



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.**

**MIDWEST DECORATION CO
Respondent.**

Certified Mail:	9589071052703142134333
	9589071052703142134326
Regular Mail:	USPS 12/30/2025
Case #	20240733

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared **Michael J Hauserman**, 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 Michael J Hauserman. 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 Compliance Manager** for the Town of Fort Myers Beach ("Town").
3. On **12/30/2025**, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: **15214 Tonkel Rd, Leo, IN 46765**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

- b. To the following additional address(es) reasonably believed to be valid for the property owner: **146 Hercules Dr, Fort Myers Beach, FL 33931**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by **Midwest Decoration Co**, a business entity registered in the State of IN. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's **Registered Agent, Casey S Johnson**, at the following address: **1332 Brandon Way, Fort Wayne, IN 46845**. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the IN Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On **December 30, 2025**, I posted a copy of the Notice at **146 Hercules Drive, 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 **December 30, 2025**, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:

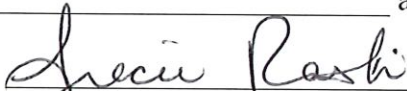


Signature of Affiant

Printed Name: Michael J Hauserman

Title: Code Compliance Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 24th day of February, 2026, by Michael J Hauserman, who ☒ is personally known to me ☐ or has produced _____ as identification.

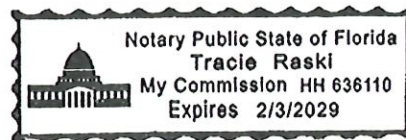


Notary Public, State of Florida

Printed Name: Tracie Raski

My Commission No.: HH 636110

My Commission Expires: 2/3/2029



proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

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

Michael J Hauserman, CEP



Signature of Affiant

Code Enforcement / Code Compliance Manager
Fort Myers Beach, Florida



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

*****REISSUED*****

Date: December 29, 2025

Case Number: **20240733**

Owner: **Midwest Decoration Co**

Mailing Address: 15214 Tonkel Road, Leo, IN 46765

Property Address: **146 Hercules Dr, Fort Myers Beach, FL 33931**

Certified Mail# 9589071052703142133961 & 9589071052703142172502

Parcel: 29-46-24-W2-0060A.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 15, 2025 the following violation(s) of the Florida Building Code, Eighth Edition and the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 10/15/2025, a violation was discovered Interior and Exterior remodel, exceed the scope of the approved permit 234613. Permit 234613 has expired thus leaving the construction work conducted without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes:

Sec. 6-111. - Adoption; amendments.

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

2023 Florida Building Code, Building, Eighth Edition

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

LDC Sec 6-441 – Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator, and the building official, if applicable, and must obtain the required permits and approvals. No

such permit or approval will be issued until compliance with the requirements of this article and all other applicable codes and regulations has been satisfied.

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

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

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

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

(1) Be located and constructed to minimize flood damage; (2) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood; (3) Be constructed of flood damage-resistant materials; and (4) Have mechanical, plumbing and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. Obtain / reactivate the required building permits for the unpermitted construction or restore the structure to its original permit condition. Remove any and all construction in violation of ASCE 24-14, Section 6-501, and Section 6-525.

Compliance is required on or before: February 2, 2026

If the referenced violations are corrected from the date of issuance of this notice, you must contact the (Emergency Services Director) Thomas Yozzo at (239) 765-0202 or (Code Manager) Michael Hauserman at (239) 478-9363

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 3rd 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 Wednesday, December 3, 2025 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE**

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

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

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

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

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

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

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

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

You may also have other rights which are set forth in Division 2 of Article V of Chapter 2 of the Town Land Development Code. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the

9589 0710 5270 3142 1343 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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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	MIDWEST DECORATION CO
Street and Apt. No., or P.O. Box	15214 TONKEL RD
City, State, ZIP+4®	LEO IN 46765

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

12/30/25
 Postmark Here
 mt

9589 0710 5270 3142 1343 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
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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	MIDWEST DECORATION CO
Street and Apt. No., or P.O. Box	C/O Casey S. Johnson, RA
City, State, ZIP+4®	1332 Brandon Way Fort Wayne, IN 46845

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

12/30/25
 Postmark Here
 mt



MIDWEST DECORATION CO
15214 TONKEL RD
LEO IN 46765



MIDWEST DECORATION CO
C/O Casey S. Johnson, RA
1332 Brandon Way
Fort Wayne, IN 46845



MIDWEST DECORATION CO
146 HERCULES DR
FORT MYERS BEACH FL 33931



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33914
Phone: (239) 765-0302

REISSUED***

Date: December 29, 2025

Case Number: 20240733

Owner: Midwest Decoration Co
Mailing Address: 15214 Tonkel Road, Leo, IN 46765
Property Address: 146 Hercules Dr, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142133961 & 9589071052703142172502
Parcel: 29-46-24-W2-0060A.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 15, 2025 the following violation(s) of the Florida Building Code, Eighth Edition and the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 10/15/2025, a violation was discovered Interior and Exterior mural used the scope of the approved permit 234613. Permit 234613 has expired thus leaving the consumer work conducted without the required building permits as defined in Division 3 Section 2-101 (adoption, amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes:

Sec. 6-111. - Adoption; amendments.

The Florida Building Code is hereby adopted by reference and made a part of the entire building code of this town, with all revisions and amendments approved in accordance with state law, with the exception of any provisions that conflict with the provisions of this code.

2023 Florida Building Code, Building, Eighth Edition

FBC Sec 105.1 Permits required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the existing building or structure, or to erect, install, enlarge, alter, repair, remove, convert or relocate any building or structure, or to erect, install, enlarge, alter, repair, remove, convert or relocate any building or structure, or to cause any such work to be performed, shall first obtain a permit from the building official and obtain the required permit.

LDC Sec 6-441 - Any owner or owner's authorized agent (hereinafter referred to as the "owner") who intends to undertake any development activity within the scope of this code, shall first obtain a permit from the building official and obtain the required permit.

Dec 30, 2025 9:59:03 AM
Fort Myers Beach



Compliance is required on or before: January 23, 2026

Posted 12.30.25
MT

Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE OF CODE
ENFORCEMENT HEARING
6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 766-9202

REISSUED

Date: December 29, 2025

Case Number: 20240733

Owner: Midwest Decoration Co
Mailing Address: 15214 Tonkel Road, Leo, IN 46765
Property Address: 146 Hercules Dr, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142133961 & 9589071052703142172502
Parcel: 29-46-24-W2-0060A.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on October 15, 2025 the following violation(s) of the Florida Building Code, Eighth Edition and the Land Development Code of the Town of Fort Myers Beach, Florida, existed on the property above:

Code Violation: On 10/16/2025, a violation was discovered Interior and Exterior remodel, exceed the scope of the approved permit 234813. Permit 234813 has expired thus leaving the construction work conducted without the required building permits as defined in Division 3 Section 6-111 (adoption; amendments) of the FMB Code of Ordinances in adoption of the Florida Building Code.

Relevant Codes:

Sec. 6-111. - Adoption; amendments.

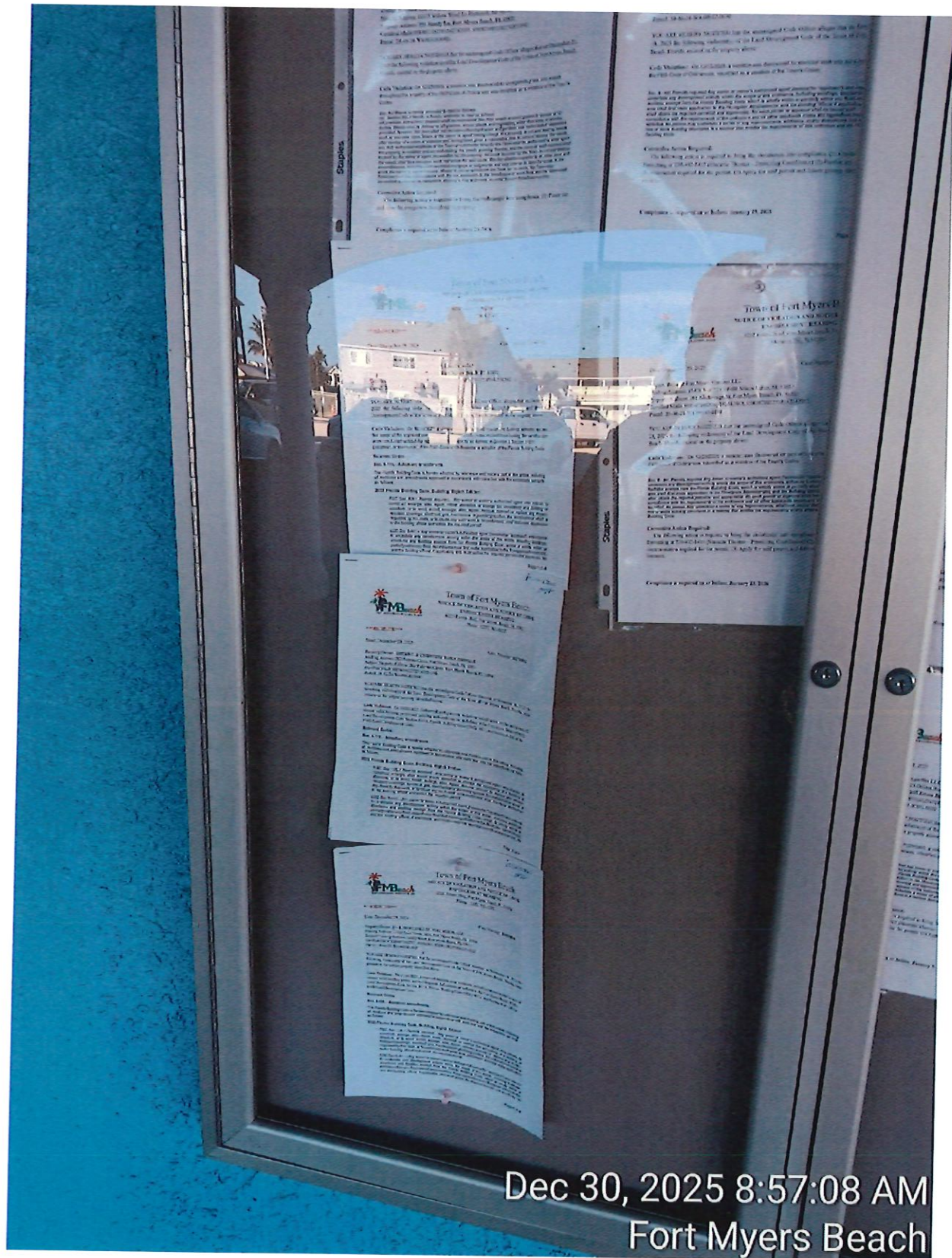
The Florida Building Code is hereby adopted by reference and made a part of this article, including all revisions and amendments approved in accordance with state law, with the exceptions set forth as follows:

2023 Florida Building Code, Building, Eighth Edition

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

LDC Sec 6-441 - Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area must first make application to the floodplain administrator and the building official, if applicable, and must obtain the required permits and approvals.

