



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Thursday, May 21, 2026

Agenda

9:00 AM

ORDER OF BUSINESS

- I. CALL TO ORDER
- II. ADMINISTRATIVE ITEMS
- III. APPROVAL OF MINUTES
 - A. April 16, 2026
- IV. VIOLATION CASES
 - A. FMB Case # 20260331
Property Owner: **BETZ RACHEL & ZURI T**
Property Address: **8061 Lagoon Rd**
Status: **Property Maintenance**
Officer: **T Hoffman**
 - B. FMB Case # 20260139
Property Owner: **Pink Flamingo**
Property Address: **5266 Estero Blvd**
Status: **Property Maintenance**
Officer: **M Chavez**
- V. STATUS UPDATE (FINES ASSESMENTS)
 - A. FMB Case # 20250932
Property Owner: **Michael Schumacher**
Property Address: **130 Flamingo St**
Status: **Work without permit**
Officer: **T Weich**
- VI. CERTIFICATION OF LIEN(S) (NON-COMPLIANCE)
 - A. FMB Case # 20250344
Property Owner: **LITTLE CONGA, LLC**
Property Address: **5531 Estero Blvd**
Status: **Property Maintenance**
Officer: **M Chavez**
- VII. LIEN FORECLOSURE CASES

VIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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



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

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



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Thursday, April 16, 2026

Minutes

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. ADMINISTRATIVE ITEMS

No administrative items.

III. APPROVAL OF MINUTES

A. February 4, 2026

Special Magistrate Monica Schmucker approved the minutes.

IV. VIOLATION CASES

No violation cases.

V. APPEALS

A. Citation — LDC 19-06 Performing without permit.

Robert Marmarosa

Citation — LDC 19-06 Performing without permit.

The respondent was not in attendance. Code Manager Hauserman provided a brief description of the citation and stated that the respondent requested a hearing to appeal.

Special Magistrate Monica Schmucker noted that, if the respondent does not show up, she can dismiss the appeal at the end of the meeting. The respondent did not arrive before the conclusion of the hearing, and Special Magistrate Monica Schmucker dismissed the appeal.

VI. STATUS UPDATE (FINES ASSESMENTS)

A. FMB Case Number 20250298

Property Owner: SUGAR BEACH ESTATES LP

Property Address: 5276 Estero Blvd

Status: Unsafe Structure

Officer: T Hoffman

The respondent was not in attendance. Officer Hoffman confirmed that he has been sworn in and requested that Exhibit A, containing the court enforcement order dated March 24, 2026, be accepted into the record.

Special Magistrate Monica Schmucker stated that she received both Exhibit A and Exhibit B, and both would be admitted.

Officer Hoffman provided that Sugar Beach Estates LP, the property owner in this code case, was found in violation when the case was heard before the Special Magistrate on March 19, 2026, and was ordered to bring the property into compliance by the required date. The property remains in violation based on the reinspection performed on April 2, 2026. There had been no changes to the conditions of the property. It remains a serious threat to the public health, safety, and welfare, as the conditions on the property appear to be irreparable or irreversible in nature. He then requested to submit into the record Exhibit C, reinspection photographs of the property dated April 15, 2026, to demonstrate conditions of the property as they currently exist.

Special Magistrate Monica Schmucker admitted Exhibit C. Officer Hoffman continued and noted that the first two photographs display the Estero side of the property. He stated that they demonstrate that the property is still unsecured and show a clear pathway from Estero Boulevard all the way out to the beach. All three properties can be seen within the photo, illustrating the proximity of the four structures that will be heard today and the need to make sure that these properties are secured properly. The town has submitted a proposed order in this case for the imposition of fine and lien certification due to the continued safety concern to the public. There is also a request for an additional \$250 administrative fee for bringing this case before the Special Magistrate for a status update hearing. Special Magistrate Monica Schmucker asked for a Word Document file of the proposed order so that she would be able to make edits before signing. She inquired if there had been any communication between Officer Hoffman and the respondent after the hearing. He responded that the last communication was held on February 25, 2026, which was a discussion on what needed to take place in order to achieve compliance. The property owner informed him that the weeds had been trimmed. They also discussed the need to apply for a permit for fencing to secure the property.

Special Magistrate Monica Schmucker noted that in the previous order, she had authorized the town to take any measures they would need to in order to secure the property if the owners did not comply or take steps to come into compliance by April 2, 2026. She stated that she will enter an order accordingly. The daily fines of \$250 per day will be imposed, as of April 3, 2026, until compliance has been reached. The administrative fee of \$250 was additionally established.