Dec 30, 2025 8:57:00 AM
Fort Myers Beach





Property Data

STRAP: 29-46-24-W2-0060A.0110 Folio ID: 10229746

Tax Roll Value Letter 2025 ▼

Generated on 2/24/2026 10:14 AM

Owner Of Record - Sole Owner

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



MIDWEST DECORATION CO
15214 TONKEL RD
LEO IN 46765

Site Address

Site Address maintained by **E911 Program Addressing**

146 HERCULES DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HERCULES PARK BLK A PB 5 PG 22 LOTS 11 + 12

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 5 and 22 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	1,678
1st Year Building on Tax Roll	1958
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	29	0060A	0110
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4404	-81.92379		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date February of 2013 ▶ ☐ View other photos

Last Inspection Date: 04/16/2018

Property Values / Exemptions / TRIM Notices

Generated on 2/24/2026 10:14 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	613,611	613,601	613,611	613,611	0	0	613,611
2024 / Additional Info	2024 (Final Value)	773,706	773,696	773,706	773,706	0	0	773,706
2023 / Additional Info	2023 (Corrected Value)	442,811	442,801	442,811	442,811	0	0	442,811

BUSINESS INFORMATION
DIEGO MORALES
INDIANA SECRETARY OF STATE
02/24/2026 10:15 AM

Business Details

Business Name: **MIDWEST DECORATION CO.** Business ID: **201812061292509**
Entity Type: **Domestic For-Profit Corporation** Business Status: **Active**
Creation Date: **12/06/2018** Inactive Date:
Principal Office Address: **15214 Tonkel Road, Leo, IN, 46765, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due Date: **12/31/2026**
Years Due:

Governing Person Information

Title	Name	Address
President	Casey S Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA
President	Casey Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA
President	Casey Johnson	1332 Brandon Way, Fort Wayne, IN, 46845, USA

Incorporators Information

Name	Title	Address
Charles J Heiny	Incorporator	444 East Main Street, Fort Wayne, IN, 46802, USA

Registered Agent Information

Type: **Individual**
Name: **Casey S. Johnson**
Address: **1332 Brandon Way, Fort Wayne, IN, 46845, USA**

Property Address and Owner:

Hearing Date: May 5, 2026

Property Address: 1668 I St
Property Owner: B + B Properties of Fort Myers
Status: Work conducted outside the scope of a permit.
Officer: M Hauserman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

As of 4/21/26 the permits are still not current or valid for the cited violations. Confirmed by Building Department and Flood Plain Manager. Working on needed corrections. Prehearing inspection scheduled.

Attachments:

1. 20250800_1668 I Street_Notice of Continued Hearing Signed
2. 20250800_1668 I Street_ Exhibit A_Notice of Violation and Hearing Affidavit Ownership
3. 20250800_1668 I Street_ Exhibit B_Email Chain with Notice of Representation

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: April 17, 2026

Thomas Yozzo, Emergency Services Director

Date: April 17, 2026



Traci Kohler, Deputy Town Manager

Date: April 20, 2026

nancy stuparich, Town Attorney

Date: April 22, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: April 27, 2026

Amy Baker, Town Clerk

Date: April 28, 2026

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

TOWN OF FORT MYERS BEACH,
a Florida municipal corporation,

Petitioner,

vs.

FMB CASE NO. 20250800

B + B PROPERTIES OF FORT MYERS, LLC

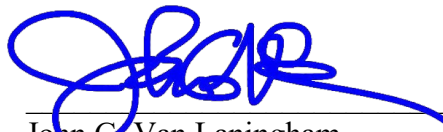
Respondent.

_____/

ORDER OF CONTINUANCE

The undersigned hereby gives notice that the Honorable Judge John G. Van Laningham continued a hearing in the above case at the Fort Myers Beach Council Chambers from Tuesday, March 3, 2026. The continued hearing will be held on **Tuesday, May 5, 2026, at 9:00 a.m.** at the Town of Fort Myers Beach Town Hall located at 6231 Estero Boulevard, Fort Myers Beach, Lee County, Florida.

Ordered this 3rd day of March, 2026.



John G. Van Laningham,
Special Magistrate

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 5 day of March 2026, to:

B + B PROPERTIES OF FORT MYERS, LLC
21050 SAINT PETERS DR
FORT MYERS BEACH, FL 33931

Nancy Stuparich: nstuparich@voselaw.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 in Town Hall, Fort Myers Beach, State of Florida, County of Lee.

BY: 
Amy Baker (Mar 5, 2026 13:00:58 EST)
Town Clerk and Clerk to the Special Magistrate

Dated: Mar 5, 2026

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.

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "Town of Fort Myers Beach," include the case number and mail to:

Town of Fort Myers Beach
Attention: Code Enforcement
6231 Estero Boulevard
Fort Myers Beach, FL 33931

EXHIBIT A

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



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.

Certified Mail:	9589071052713142134357
	9589071052703142134364
Regular Mail:	USPS 11/12/2025

B+B Properties of Fort Myers LLC
Respondent.

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Michael J Hauserman, 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 Michael J Hauserman. 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 Compliance Manager for the Town of Fort Myers Beach ("Town").
3. On 11/12/2025, I personally mailed a copy of the Notice by certified mail and first-class mail as follows:
 - a. To the property owner at the address listed in the records of the Lee County Tax Collector and/or Lee County Property Appraiser for tax notices, which address is: 21050 Saint Peters Drive, Fort Myers Beach, FL 33931. 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. [If applicable] 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 **B+B Properties of Fort Myers 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, **Gregory J Boyd, RA**, at the following address: 21050 Saint Peters Dr, Fort Myers Beach, FL 33931 . A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 11/12/2025, I posted a copy of the Notice at 1668 I Street, 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 11/12/2025, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:

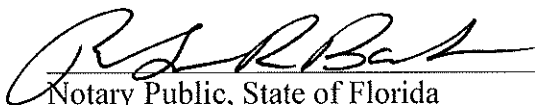


Signature of Affiant

Printed Name: Michael J Hauserman

Title: Code Compliance Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence / ☐ online notarization, this 12th day of November, 2025 by Michael J Hauserman, who ☒ is personally known to me ☐ or has produced _____ as identification.



Notary Public, State of Florida

Printed Name: R. R. Baker

My Commission No.: #H637224

My Commission Expires: 2/5/2029



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone: (239) 765-0202

Date: November 12, 2025

Case Number: **20250800**

Property Owner: B + B PROPERTIES OF FORT MYERS, LLC
Mailing Address: 21050 Saint Peters Drive, Fort Myers Beach, FL 33931
Subject Property Address: 1668 I Street, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134364, 9589071052703142134357
Parcel: 19-46-24-W4-0070B.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed on November 10, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, were present on the subject property identified above:

Code Violation: On 11/10/2025, I observed multiple code violations including but not limited to lack of current valid building permit and building code deficiencies as defined in the Fort Myers Beach (FMB) Land Development Code Section 6-111, Florida Building Code (FBC) 105.1, and Section 6-441 of the FMB Land Development Code.

CHAPTER 6 – MAINTENANCE CODES, BUILDING CODES AND COASTAL REGULATIONS

ARTICLE II. BUILDING CODES

DIVISION 3. – BUILDING CODE

SECTION 6-111. – Adoption; amendments.

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

FBC 7th Edition Section 105 PERMITS 105.1 Required.

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

***FMB 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.*

Specific Violations:

1. FBC 7th Edition 1612.4 Design and construction. ASCE 24.7.1

Violation: Sink and associated plumbing located at ground level.

Corrective action: The sink and associated plumbing will have to be removed from ground level or elevated to the required elevated location.

2. FBC 7th Edition 1612.5 Floor hazard documentation.

Violation: Lack of V-Zone certificate provided with permit.

Corrective action: Provide a V-Zone certificate to the Town with permit application.

3. FBC 7th Edition 1612.4 Design and construction. ASCE 4.6.2

Violation: Lack of required hydrostatic relief vents. Blocked hydrostatic relief vents.

Corrective action: Provide the required hydrostatic relief vents that are required per the FMB Floodplain Manager's comments. All hydrostatic relief vents must kept clear of blockage.

4. FBC 7th Edition 1612.5 Flood hazard documentation.

Violation: Lack of required approved elevation certificate.

Corrective action: Provide an approved elevation certificate for review and approved by the FMB Floodplain Manager.

Corrective Action Required: The following action is required to bring the violation(s) into compliance: Correct all deficiencies listed above as items 1-4. Obtain the required building permits once corrective action is taken for all unpermitted construction.

Code Enforcement Compliance Date: Compliance is required on or before **December 12, 2025**

If the referenced violations are corrected, you must contact the **Code Manager Michael J Hauserman at (239) 478-9363**.

A HEARING FOR THIS MATTER HAS BEEN SCHEDULED FOR REVIEW BY THE SPECIAL MAGISTRATE ON THE 7th DAY OF JANUARY 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

☒ You are required to notify the undersigned Code Enforcement Officer when you complete the required actions to attain compliance with the Town's Codes. If you are able to complete the corrected action prior to the Code Enforcement Compliance Date, the scheduled hearing will be cancelled. Should all violations not be corrected and approved by the undersigned Code Enforcement Officer prior to the Code Enforcement Compliance Date, you will be required to appear at the scheduled hearing before the Town's Special Magistrate, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. If a violation is corrected after the Code Enforcement Compliance Date but before the scheduled hearing, the case may still be presented to the Special Magistrate.

☐ 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. Therefore, no Code Enforcement Compliance Date has been provided, and the 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 this violation is the same violation that occurred within the past 5 years ("Repeat Violation"). Therefore, no Code Enforcement 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 the scheduled Code Enforcement Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the observed violation(s) and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the observed 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 fees may be requested by the Town to recover all costs incurred by the Town in scheduling and presenting the code enforcement case to the Special Magistrate as ordered by the Special Magistrate. **THE IMPOSITION OF FINES AND/OR ADMINISTRATIVE FEES AND COSTS MAY RESULT IN A FUTURE LIEN AGAINST YOUR PERSONAL AND REAL PROPERTY.**

You have the right to be represented by an attorney at the scheduled hearing and to respond and present evidence (documents and testimony by witnesses) at the scheduled 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 scheduled 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 the scheduled hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

For additional information, contact the Town of Fort Myers Beach Special Magistrate Clerk at (239) 765-4222.

Michael J Hauserman



Code Enforcement Manager
Fort Myers Beach, Florida
239-478-9363



Nov 12, 2025 2:14:54 PM
Fort Myers Beach

garbage.

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Cut/Mow weeds and grass and maintain the property free from weeds or plant growth in excess of 12 inches. (2) remove or replace the tarp on the roof so it no longer creates litter. (3) repair the building so loose objects, such as railings, can fall or blow onto other properties in a high wind event. Replacement will require permits. Questions call Permitting at 239-765-0202.

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

Page 1 of 3



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

Date: November 12, 2025

Case Number: 20250800

Property Owner: B + B PROPERTIES OF FORT MYERS, LLC
Mailing Address: 21050 Saint Peters Drive, Fort Myers Beach, FL 33931
Subject Property Address: 16681 Street, Fort Myers Beach, FL 33931
Certified Mail# 9589071052703142134364, 9589071052703142134357
Parcel: 19-46-24-W4-0070B.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed on November 10, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, were present on the subject property identified above:

Code Violation: On 11/10/2025, I observed multiple code violations including but not limited to lack of current valid building permit and building code deficiencies as defined in the Fort Myers Beach (FMB) Land Development Code Section 6-111, Florida Building Code (FBC) 105.1, and Section 6-441 of the FMB Land Development Code.

CHAPTER 6 - MAINTENANCE CODES, BUILDING CODES AND COASTAL REGULATIONS
ARTICLE 11. BUILDING CODES
DIVISION 3. - BUILDING CODE
SECTION 6-111. - Adoption; amendments.

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

FBC 7th Edition Section 105 PERMITS 105.1 Required.

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

FMB 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 except 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 first 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 violates the requirements of this ordinance and the Florida Building Code.