B. FMB Case Number 20250296

Property Owner: SUGAR BEACH ESTATES LP

Property Address: 5280 Estero Blvd

Status: Unsafe Structure

Officer: T Hoffman

The respondent was not in attendance. Officer Hoffman confirmed that he was sworn in and provided a status update for this case. He requested that Exhibit A, the code enforcement order dated March 24, 2026, and Exhibit B, a post-hearing affidavit of non-compliance with photographs, a building permit search affidavit, and a print-out of the building permit search, be included into the record. Special Magistrate Monica Schmucker admitted both into the record. Officer Hoffman noted that the case was found to be in violation when the case was heard before the Special Magistrate on March 19, 2026, with an order of compliance by April 2, 2026. He provided that the property remains in violation based upon the reinspection performed on April 2, 2026. He asserted that there was no change to the property, which remains a serious threat to public health, safety, and welfare as the conditions on property appear to be irreparable or irreversible in nature. He further requested that Exhibit C, reinspection photographs of the property dated April 15, 2026, to demonstrate the conditions of the property as they currently exist. Special Magistrate Monica Schmucker admitted the exhibit into the record. The town had submitted a proposed order for this case for the imposition of fines and lien certification due to the continued safety concern for the general public. There is also a request for an additional \$250 administrative fee for bringing this case before the Special Magistrate for a status update hearing. Special Magistrate Monica Schmucker requested a Word Document file of the proposed order. She issued an order consistent with the town's requests.

C. FMB Case Number 20250404

Property Owner: SUGAR BEACH ESTATES LP

Property Address: 5268 Estero Blvd

Status: Unsafe Structure

Officer: T Hoffman

The respondent was not in attendance. Officer Hoffman has confirmed that he has been sworn in. He requested that Exhibit A, the court enforcement order dated March 24, 2026, and Exhibit B, a post-hearing affidavit of non-compliance with photographs, a building permit search affidavit and a print-out of the building permit search, be accepted into the record. Special Magistrate Monica Schmucker admitted the exhibits into the record. Officer Hoffman provided that the property owner in this code case was found to be in violation before the Special Magistrate on March 19, 2026, and was ordered to be in compliance by April 2, 2026. He noted that the property remains in violation based on the reinspection performed on April 2, 2026. Officer Hoffman asserted that had been no change to the condition of the property, which remains a serious threat to public safety, health, and welfare,

as the condition on property appear to be irreparable or irreversible in nature. He then requested that Exhibit C, reinspection photographs dated April 15, 2026, be submitted into the record to demonstrate the conditions of the property as they currently exist. Special Magistrate Monica Schmucker admitted the exhibit into the record. The town had submitted a proposed order in this case for fines and lien certification due to the continued safety concern to the general public. There is also a request for an additional \$250 administrative fee for bringing the case before the Special Magistrate for a status update hearing.

Special Magistrate Monica Schmucker provided that she will enter an order consistent with the town's requests, imposing the fines that were already established in the previous order, authorizing the town to correct such violations, and prescribing the costs that were proposed. She again requested that the Word Document file be submitted.

D. FMB Case Number 20250297

Property Owner: SUGAR BEACH ESTATES LP

Property Address: 5300 Estero Blvd

Status: Unsafe Structure

Officer: T Hoffman

The respondent was not in attendance. Officer Hoffman confirmed that he was sworn in. He requested that Exhibit A, the code enforcement order dated March 24, 2026, and Exhibit B, a post-hearing affidavit of non-compliance with photographs, a building permit search affidavit, and a print-out of the building permit search, be included into the record. Special Magistrate Monica Schmucker admitted both into the record. Officer Hoffman provided that the case was found to be in violation when the case was heard before the Special Magistrate on March 19, 2026, with an order of compliance by April 2, 2026.

He stated that the property remains in violation based upon the reinspection performed on April 2, 2026. He asserted that there was no change to the property, which remains a serious threat to public health, safety, and welfare as the conditions on property appear to be irreparable or irreversible in nature. He also requested that Exhibit C, reinspection photographs of the property dated April 15, 2026, to demonstrate the conditions of the property as they currently exist. Special Magistrate Monica Schmucker admitted the exhibit into the record. The town has submitted a proposed order for this case for the imposition of fines and lien certification due to the continued safety concern for the general public. There is an additional request for a \$250 administrative fee for bringing this case before the Special Magistrate for a status update hearing.

Special Magistrate Monica Schmucker requested submission of the proposed order as a Word Document file. She noted that she will issue an order with the imposition of costs and the daily fine as pursuant to the previous order, as well as authorization to the town to correct the violations to ensure that the property is safe, including securing the property so that individuals cannot access it. Any costs incurred by the town would be in a lien placed on the property. She found that there was a violation of the previous order.