Page 1 of 3

Nov 12, 2025 2:14:51 PM
Fort Myers Beach



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

Date: November 12, 2025

Case Number: 20250800

Property Owner: B + B PROPERTIES OF FORT MYERS, LLC
Mailing Address: 21050 Saint Peters Drive, Fort Myers Beach, FL 33931
Subject Property Address: 1668 I Street, Fort Myers Beach, FL 33931
Certified Mail# 9559071052703142134364, 9589071052703142134357
Parcel: 19-46-24-W4-C0700.0110

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer observed on November 10, 2025 the following violation(s) of the Land Development Code of the Town of Fort Myers Beach, Florida, were present on the subject property identified above:

Code Violation: On 11/10/2025, I observed multiple code violations including but not limited to lack of current valid building permit and building code deficiencies as defined in the Fort Myers Beach (FMB) Land Development Code Section 6-111, Florida Building Code (FBC) 105.1, and Section 6-441 of the FMB Land Development Code.

CHAPTER 6 - MAINTENANCE CODES, BUILDING CODES AND COASTAL REGULATIONS
ARTICLE 11 - BUILDING CODES
DIVISION 3 - BUILDING CODE
SECTION 6-111 - ADAPTING AN EXISTING

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

FBC 7th Edition Section 105 PERMITS 105.1 Required

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

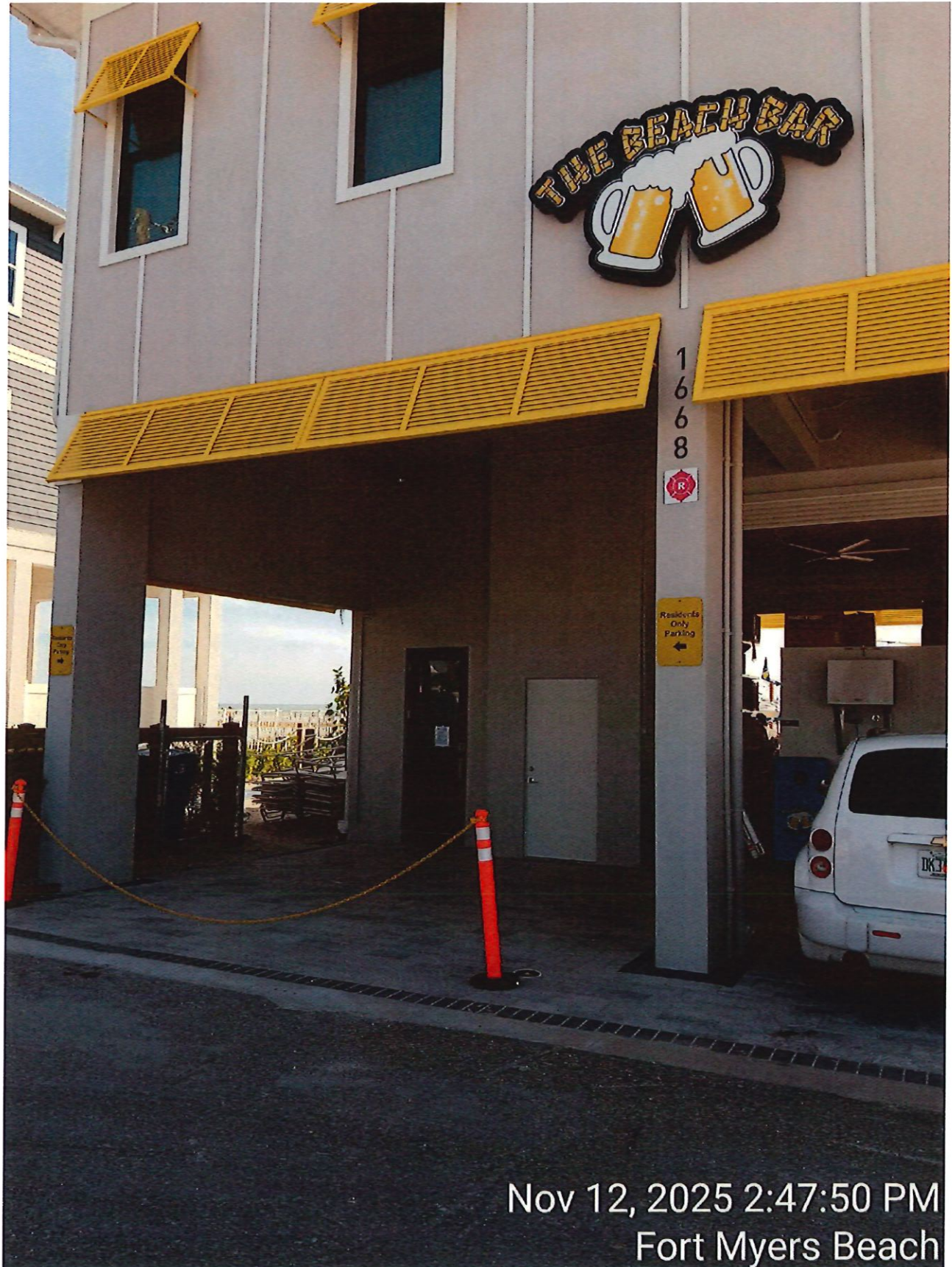
FMB Sec. 6 - 441 Permit required. Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this ordinance, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially 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 violates the requirements of this ordinance and the Florida Building Code.

Page 1 of 3

Nov 12, 2025 2:47:30 PM
Fort Myers Beach



Nov 12, 2025 2:47:43 PM
Fort Myers Beach



Nov 12, 2025 2:47:50 PM
Fort Myers Beach

9589 0710 5270 3142 1343 57

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Domestic Mail Only

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

Postmark
 11-12-25
 [Signature]

Sent To: B+B PROPERTIES OF FORT MYERS, LLC
 Street: C/O Gregory J Boyd, RA
 City, St: 21050 Saint Peters Drive
 Fort Myers Beach, FL 333931

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

9589 0710 5270 3142 1343 64

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Certified Mail Fee \$
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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

Postmark
 11-12-25
 [Signature]

Sent To: B+B PROPERTIES OF FORT MYERS, LLC
 Street: 21050 Saint Peters Drive
 City, St: Fort Myers Beach, FL 333931

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



Property Data

STRAP: 19-46-24-W4-0070B.0110 Folio ID: 10228182

Tax Roll Value Letter 2025 ▾

Generated on 11/10/2025 12:00 PM

Owner Of Record - Sole Owner [Change Mailing Address]



B + B PROPERTIES OF FORT MYERS
21050 SAINT PETERS DR
FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by **E911 Program Addressing**

1668 I ST
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



CRESCENT BEACH BLK.B PB 4 PG 45 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 4 and 45 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 4.0
1st Year Building on Tax Roll	2025
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0070B	0110
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45019	-81.94948		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2025 ▶ ☐ View other photos

Last Inspection Date: 01/22/2025

Property Values / Exemptions / TRIM Notices

Generated on 11/10/2025 12:00 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)	2,228,905	2,228,905	2,228,905	1,208,788	0	0	1,208,788
2024 / Additional Info	2024 (Final Value)	2,228,905	2,228,905	2,228,905	1,098,898	0	0	1,098,898
2023 / Additional Info	2023 (Final Value)	1,639,334	1,639,334	1,639,334	998,998	0	0	998,998

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
21 - Stores/Office/Res Combination	4 - COMMERCIAL	3.0	2
Bedrooms	Fixtures	Year Built	Effective Year Built
4	4.0	2025	2025

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AP2 - APARTMENT 2	Y	1,325
APT - APARTMENT	Y	1,858
BAL - BALCONY	N	63
BAS - BASE	Y	281
FCP - FINISHED CARPORT	N	1,577
FEP - FINISHED ENCLOSED PORCH	N	63
FOP - FINISHED OPEN PORCH	N	320
FOP - FINISHED OPEN PORCH	N	320
FOP - FINISHED OPEN PORCH	N	320

Building Features

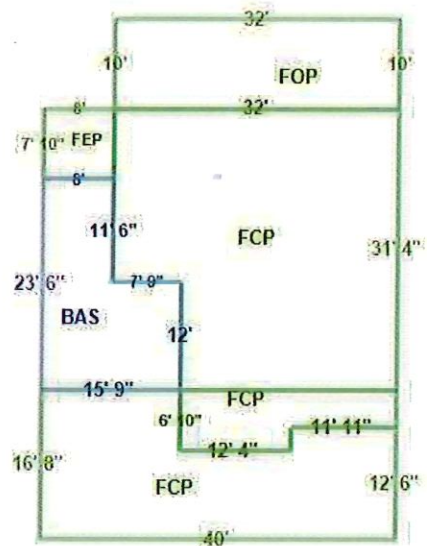
Description	Year Added	Units
ELEVATOR - FREIGHT	2025	3
SPRINKLER SYSTEM (INTERIOR)	2025	6,224

Building Front Photo



Photo Date: July of 2025

Building Footprint



Description	Heated / Under Air	Area (Sq Ft)
AP2 - APARTMENT 2	Y	1,325
APT - APARTMENT	Y	1,858
BAL - BALCONY	N	63
BAS - BASE	Y	281
FEP - FINISHED ENCLOSED PORCH	N	973
FGR - FINISHED GARAGE	N	667
FOP - FINISHED OPEN PORCH	N	320
FOP - FINISHED OPEN PORCH	N	320
FOP - FINISHED OPEN PORCH	N	320

Building Features

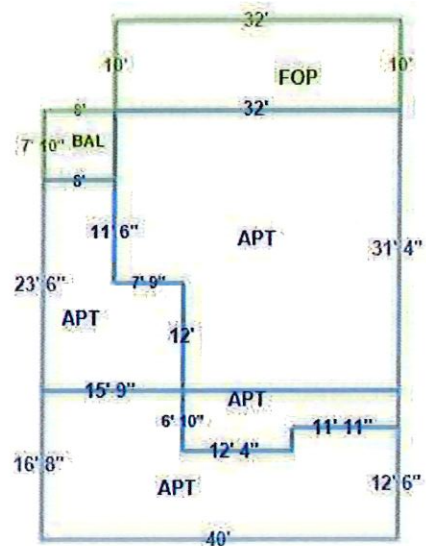
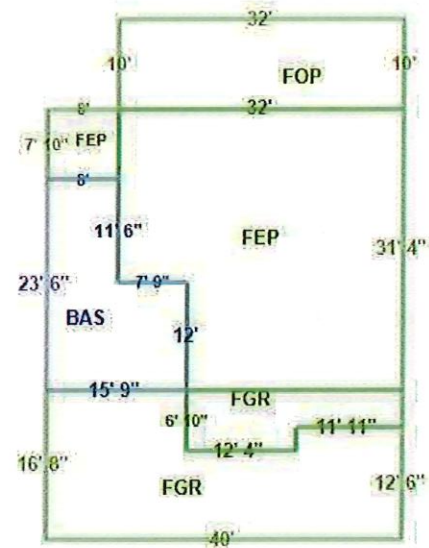
Description	Year Added	Units
ELEVATOR - FREIGHT	2025	3
SPRINKLER SYSTEM (INTERIOR)	2025	6,224

Building Front Photo



Photo Date: July of 2025

Building Footprint



Sales / Transactions

Generated on 11/10/2025 12:01 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
800,000.00	12/04/2009	2009000330729	01		I
1,700,000.00	03/24/2005	4643/2138	08		I
100.00	04/22/2004	4308/654	01		I
192,000.00	11/01/1987	1952/218	06		I
83,500.00	04/01/1977	1196/980	06		I

[View Recorded Plat at LeeClerk.org](#)Use the above link to do a search on the Lee County Clerk of Courts website, using **4** and **45** for the book and page numbers and **Plats Book** for the book type.Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).**Building / Construction Permit Data**

Generated on 11/10/2025 12:01 PM

Permit Number	Permit Type	Date
240836	Building New Construction	10/30/2024
242556	Fence	10/16/2024
224382	Mobile Home	07/31/2023
234424	Demolition	07/10/2023
224847	Site Development - Driveway / Sidewalks	02/03/2023
225045	Electric	12/22/2022
ROF17-0029	Roof	04/07/2017
ELE15-0153	Electric	06/01/2015
COM15-0173	Shutter, Awning	05/29/2015
FIR13-0041	Fire	09/06/2013
COM10-0123	Building Remodel / Repair	08/09/2010
FNC2007-00944	Fence	05/14/2007
COM2005-01361	Building Remodel / Repair	07/12/2005
ROF2004-08413	Roof	12/17/2004
198911388	Commercial	10/23/1989

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

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

10228182
 B + B PROPERTIES OF FORT MYERS
 21050 SAINT PETERS DR
 FORT MYERS BEACH, FL 33931

532014
 Parcel ID: 19-46-24-W4-00708.0110
 CRESCENT BEACH
 BLK.B PB 4 PG 45
 LOT 11
 1668 I ST

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

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

TAXING AUTHORITY ⓘ		COLUMN 1*		COLUMN 2*		COLUMN 3*
277 TOWN OF FM BCH / FM BCH DOWNTOWN REDEV	LAST YEAR'S ACTUAL TAX RATE 2024 (MILLAGE) ⓘ	YOUR PROPERTY TAXES LAST YEAR 2024	YOUR TAX RATE THIS YEAR IF NO BUDGET CHANGE IS ADOPTED (MILLAGE)	YOUR TAXES THIS YEAR IF NO BUDGET CHANGE IS ADOPTED	THIS YEAR'S PROPOSED TAX RATE 2025 (MILLAGE)	YOUR TAXES IF PROPOSED BUDGET CHANGE IS ADOPTED 2025
COUNTY:						
LEE CO GENERAL REVENUE	3.7623	\$4,134.38	3.6162	\$4,371.22	3.7623	\$4,547.82
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	2.2480	\$5,010.58	2.2302	\$4,970.90	2.2480	\$5,010.58
PUBLIC SCHOOL - BY STATE LAW	3.0380	\$6,771.41	3.0139	\$6,717.70	3.0710	\$6,844.97
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	0.9900	\$1,087.91	0.8954	\$1,082.35	1.2550	\$1,517.03
WATER MANAGEMENT DISTRICT:						
SFWM-DISTRICT-WIDE	0.0948	\$104.18	0.0889	\$107.46	0.0948	\$114.59
SFWM-EVERGLADES CONSTRUCTION PROJECT	0.0327	\$35.93	0.0306	\$36.99	0.0327	\$39.53
SFWM-OKEECHOBEE BASIN	0.1026	\$112.75	0.0961	\$116.16	0.1026	\$124.02
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	2.8000	\$3,076.91	2.5436	\$3,074.67	2.8000	\$3,384.61
FORT MYERS BEACH MOSQUITO CONTROL	0.1123	\$123.41	0.1018	\$123.05	0.1123	\$135.75
FORT MYERS BEACH PUBLIC LIBRARY DIST	0.1612	\$177.14	0.1464	\$176.97	0.1612	\$194.86
LEE CO HYACINTH CONTROL DIST	0.0200	\$21.98	0.0192	\$23.21	0.0200	\$24.18
WEST COAST INLAND NAVIGATION DIST	0.0394	\$43.30	0.0381	\$46.05	0.0394	\$47.63
TOTAL TAX RATES:	13.4013		12.8204		13.6993	
TOTAL PROPERTY TAXES:		\$20,699.88		\$20,846.73		\$21,985.57
		COLUMN 1*		COLUMN 2*		COLUMN 3*

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

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

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

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

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

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

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

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

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

Enter your [personalized code TR9C11D6](#) to review your property details and

- Report or update hurricane damage

PROPERTY VALUATION		
	Last Year 2024 ⓘ	This Year 2025 ⓘ
MARKET VALUE	\$2,228,905	\$2,228,905
Market Value in Florida is also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.		
ASSESSED VALUE		
Assessed Value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.		
ASSESSMENT REDUCTIONS	APPLIES TO	VALUE
Assessment Reduction amounts are based on applicable statutory limitations and benefits that may affect the Assessed Value, such as the Save Our Homes cap or an Agricultural Classification. The value of these limitations and benefits make up the difference between market and assessed value.		
Assessment Limitation Benefit	Non-School Levies	\$1,020,117
EXEMPTIONS	APPLIES TO	VALUE
Exemptions are specific dollar or percentage amounts that reduce taxable value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. In some cases, the maximum exemption amount may not be applied because of a lower assessed value. Many exemptions apply only to tax levies by the taxing authority granting the exemption.		

VALUE CALCULATIONS						
Taxable Value is the assessed value minus qualifying exemptions. This is the value used to calculate the tax due on your property. The assessed and taxable values may vary by taxing authority because certain assessment reductions and exemptions may not apply to all levies and discounts.						
TAXING AUTHORITY	ASSESSED VALUE		EXEMPTIONS		TAXABLE VALUE	
	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR	THIS YEAR ⓘ
COUNTY:						
LEE CO GENERAL REVENUE	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
SCHOOL:						
PUBLIC SCHOOL - BY LOCAL BOARD	\$2,228,905	\$2,228,905	\$0	\$0	\$2,228,905	\$2,228,905
PUBLIC SCHOOL - BY STATE LAW	\$2,228,905	\$2,228,905	\$0	\$0	\$2,228,905	\$2,228,905
MUNICIPALITY OR MSTU:						
TOWN OF FORT MYERS BEACH FLORIDA	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
WATER MANAGEMENT DISTRICT:						
SFWMD-DISTRICT-WIDE	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
SFWMD-EVERGLADES CONSTRUCTION PROJECT	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
SFWMD-OKEECHOBEE BASIN	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
INDEPENDENT SPECIAL DISTRICTS:						
FORT MYERS BEACH FIRE CONTROL DIST	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
FORT MYERS BEACH MOSQUITO CONTROL	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
FORT MYERS BEACH PUBLIC LIBRARY DIST	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
LEE CO HYACINTH CONTROL DIST	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
WEST COAST INLAND NAVIGATION DIST	\$1,098,898	\$1,208,788	\$0	\$0	\$1,098,898	\$1,208,788
If you feel the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, please call us at (239) 533-6100 or visit the Lee County Property Appraiser's office at 2480 Thompson Street, 4th Floor, Fort Myers, FL.						
If we are unable to resolve a matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. ⓘ Online filing is available at www.leeclerk.org. Petition forms are available from the Lee County Property Appraiser's office. All petitions must be filed with the Clerk of Courts Office on or before September 12, 2025.						

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

Enter your [personalized code TR9C11D6](#) to review your property details and

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

Prepared by and Return Recorded Original to:

Charles R. Meador, Jr., Attorney at Law
2085 Estero Boulevard
Fort Myers Beach, FL 33931
Telephone: (239) 463-6619
Facsimile: (239) 463-6454

Property Appraiser Parcel I.D. No. 19-46-24-W4-0070B.0110
Grantee Taxpayer I.D. No. _____
Documentary Stamp Tax on Transfer: \$5600

Reserved For Recorder

(STATUTORY FORM - Section 689.02, F.S.)

WARRANTY DEED

THIS WARRANTY DEED, made this 4 day of DECEMBER, A.D. 2009, between LAKESIDE PROPERTIES, LLC, a Florida limited liability company, whose post office address is P.O. Box 1, Branch 1, Fort Myers Beach, FL 33931, hereinafter called Grantor, and B+B PROPERTIES OF FORT MYERS BEACH, LLC, a Florida limited liability company, whose post office address is 21050 St. Peters Drive, Fort Myers Beach, FL 33931, hereinafter called Grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lot 11, Block B, CRESCENT BEACH SUBDIVISION, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court in Plat Book 4, Page 45, Public Records of Lee County, Florida.

SUBJECT TO easements, restrictions and reservations of record and taxes for the current and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for singular and plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and

Reserved For Recorder

year first above written.

Signed in the presence of:

LAKESIDE PROPERTIES, LLC, a Florida limited liability company

By: CHEMONG ENTERPRISES, LLC, a Nevis limited liability company, as Manager

WI

x M. Rea
 ✓ M. Rea
 Witness Name - print or type

By: x

Alida Carlsake

Alida Carlsake, as Manager

WII

x Nancy Day
 ✓ NANCY DAY
 Witness Name - print or type

PROVINCE

STATE OF ONTARIO

COUNTY OF PETERBOROUGH, CANADA

EXECUTION OF the foregoing instrument was acknowledged before me this 4 day of DECEMBER, 2009, by Alida Carlsake, as Manager of CHEMONG ENTERPRISES, LLC, a Nevis limited liability company, as Manager of LAKESIDE PROPERTIES, LLC, a Florida limited liability company, who is (CHECK ONE OF THE FOLLOWING AS APPLICABLE) ☒ personally known to me, or ☐ who has produced () as identification.

x John Joseph Crook
 NOTARY PUBLIC - SIGNATURE ABOVE

NOTARY NAME - JOHN JOSEPH CROOK (Notary Seal)

COMMISSION NO. - 67A

COMMISSION EXP. DATE - LIFE

(Notary Name/Commission No./Exp. Date - typed or printed)



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

Detail by Entity Name

Florida Limited Liability Company

B + B PROPERTIES OF FORT MYERS BEACH, LLC

Filing Information

Document Number L09000115105

FEI/EIN Number 27-1417918

Date Filed 12/02/2009

State FL

Status ACTIVE

Principal Address

21050 ST PETERS DR
FT MYERS BEACH, FL 33931

Mailing Address

21050 ST PETERS DR
FT MYERS BEACH, FL 33931

Registered Agent Name & Address

BOYD, GREGORY J
21050 ST. PETER'S DR
FT MYERS BEACH, FL 33931

Name Changed: 02/11/2012

Address Changed: 02/11/2012

Authorized Person(s) Detail

Name & Address

Title MGR

BOYD, GREGORY J
21050 ST PETERS DR
FT MYERS BEACH, FL 33931

Title MGR

BOYD, MADELINE M
604 HUDSON STREET #2
HOBOKEN, NJ 07030

Annual Reports

Report Year	Filed Date
2023	02/14/2023
2024	02/29/2024
2025	02/13/2025

Document Images

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03/04/2010 -- ANNUAL REPORT	View image in PDF format
12/02/2009 -- Florida Limited Liability	View image in PDF format



Subject: Revocation of Permit Due to Non-Compliance with Floodplain Requirements in AE Flood Zone

Dear B + B PROPERTIES OF FORT MYERS,

This letter serves as formal notice that the Town of Fort Myers Beach is revoking the building permit previously issued for your property located at **1668 I St Fort Myers Beach, FL 33931**. (STRAP# 194624W40070B0110)

Upon further review, it has been determined that the permit was issued in error. The proposed development is located within a FEMA-designated AE Flood Zone and does not currently meet the floodplain management requirements established by FEMA and adopted by the Town.

Reason for Revocation:

As a participant in the National Flood Insurance Program (NFIP), the Town is required to enforce FEMA's floodplain regulations to reduce flood risk and maintain eligibility for federally backed flood insurance. In AE Flood Zones—classified as high-risk areas—development must meet stringent elevation and construction standards, including but not limited to:

- Residential structures must have the lowest floor elevated to or above the Base Flood Elevation (BFE) shown on current FEMA Flood Insurance Rate Maps (FIRMs).
- Non-residential structures must be either elevated or floodproofed to the BFE.
- All development must avoid obstructing or altering the floodplain in ways that increase flood risk to adjacent properties.
- Proper flood openings, materials, and anchoring methods must be used in accordance with federal and local flood-resistant construction standards.

The permit in question was issued without adequate verification that these requirements had been met. Continuing construction under the current permit would increase flood risk, violate FEMA and Town regulations, and jeopardize the



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

Town's standing in the NFIP—which could negatively impact flood insurance availability for all Fort Myers Beach property owners.

Next Steps:

We understand the inconvenience this may cause and are committed to assisting you in moving forward in compliance. We recommend consulting with a licensed Florida engineer, architect, or land surveyor experienced in FEMA floodplain regulations.

You may submit revised plans for review once all applicable floodplain development standards have been met.

Our Building Services and Floodplain Management teams are available to answer any questions and provide guidance throughout this process.

Thank you for your understanding and cooperation as we work to protect the safety and resilience of our community.

Sincerely,
Joe Specht
Building Official
Town of Fort Myers Beach

FORT MYERS BEACH ESTERO ISLAND

P. 239-765-0202 | 6231 Estero Boulevard, Fort Myers Beach, FL 33931

1. The sink and associated plumbing will have to be removed at the ground level.

FBC 1612.4, ASCE 24 7.1

1612.4 Design and construction.

The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

2023 Florida Building Code, Building, Eighth Edition / CHAPTER 16 / SECTION 1612 / 1612.4

2. A V-Zone certificate is required from the owner. **FBC 1612.5**

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a registered design professional, as applicable, and submitted to the building official:

1. For construction in *flood hazard areas* other than *coastal high hazard areas* or *coastal A zones*:
 - 1.1. The elevation of the lowest floor, including the basement, as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.
 - 1.2. For fully enclosed areas below the design flood elevation where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, *construction documents* shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.
 - 1.3. For *dry floodproofed* nonresidential buildings, *construction documents* shall include a statement that the *dry floodproofing* is designed in accordance with ASCE 24 and shall include the flood emergency plan specified in Chapter 6 of ASCE 24.
 - 1.4. For *dry floodproofed* nonresidential buildings, the elevation to which the building is *dry floodproofed* as required for the final inspection in Section 110.3, Building, 6.1.
2. For construction in *coastal high hazard areas* and *coastal A zones*:

2.1.The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.

2.2.*Construction documents* shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.

2.3.For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m²) determined using allowable stress design, *construction documents* shall include a statement that the breakaway wall is designed in accordance with ASCE 24.

2.4.For breakaway walls where provisions to allow for the automatic entry and exit of floodwaters do not meet the minimum requirements in Section 2.7.2.1 of ASCE 24, construction documents shall include a statement that the design will provide for equalization of hydrostatic flood forces in accordance with Section 2.7.2.2 of ASCE 24.

2023 Florida Building Code, Building, Eighth Edition / CHAPTER 16 / SECTION 1612 / 1612.5

3. Hydrostatic relief vents are required per the FMB Floodplain Manager's comments. FBC 1612.4, ASCE 4.6.2

1612.4 Design and construction.

The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

2023 Florida Building Code, Building, Eighth Edition / CHAPTER 16 / SECTION 1612 / 1612.4

4. All hydrostatic relief vents must kept clear of blockage. FBC 1612.4, ASCE 4.6.2

1612.4 Design and construction.

The design and construction of buildings and structures located in flood hazard areas, including coastal high hazard areas and Coastal A Zones, shall be in accordance with Chapter 5 of ASCE 7 and with ASCE 24.

2023 Florida Building Code, Building, Eighth Edition / CHAPTER 16 / SECTION 1612 / 1612.4

5. A corrected Elevation Certificate is required and to be reviewed and approved by the FMB Floodplain Manager. FBC 1612.5

1612.5 Flood hazard documentation.

The following documentation shall be prepared and sealed by a licensed professional surveyor and mapper or a *registered design professional*, as applicable, and submitted to the *building official*:

1. For construction in *flood hazard areas* other than *coastal high hazard areas* or *coastal A zones*:
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 - 2.1. The elevation of the bottom of the lowest horizontal structural member as required by the lowest floor elevation inspection in Section 110.3, Building, 1.1 and for the final inspection in Section 110.3, Building, 5.1.
 - 2.2. *Construction documents* shall include a statement that the building is designed in accordance with ASCE 24, including that the pile or column foundation and building or structure to be attached thereto is designed to be anchored to resist flotation, collapse and lateral movement due to the effects of wind and flood loads acting simultaneously on all building components, and other load requirements of Chapter 16.

2.3. For breakaway walls designed to have a resistance of more than 20 psf (0.96 kN/m²) determined using allowable stress design, *construction documents* shall include a statement that the breakaway wall is designed in accordance with ASCE 24.

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2023 Florida Building Code, Building, Eighth Edition / CHAPTER 16 / SECTION 1612 / 1612.5

EXHIBIT B

Email chain

- Notice of Representation
- Requests and Agreements of Continuances

Michael Hauserman

From: Colten Thomas <Colten.Thomas@henlaw.com>
Sent: Monday, February 16, 2026 1:46 PM
To: Michael Hauserman; Frankie Kropacek
Cc: apd@studioad.net
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

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.

Good afternoon, all:

Received, thank you. Please advise if/when the continuation is confirmed and an amended notice is generated, and I will pass the update along to my client.

At your earliest convenience, please also advise if the Town has capacity to touch base with The Beach Bar's design and construction team to confirm receipt and review of their portal submissions/remediation plan. We are relying on the Town's acknowledgement and approval to expedite the project(s), and my client is eager to resolve this.

If there is anything we can do to facilitate things on our end, please advise.

Thank you,

Colten Thomas
Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1213
Fax: 239.344.1213
Colten.Thomas@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com



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From: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Sent: Thursday, February 12, 2026 1:33 PM
To: Colten Thomas <Colten.Thomas@henlaw.com>
Cc: Frankie Kropacek <fkropacek@fmbgov.com>; apd@studioad.net
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800
Importance: High

Unless there are any objections, the Town is going to request this case be continued to the May 5, 2026 hearing to allow for compliance.

**Michael J.
Hauserman, CEP**
Code Compliance Manager
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL 33931
Phone: (239) 478-9363



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From: Frankie Kropacek <fkropacek@fmbgov.com>
Sent: Thursday, February 5, 2026 7:53 AM
To: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Cc: Thomas Yozzo <tyozzo@fmbgov.com>
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

Good morning, Michael.

Before you respond please see Tom and I to discuss this please

Thank You

Frankie Kropacek
*Community Development
Director*
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL 33931
Phone: (239) 765-0202



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From: Colten Thomas <Colten.Thomas@henlaw.com>
Sent: Wednesday, February 4, 2026 5:04 PM
To: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Cc: Frankie Kropacek <fkropacek@fmbgov.com>; Albert Dambrose <apd@studioad.net>
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

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.

Good afternoon, Mr. Hauserman:

I hope this email finds you well. I am writing to follow up on the above-mentioned Code case, in light of the ongoing compliance activity at 1668 I Street.

As you know, my client has been working diligently to address each item raised by the Town. Specifically, by submitting an updated V-zone certificate, permit/design revisions, and other remediation plans for staff's review and approval in early December. However, these items have not yet been assigned to review. It follows that the design and construction team cannot proceed with handling until plans are approved; nor can they move forward with the second phase of remediation.

Given the circumstances—and in consideration of the unique hardship, holiday backlog, and time-intensive repairs—we kindly request an additional extension to the compliance deadline/rescheduled hearing date before the Town's Special Magistrate, consistent with Section 2-424(b) of the Town's Land Development Code.

Please advise if this is acceptable, and if you need any additional information from us to facilitate a review/approval of my client's intended plans. Project architect Albert Dambrose, copied here, is likely the best point of contact for any technical questions—but I am also available to assist as needed.

Thank you for your time, assistance, and understanding.

All the best,

Colten Thomas
Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
Direct Dial: 239.344.1213
Fax: 239.344.1213
Colten.Thomas@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com



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From: Colten Thomas <Colten.Thomas@henlaw.com>
Sent: Tuesday, December 30, 2025 8:59 AM
To: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Cc: Kirsten Shultz <Kirsten.Shultz@henlaw.com>; Frankie Kropacek <fkropacek@fmbgov.com>
Subject: Re: Special Magistrate Clerk 1668 I Street Case #20250800

Good Morning:

Received, thank you. I will pass this information on to my client and will follow up as needed.

We appreciate your assistance and consideration in connection with this matter.

Best,

From: Michael Hauserman <Michael.Hauserman@fmbgov.com>
Sent: Monday, December 29, 2025 4:12:45 PM
To: Colten Thomas <Colten.Thomas@henlaw.com>
Cc: Kirsten Shultz <Kirsten.Shultz@henlaw.com>; Frankie Kropacek <fkropacek@fmbgov.com>
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

Thank you for your efforts to come into compliance. I have reissued the notice. (see attached) Extension granted with compliance date by 2/2/26 or a hearing on 3/3/26 at 9am.

**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 Hauserman <Michael.Hauserman@fmbgov.com>
Sent: Monday, December 29, 2025 11:49 AM
To: Colten.Thomas@henlaw.com
Cc: Lizzette Roman <Lroman@fmbgov.com>; Amy Baker <Amy@fmbgov.com>; Kirsten.Shultz@henlaw.com; Frankie

Kropacek <fkropacek@fmbgov.com>

Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

I see that your permit is currently in review/revision. Due to your contact and efforts toward compliance, I will be reissuing your Notice of Hearing for the March 2026 hearing at 9am. I will email you a copy by the end of the day on Tuesday. Please keep me updated on your compliance efforts.

If you have any questions or concerns, please let me know.

**Michael J.
Hauserman, CEP**
Code Compliance Manager
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL 33931
Phone: (239) 478-9363



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From: Amy Baker <Amy@fmbgov.com>

Sent: Monday, December 29, 2025 11:05 AM

To: Michael Hauserman <Michael.Hauserman@fmbgov.com>

Cc: Lizzette Roman <Lroman@fmbgov.com>

Subject: FW: Special Magistrate Clerk

Please see below request

Amy Baker
Town Clerk
Town of Fort Myers Beach
6231 Estero Blvd
Fort Myers Beach, FL
33931
Phone: (239) 765-0202



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As of January 1, 2024 the Town has implemented online records request. Please consider submitting your request through the portal. Any requests received via email will be transferred by staff to this portal, with all responses coming from "Town of Fort Myers Beach Public Records"

<https://fortmyersbeachfl.nextrequest.com/>

From: Colten Thomas <Colten.Thomas@henlaw.com>

Sent: Tuesday, December 23, 2025 4:35 PM

To: Amy Baker <Amy@fmbgov.com>

Cc: Kirsten Shultz <Kirsten.Shultz@henlaw.com>; Lizzette Roman <Lroman@fmbgov.com>

Subject: RE: Special Magistrate Clerk

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Good afternoon, Amy:

Thank you for the clarification, and for the quick response!

My name is Colten Thomas, and I represent B + B Properties of Fort Myers, LLC, in connection with the Notice of Violation issued at 1668 I Street, Fort Myers Beach, FL 33931 (Case No. 20250800).

We are just reaching out to confirm that the Special Magistrate's meeting agenda/calendar for January 7, 2026, has been updated to reflect that the original hearing for 20250800 was **cancelled/postponed**. I already spoke with Frankie Kropacek last week, who confirmed with Tom Yozzo—but I just wanted to confirm before the holidays ramp up.

Additionally—if/when the hearing is rescheduled—please allow this email to serve as written notice that I will be attending on behalf of B + B Properties. (I do not foresee this matter requiring a future hearing, but I don't want to miss that 5-day notice requirement.)

Thank you! I hope you have a fantastic Christmas and Happy New Year!

Best,

Colten Thomas

Attorney at Law

Henderson, Franklin, Starnes & Holt, P.A.

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1213

Fax: 239.344.1213

Colten.Thomas@henlaw.com

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From: Amy Baker <Amy@fmbgov.com>
Sent: Tuesday, December 23, 2025 4:07 PM
To: Kirsten Shultz <Kirsten.Shultz@henlaw.com>
Cc: Lizzette Roman <Lroman@fmbgov.com>
Subject: RE: Special Magistrate Clerk

Kirsten,

I am technically the Clerk to the Special Magistrate for the Town, although my Lizzette Roman attends the hearings.

Is there something I can help you with? I have also copied Lizzette in the email.

Have a wonderful Christmas!

Amy Baker

Town Clerk

Town of Fort Myers Beach

6231 Estero Blvd

Fort Myers Beach, FL

33931

Phone: (239) 765-0202



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<https://fortmyersbeachfl.nextrequest.com/>

From: Kirsten Shultz <Kirsten.Shultz@henlaw.com>
Sent: Tuesday, December 23, 2025 3:38 PM
To: Amy Baker <Amy@fmbgov.com>
Subject: Special Magistrate Clerk

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.

Good Afternoon: Sorry to bother you, but does the Special Magistrate Clerk have an email address? I have called 239-765-4222 and the mailbox is full. Thank you for any assistance.

Kirsten Shultz

Legal Assistant

Henderson, Franklin, Starnes & Holt, P.A.

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1208



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Michael Hauserman

From: Michael Hauserman
Sent: Monday, December 29, 2025 3:13 PM
To: Colten.Thomas@henlaw.com
Cc: Kirsten.Shultz@henlaw.com; Frankie Kropacek
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800
Attachments: 20251229145528518.pdf

Thank you for your efforts to come into compliance. I have reissued the notice. (see attached) Extension granted with compliance date by 2/2/26 or a hearing on 3/3/26 at 9am.

**Michael J.
Hauserman, CEP**
Code Compliance Manager
Town of Fort Myers Beach
6231 Estero Blvd
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Phone: (239) 478-9363



FMBgov.com



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Cc: Lizzette Roman <Lroman@fmbgov.com>; Amy Baker <Amy@fmbgov.com>; Kirsten.Shultz@henlaw.com; Frankie Kropacek <fkropacek@fmbgov.com>
Subject: RE: Special Magistrate Clerk 1668 I Street Case #20250800

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If you have any questions or concerns, please let me know.

**Michael J.
Hauserman, CEP**
Code Compliance Manager
Town of Fort Myers Beach
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Phone: (239) 478-9363

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To: Michael Hauserman <Michael.Hauserman@fmbgov.com>
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Subject: FW: Special Magistrate Clerk

Please see below request

Amy Baker

Town Clerk
Town of Fort Myers Beach
6231 Estero Blvd
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Phone: (239) 765-0202



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Additionally—if/when the hearing is rescheduled—please allow this email to serve as written notice that I will be attending on behalf of B + B Properties. (I do not foresee this matter requiring a future hearing, but I don't want to miss that 5-day notice requirement.)

Thank you! I hope you have a fantastic Christmas and Happy New Year!

Best,

Colten Thomas

Attorney at Law

Henderson, Franklin, Starnes & Holt, P.A.

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1213

Fax: 239.344.1213

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Sent: Tuesday, December 23, 2025 4:07 PM

To: Kirsten Shultz <Kirsten.Shultz@henlaw.com>

Cc: Lizzette Roman <Lroman@fmbgov.com>

Subject: RE: Special Magistrate Clerk

Kirsten,

I am technically the Clerk to the Special Magistrate for the Town, although my Lizzette Roman attends the hearings.

Is there something I can help you with? I have also copied Lizzette in the email.

Have a wonderful Christmas!

Amy Baker

Town Clerk

Town of Fort Myers Beach

6231 Estero Blvd

Fort Myers Beach, FL

33931

Phone: (239) 765-0202



FMBgov.com



As of January 1, 2024 the Town has implemented online records request. Please consider submitting your request through the portal. Any requests received via email will be transferred by staff to this portal, with all responses coming from "Town of Fort Myers Beach Public Records"

<https://fortmyersbeachfl.nextrequest.com/>

From: Kirsten Shultz <Kirsten.Shultz@henlaw.com>

Sent: Tuesday, December 23, 2025 3:38 PM

To: Amy Baker <Amy@fmbgov.com>

Subject: Special Magistrate Clerk

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.

Good Afternoon: Sorry to bother you, but does the Special Magistrate Clerk have an email address? I have called 239-765-4222 and the mailbox is full. Thank you for any assistance.

Kirsten Shultz

Legal Assistant

Henderson, Franklin, Starnes & Holt, P.A.

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1208

Fax: 239.344.1208

Kirsten.Shultz@henlaw.com

www.henlaw.com

Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com



Henderson|Franklin
ATTORNEYS AT LAW

CONFIDENTIALITY STATEMENT

Henderson, Franklin, Starnes & Holt, P.A.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply mail and destroy all copies of the original message.

Note: Florida has a very broad public records law. Most communication(s) to or from Fort Myers Beach officials regarding Town business are public records available to the public and media upon request. Your email communications and email address may be subject to public disclosure.

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Property Address and Owner:

Hearing Date: May 5, 2026

Property Address: 256 Ostego Dr
Property Owner: KW OASIS LIMITED
Status: Work without permits
Officer: T Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Affidavit of Non Compliance and Permit Search to be filed in Exhibit B on 4/20/26.

Attachments:

1. 20260273_256 Ostego Dr_Exhibit A_Affidavit of Service Notice of Violation Hearing Proof of Ownership Photos
2. 20260273_256 Ostego Dr_Exhibit B_Affidavit of Non Compliance with evidence

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: April 17, 2026

Thomas Yozzo, Emergency Services Director

Date: April 17, 2026



Traci Kohler, Deputy Town Manager

Date: April 20, 2026

nancy stuparich, Town Attorney

Date: April 22, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: April 27, 2026

Amy Baker, Town Clerk

Date: April 28, 2026

HEARING EXHIBIT A

- Affidavit of Posting and Service
 - Composite Exhibit A
 - Notice of Violation and Hearing
 - Certified Mail Receipts
 - LCPA Records
 - LC Tax Collectors Tax Notice
 - Deed
 - Sunbiz Records
 - Original Photographs of Violation



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.**

**KW OASIS LIMITED
Respondent.**

Case #:	20260273
Certified Mail:	9589071052703142172205 9589071052703142172212
Regular Mail:	USPS 03/13/2026

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 the Code Enforcement Officer for the Town of Fort Myers Beach (“Town”).
3. On 03/13/2026 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: **330 Louisiana Ave, Perrysburgh, OH, 43551**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

- b. To the following additional address(es) reasonably believed to be valid for the property owner: **(N/A)**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by **KW OASIS LIMITED**, 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, **WRIGHT, KYLE E** at the following address: **297 FAIRWEATHER LN FORT MYERS BEACH, FL 33931** . 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 03/13/2026, I posted a copy of the Notice at 256 Ostego Dr, Fort Myers Beach, FL 33931 which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 03/13/2026 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**.

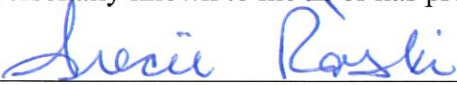
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:

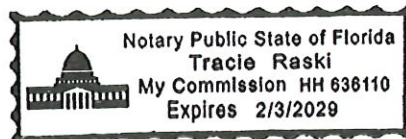


Signature of Affiant
Printed Name: T. Hoffman
Title: Code Enforcement Officer

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
☒ physical presence / ☐ online notarization, this 13th day of March, 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.: _____
My Commission Expires: _____



COMPOSIT EXHIBIT A

- Notice of Violation and Hearing
- Certified Mail Receipts
- LCPA Records
- LC Tax Collectors Tax Notice
- Deed
- Sunbiz Records



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: March 13, 2026

Case Number: **20260273**

Owner: **KW OASIS LIMITED**

Mailing Address: 300 Louisiana Ave, Perrysburg OH, 43551

Property Address: **256 Ostego Dr, Fort Myers Beach, FL 33931**

Registered Agent: C/O Wright, Kyle E

Mailing Address: 297 Fairweather Lane, Fort Myers Beach, FL 33931

Certified Mail: 9589071052703142172205 / 9589071052703142172212

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on March 13, 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 03/13/2026, A Violation was discovered. For the application of site stone/shell fill on property without first obtaining required Permits. All are identified as violations of the Town's Codes:

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator) to obtain any required permits (2) Provide any and all documentation required for the permit. (3) Apply for said permits and follow process through to issuance.

Compliance is required on or before: April 13, 2026

If the referenced violations are corrected from the date of issuance of this notice, you must contact the Code Enforcement Officer at (239) 765-0202 / 239-220-6458

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 5th DAY OF May 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, April 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.

T. Hoffman



Signature

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1722 05

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Domestic Mail Only

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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

KW OASIS LIMITED
330 LOUISIANA AVE
PERRYSBURG OH 43551

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

Town of Fort Myers Beach 20260273

MAR 13 2026 Postmark Here

Sent by: [Signature]

256 OSTEAD DR

9589 0710 5270 3142 1722 12

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Postage

Total Postage and Fees

KW OASIS LIMITED
C/O WRIGHT, KYLE E
297 FAIRWEATHER LANE
FORT MYERS BEACH, FL 33931

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

Town of Fort Myers Beach 20260273

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Sent by: [Signature]

256 OSTEAD DR

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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)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
256 OSTEAD DR	
KW OASIS LIMITED 330 LOUISIANA AVE PERRYSBURG OH 43551	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Town of Fort Myers Beach 20260273

MAR 13 2026

Postmark Here

Sent by:

[Signature]

9589 0710 5270 3142 1722 12

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
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OFFICIAL USE	
Certified Mail Fee	\$
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
256 OSTEAD DR	
KW OASIS LIMITED C/O WRIGHT, KYLE E 297 FAIRWEATHER LANE FORT MYERS BEACH, FL 33931	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Town of Fort Myers Beach 20260273

MAR 13 2026

Postmark Here

Sent by:

[Signature]



Property Data

STRAP: 19-46-24-W4-00402.0130 Folio ID: 10227986

Tax Roll Value Letter 2025 ▼

Generated on 3/13/2026 7:36 AM

Owner Of Record - Sole Owner [Change Mailing Address]



KW OASIS LIMITED
330 LOUISIANA AVE
PERRYSBURG OH 43551

Site Address

Site Address maintained by **E911 Program Addressing**

256 OSTEGO DR
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



HILLS TP SUBD PB 3 PG 84PT LOT 11 DESC OR 1354 PG 853

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1354 and 853 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,008
1st Year Building on Tax Roll	1983
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	00402	0130
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45344	-81.94901		

[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: 02/08/2024

Property Values / Exemptions / TRIM Notices

Generated on 3/13/2026 7:36 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	742,644	526,786	742,644	664,784	50,722	0	614,062
2024 / Additional Info	2024 (Final Value)	646,049	488,813	646,049	646,049	50,000	0	596,049
2023 / Additional Info	2023 (Final Value)	305,636	305,626	305,636	305,636	50,000	0	255,636
2022 / Additional Info	2022 (Final Value)	682,611	240,000	682,611	682,611	50,000	0	632,611

2021 / Additional Info	2021 (Final Value)	468,394	240,000	468,394	444,128	0	0	444,128
2020 / Additional Info	2020 (Final Value)	403,753	240,000	403,753	403,753	0	0	403,753
2019 / Additional Info	2019 (Final Value)	393,252	260,000	393,252	393,252	0	0	393,252
2018 / Additional Info	2018 (Final Value)	387,602	245,000	387,602	387,602	0	0	387,602
2017 / Additional Info	2017 (Final Value)	394,067	160,000	394,067	394,067	0	0	394,067
2016	2016 (Final Value)	342,654	160,000	342,654	342,654	0	0	342,654
2015	2015 (Final Value)	291,804	119,850	291,804	260,357	0	0	260,357
2014	2014 (Final Value)	256,393	119,850	256,393	236,688	0	0	236,688
2013	2013 (Final Value)	221,399	94,100	221,399	215,171	0	0	215,171
2012	2012 (Final Value)	195,610	100,000	195,610	195,610	0	0	195,610
2011	2011 (Final Value)	175,021	80,000	175,021	129,696	75,500	0	54,196
2010	2010 (Final Value)	196,030	100,000	196,030	127,779	75,500	0	52,279
	2009 (Final Value)	251,530	140,000	251,530	124,420	75,500	0	48,920
	2008 (Final Value)	312,150	180,000	312,150	124,300	75,500	0	48,800
	2007 (Final Value)	328,360	225,000	0	120,680	25,500	0	95,180
	2006 (Final Value)	322,560	200,000	0	117,730	25,500	0	92,230
	2005 (Final Value)	278,080	140,000	0	114,300	25,500	0	88,800
	2004 (Final Value)	215,560	129,000	0	110,980	25,500	0	85,480
	2003 (Final Value)	205,040	70,000	0	108,910	25,500	0	83,410
	2002 (Final Value)	171,780	60,000	0	106,350	25,500	0	80,850
	2001 (Final Value)	129,570	42,000	0	104,680	25,500	0	79,180
	2000 (Final Value)	105,420	29,400	0	101,630	25,500	0	76,130
	1999 (Final Value)	118,800	29,400	0	98,960	25,500	0	73,460
	1998 (Final Value)	99,610	29,400	0	97,400	25,500	0	71,900
	1997 (Final Value)	99,910	28,880	0	95,770	25,500	0	70,270
	1996 (Final Value)	92,980	28,880	0	92,980	25,500	0	67,480
	1995 (Final Value)	91,080	26,250	0	91,080	25,000	0	66,080
	1994 (Final Value)	91,810	26,250	0	91,810	25,000	0	66,810
	1993 (Final Value)	103,450	26,250	0	103,450	25,000	0	78,450
	1992 (Final Value)	91,490	23,100	0	91,490	25,000	0	66,490

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

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

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

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

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

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

Property Details (Current as of 3/12/2026) ?

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Land

Land Tracts

Use Code

100

Use Code Description

Single Family Residential

Number of Units

5000.00

Unit of Measure

Square Feet

Buildings

Building 1 of 1

Building Characteristics

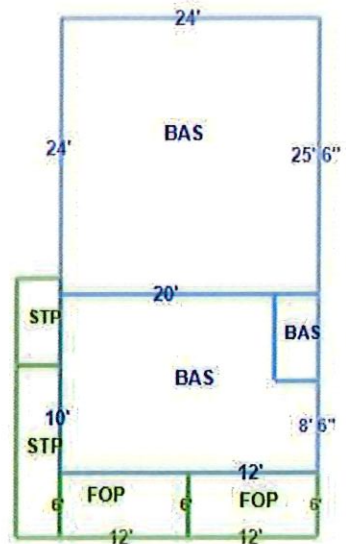
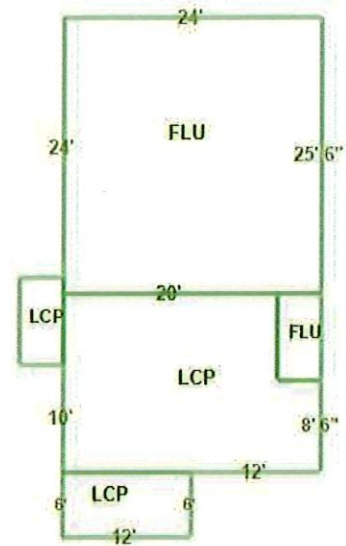
Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
2	2.0	1983	1999
Building Subareas		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	1,008
FLU - FINISHED LOWER UTILITY		N	644
FOP - FINISHED OPEN PORCH		N	144
LCP - LOWER CARPORT / OPEN PORCH		N	468
STP - STOOP		N	96

Building Front Photo



Photo Date: February of 2024

Building Footprint





Property Details (2025 Tax Roll)



Generated on 3/13/2026 7:36 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
100	Single Family Residential	5000.00	Square Feet

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
2	2.0	1983	1999

Building Subareas

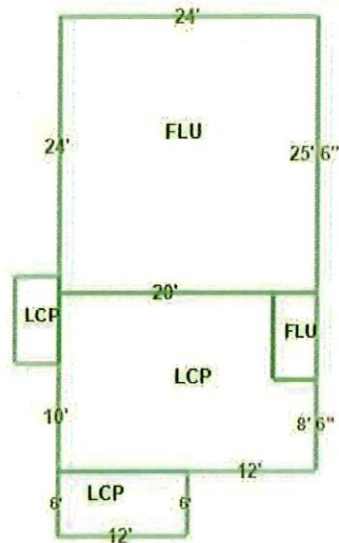
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,008
FLU - FINISHED LOWER UTILITY	N	644
FOP - FINISHED OPEN PORCH	N	144
LCP - LOWER CARPORT / OPEN PORCH	N	468
STP - STOOP	N	96

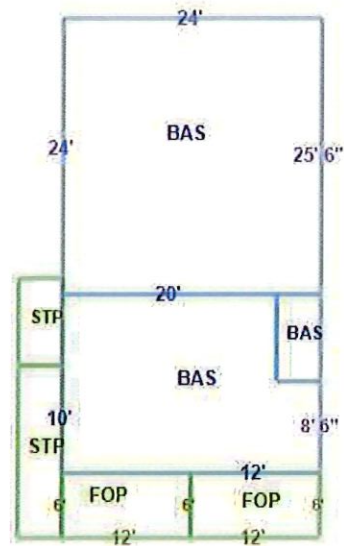
Building Front Photo



Photo Date: February of 2024

Building Footprint





Taxing Authorities

Generated on 3/13/2026 7:36 AM
TOWN OF FT MYERS BEACH / 032

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

Sales / Transactions

Generated on 3/13/2026 7:36 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
788,000.00	05/21/2025	2025000137978	01		I
10.00	06/15/2022	2022000316361	11		I
281,000.00	01/21/2016	2016000027693	12		I
150,100.00	05/18/2015	2015000117312	11		I
0.00	06/01/1995	2623/2321	03		I
87,500.00	09/01/1988	2017/3461	06		I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **1354** and **853** for the book and page numbers and **Official Records** for the book type.

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

Building / Construction Permit Data

Generated on 3/13/2026 7:36 AM

Permit Number	Permit Type	Date
241923	Building Window / Door Replacement	08/06/2024
232777	Building Remodel / Repair	03/30/2023
230248	Roof	01/11/2023
225188	Electric	01/04/2023
BLD16-0124	Building Remodel / Repair	08/31/2016
PLB16-0071	Plumbing	06/17/2016
BLD16-0105	Building Window / Door Replacement	05/23/2016
ELE16-0130	Electric	05/19/2016
BLD16-0084	Building Remodel / Repair	05/18/2016
MEC10-0029	AC New / Change out	02/26/2010
ROF2004-05410	Roof	10/21/2004
103009	Residential	10/13/1983
100325	Residential	07/21/1983

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 3/13/2026 7:36 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
19-46-24-04-00002.0130	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 3/13/2026 7:36 AM

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

Flood and Storm Information

Generated on 3/13/2026 7:36 AM

Community	Flood Insurance	Panel	Version	Date	Evacuation Zone
071C	Find my flood zone	0554	G	11/17/2022	A

Generated on 3/13/2026 7:36 AM



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:

19-44-24-C1-00796.0380

Alternate Key:

2100378214

Millage Code:

314

Site Address/Legal Description:

1008 SE 9TH CT A-D

CAPE CORAL UNIT 22 BLK 796 PB 14 PG 8 LOTS

38 THRU 40



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

Exemptions/Values

Market Value	389,305
Assessed Value	389,305
Taxable Value	389,305

★ See message below.

DONOGHUE CAROL VALENTA TR & FOR CAROL VALENTA DONOGHUE
TRUST
256 OSTEGO DR
FORT MYERS BEACH, FL 33931

Paid 11/18/2025 INT-00-04003487 \$8,086.68

Ad Valorem Taxes Levying Authority

LEE COUNTY GENERAL REVENUE
PUBLIC SCHOOL - BY LOCAL BOARD
PUBLIC SCHOOL - BY STATE LAW
CITY OF CAPE CORAL
LEE COUNTY ALL HAZARDS - MSTU
LEE COUNTY LIBRARY FUND
SFL WATER MGMT-DISTRICT LEVY
SFL WATER MGMT-EVERGLADE CONST
SFL WATER MGMT-OKEECHOBEE LEVY
LEE COUNTY HYACINTH CONTROL
LEE COUNTY MOSQUITO CONTROL
WEST COAST INLAND NAVIGATION DISTRICT
CITY OF CAPE CORAL PARKS VOTED DEBT SVC

Telephone

Mill Rate

Assessed

Exemption

Taxable

Amount

239-533-2221	3.7623	389,305	0	389,305	1,464.68
239-337-8215	2.2480	389,305	0	389,305	875.16
239-337-8215	3.0710	389,305	0	389,305	1,195.56
239-574-0497	5.1471	389,305	0	389,305	2,003.79
239-533-2221	0.0693	389,305	0	389,305	26.98
239-533-2221	0.4218	389,305	0	389,305	164.21
561-686-8800	0.0948	389,305	0	389,305	36.91
561-686-8800	0.0327	389,305	0	389,305	12.73
561-686-8800	0.1026	389,305	0	389,305	39.94
239-694-2174	0.0192	389,305	0	389,305	7.47
239-694-2174	0.2116	389,305	0	389,305	82.38
941-485-9402	0.0394	389,305	0	389,305	15.34
239-574-0497	0.1608	389,305	0	389,305	62.60

Non-Ad Valorem Assessments Levying Authority

CITY OF CAPE CORAL FIRE SERVICE ASSESSMENT
CITY OF CAPE CORAL SOLID WASTE ASSESSMENT
CITY OF CAPE CORAL STORMWATER ANNUAL
LEE COUNTY SOLID WASTE ASSESSMENT

Telephone

Rate

Basis

Amount

239-574-7722		ACTL LEVY	526.29
239-574-7722		ACTL LEVY	1,537.00
239-574-7722		ACTL LEVY	234.00
239-533-8000		ACTL LEVY	138.59

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$8,423.63

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: 19-44-24-C1-00796.0380

Site Address: 1008 SE 9TH CT A-D

Alternate Key: 2100378214

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

DONOGHUE CAROL VALENTA TR & FOR CAROL VALENTA
DONOGHUE TRUST
256 OSTEGO DR
FORT MYERS BEACH, FL 33931

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



Paid 11/18/2025 INT-00-04003487 \$8,086.68

Prepared By and Return To:

Access Title Agency
100 Lovers Lane, Third Floor West
Fort Myers Beach, FL 33931
Order No.: FMB-2510493
Property Appraiser's Parcel I.D. (folio) Number:
19-46-24-W4-00402.0130

WARRANTY DEED

THIS WARRANTY DEED dated this the 21st day of May, 2025, by Carol Donoghue, a single woman, whose post office address is 370 Washington Court, Fort Myers Beach, FL 33931 (the "Grantor"), to KW Oasis, Limited, an Ohio Limited Liability Company, whose post office address is 330 Louisiana Avenue, Perrysburg, OH 43551 (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 Seven Hundred Eighty-Eight Thousand And No/100 Dollars (\$788,000.00) 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:

Revised Lot 19, Block K, FIRST ADDITION TO VENETIAN GARDENS, Section 19, T-46-S, R-24-E, Lee County, Florida.

A tract or parcel of land lying in Lot 11 of T.P. HILLS SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, at page 84, of the Public Records of Lee County, Florida, being a part of Section 19, Township 46 South, Range 24 East, and further bounded and described as follows:

Starting at the concrete monument marking the intersection of the Northeasterly line of Estero Boulevard (50.00 feet wide) and the Westerly line of MIRAMAR SUBDIVISION, according to the plat or map thereof recorded in Plat Book 6, at page 31, of said Public Records; thence N0°44'01" E along said West line, being East line of said Lot 11 of T.P. HILLS SUBDIVISION, a distance of 909.05 feet to the Point of Beginning of the herein described parcel. Thence N89°15'59" W a distance of 105.00 feet; thence N0°44'01" E a distance of 50.00 feet; thence N89°15'59" E a distance of 105.00 feet to an intersection with the Easterly line of said Lot 11; thence S0°44'01" W along said Easterly line a distance of 50.00 feet to the Point of Beginning.

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

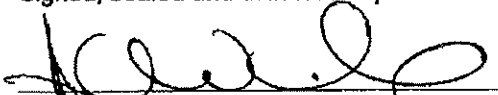
TO HAVE AND TO HOLD the same in Fee Simple forever.

WARRANTY DEED CONT.

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: 2024.

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:

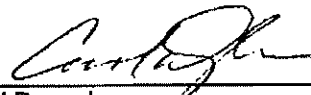


Witness Signature

Adrienne C. Graeber

Printed Name of First Witness
100 Lovers Lane, Third Floor West, Fort
Myers Beach, FL 33931

Address of First Witness



Carol Donoghue

Grantor Address:
370 Washington Court
Fort Myers Beach, FL 33931



Witness Signature

Hannah C. Null-Malinguaggio

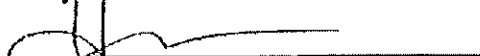
Printed Name of Second Witness
100 Lovers Lane, Third Floor West, Fort
Myers Beach, FL 33931

Address of Second Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing Instrument was executed and acknowledged before me by means of X Physical Presence
or _____ Online Notarization on May 21, 2025, by Carol Donoghue.

Personally known _____
or Produced Identification X
Type of Identification Produced FL DL



Notary Public
Print Name: Hannah C. Null-Malinguaggio
My Commission Expires: July 12, 2025





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

Detail by Entity Name

Florida Limited Liability Company

KW OASIS, LLC

Filing Information

Document Number L25000166559
FEI/EIN Number NONE
Date Filed 04/07/2025
Effective Date 04/07/2025
State FL
Status ACTIVE

Principal Address

330 LOUISIANA AVENUE
PERRYSBURG, OH 43551

Mailing Address

330 LOUISIANA AVENUE
PERRYSBURG, OH 43551

Registered Agent Name & Address

WRIGHT, KYLE E
297 FAIRWEATHER LANE
FORT MYERS BEACH, FL 33931

Authorized Person(s) Detail

NONE

Annual Reports

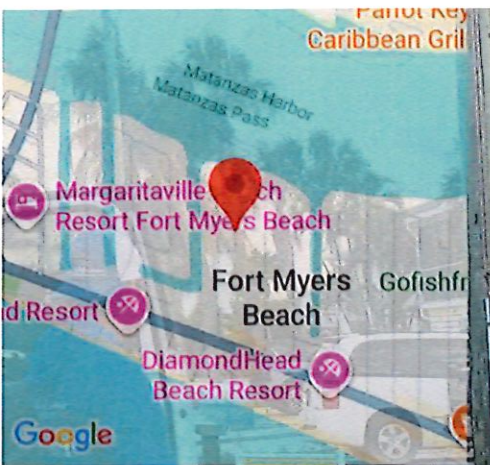
No Annual Reports Filed

Document Images

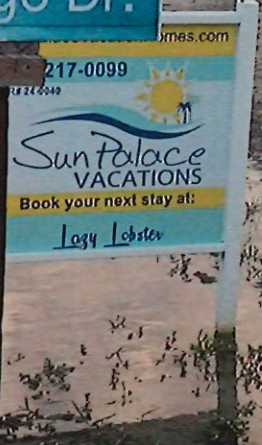
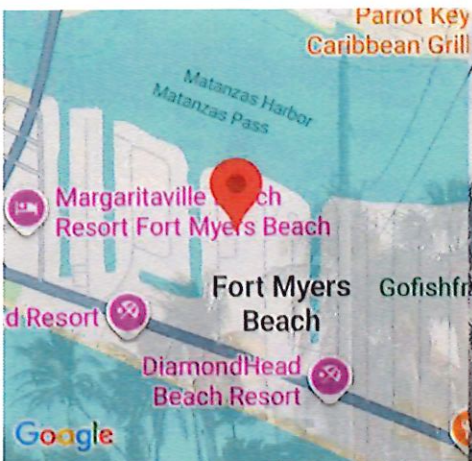
[04/07/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

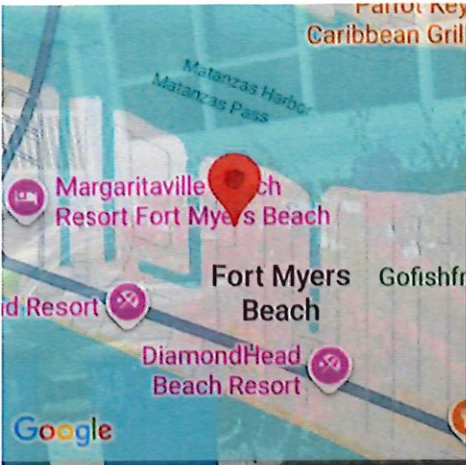
Mar 13, 2026 8:20:38 AM
Fort Myers Beach



Mar 13, 2026 8:23:23 AM
Fort Myers Beach



Mar. 13, 2026 8:20:35 AM
Fort Myers Beach



Parrot Key
Caribbean Grill

Mar 13, 2026 8:53:26 AM
Fort Myers Beach



Mar 13, 2026 8:23:12 AM
Fort Myers Beach



Parrot Key
Caribbean Grill

Mar 13, 2026 8:20:20 AM

Fort Myers Beach



HEARING EXHIBIT B

- Affidavit of Non-Compliance
 - Photographs of Violation
 - Permit Affidavit
 - Permit Search



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

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

KW OASIS LIMITED

Respondent.

Case Number: 20260273
Certified Mail: N/A
Regular Mail: N/A

Site Address: **256 Ostego Dr, Fort Myers Beach, FL, 33931**
Parcel Strap No. 19-46-24-W4-00402.0130

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **T. Hoffman** who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20260273**.

1. That on **03/13/2026**, A Notice of Violation and Hearing was in the above styled manner.
2. That, pursuant to said notice, the Respondent was to have taken certain corrective action or on or before **04/13/2026**.
3. That an inspection was performed on **04/17/2026** in the form of a permit search. That the inspection revealed that the corrective action specified in the notice has not been taken as of this date.
4. I have attached photographs of the subject property, which I personally took, and which fairly represent the condition of the property at the time of my inspection. These photographs have not been altered in any way. **(N/A)**
5. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate and that an order be issued affording the appropriate relief, including an



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

order with a date to come into compliance, to access any and all fines, and administrative fees imposed by the Special Magistrate

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

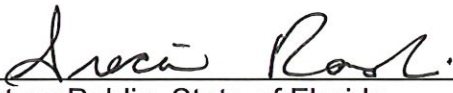


Signature of Affiant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either ☒ personal presence or ☐ online notarization this 17th day of April, 2026, by T. Hoffman. He/She ☒ is personally known to me or ☐ has produced _____ as identification.





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



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.: 20260273

vs.

**KW OASIS LIMITED
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") Code 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 **April 28, 2026**, I personally conducted a search of the Building Department's permit records for:

a. Property address: **256 Ostego Drive, Fort Myers Beach, FL 33931**

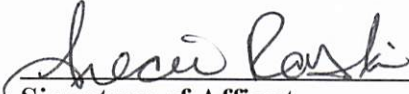
b. Relevant date range: **January 1, 2023**, through present

5. Based on that search, I did not locate any permits covering **256 Ostego Drive** in the Building Department's records for demolish, remodel, or general repair that would cover the violations cited at the above-described property for the date range searched.

6. Attached hereto is a screenshot of the Town Building Department's records system reflecting the results of the search described above. The attachment is a true and correct depiction of those records as they appeared on **April 28, 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.

SWORN AND ATTESTED BY:

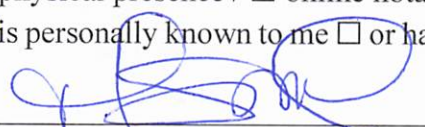


Signature of Affiant

Printed Name: Tracie Raski

Title: Magistrate Coordinator

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of
☐ physical presence / ☐ online notarization, this 29th day of April, 2026, by Tracie Raski who
☒ is personally known to me ☐ or has produced _____ as identification.

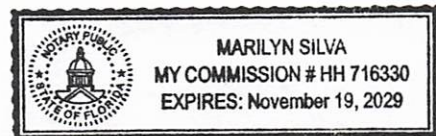


Notary Public, State of Florida

Printed Name: Marilyn Silva

My Commission No.: HH 716330

My Commission Expires: 11-19-2029



PERMIT GRAPHS ◆



ADVANCED SEARCH RESULTS

Select View ▼

Selected	Permit Number ◆	Permit Date ◆	Property Address ◆	Scope of Work ◆	Issued Date ◆	Expiration Date ◆	Finaled Date ◆	Status ◆
☐	260219	02/06/2026	256 OSTEGO DR	Pool Fence/Barrier	02/26/2026		03/20/2026	FINALED
☐	251746	09/05/2025	256 OSTEGO DR	Construct pool, spa, paver deck w/master	11/24/2025	10/19/2026		ISSUED
☐	241923	07/10/2024	256 OSTEGO DR	Replace 16 windows and 1 SGD size for size with Impact	08/06/2024		11/25/2024	FINALED
☐	232777	03/29/2023	256 OSTEGO DR	condenser changeout	03/30/2023		04/21/2025	FINALED
☐	230248	01/10/2023	256 OSTEGO DR	Shingle Roof Replacement	01/11/2023	08/21/2023	02/22/2023	FINALED
☐	225188	12/21/2022	256 OSTEGO DR	INSTALL 200AMP METER MAIN	01/04/2023		08/15/2023	FINALED
☐	222655	10/27/2022	256 OSTEGO DR			04/25/2023		VOID
☐	222027	10/19/2022	256 OSTEGO DR	Hurricane Ian			10/26/2022	FINALED

1

Records 1 to 8 (of 8)