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

No liens.

VIII. ADJOURNMENT

Special Magistrate Monica Schmucker adjourned the meeting at 9:20 a.m.

DRAFT

Property Address and Owner:

Hearing Date: May 21, 2026

Property Owner: BETZ RACHEL & ZURI T
Property Address: 8061 Lagoon Rd
Status: Property Maintenance
Officer: T Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260331_8061 Lagoon Rd_ Exhibit A_Affidavit of Service NOV NOH with Notice and Evidence
2. 20260331_8061 Lagoon Rd_ Exhibit B_ Inspection Photographs and Ownership Records

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: May 07, 2026



Tracie Raski, Magistrate Coordinator

Date: May 11, 2026

nancy stuparich, Town Attorney

Date: May 11, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: May 12, 2026

Amy Baker, Town Clerk

Date: May 12, 2026

EXHIBIT A

- Affidavit of Service
 - Notice of Violation and Hearing
 - Proof of mailing
 - Photographs of Posting at Town Hall
 - Photographs of Posting at Property



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.

Case #:	20260331
Certified Mail:	9589071052703142172021
Regular Mail:	USPS 03/31/2026

**BETZ RACHAEL & ZURI T
Respondent.**

_____ /

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 03/31/2026 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: **3669 Chicago Creek Rd, Idaho Springs, CO 80452**. A true and correct copy of the property ownership and address information obtained from the Tax Collector/Property Appraiser is attached hereto as **Exhibit A**. A copy of the certified mail receipt is attached hereto as **Exhibit A**.

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

4. On 03/31/2026, I posted a copy of the Notice at 8061 Lagoon Rd, 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 03/31/2026 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 31 day of March, 2026 by Tim 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: _____

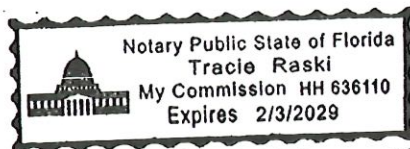


EXHIBIT A

(Affidavit of Service)

- Affidavit of Service
 - Notice of Violation and Hearing
 - Proof of mailing
 - Photographs of Posting at Town Hall
 - Photographs of Posting at Property



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 31, 2026

Case Number: **20260331**

Owner: **BETZ RACHEL & ZURI T**

Mailing Address: 3669 Chicago Creek Rd, Idaho Springs, CO, 80452

Property Address: **8061 Lagoon Rd, Fort Myers Beach, FL 33931**

Registered Agent: (N/A)

Mailing Address: (N/A)

Certified Mail: 9589071052703142172021

Parcel: Standard First Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on March 28, 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 03/28/2026, A Violation was discovered. (1) For the Accumulation of Rubbish or Garbage on property including Derelict Pallett, Plywood, Yard Debris. Orange cable, and other miscellaneous items.

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Remove and dispose of Rubbish or Garbage on property including Derelict Pallett, Plywood, Yard Debris. Orange cable, and other miscellaneous items and maintain property per Town Code Requirements

Compliance is required on or before: April 30, 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 21st 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 Thursday, April 30, 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 1720 21

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

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

OFFICIAL USE

Certified Mail Fee \$	20260331
Extra Services & Fees (checkbox, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	Town of Fort Myers Beach
<input type="checkbox"/> Return Receipt (electronic)	
<input type="checkbox"/> Certified Mail Restricted Delivery	Postmark Here
<input type="checkbox"/> Adult Signature Required	MAR 31 2026
<input type="checkbox"/> Adult Signature Restricted Delivery	
Postage \$	Sent by: 
Total Postage and Fees \$	8061 Lakewood RD
BETZ RACHEL & ZURI T	
3669 CHICAGO CREEK RD	
IDAHO SPRINGS, CO 80452	

PS Form 3800, January 2026 PSN 7530-02-000-9047 SEE REVERSE FOR INSTRUCTIONS

9589 0710 5270 3142 1720 21


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

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

OFFICIAL USE

Certified Mail Fee	\$	20260331
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	MAR 31 2026
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	8061 LABADON RD

Town of Fort Myers Beach
 Postmark Here

Sent by: 

BETZ RACHEL & ZURI T
 3669 CHICAGO CREEK RD
 IDAHO SPRINGS, CO 80452

PS Form 3800, January 2023 PSN 753026005047 See reverse for Instructions

9589 0710 5270 3142 1720 21


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

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

OFFICIAL USE

Certified Mail Fee	\$	20260331
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	MAR 31 2026
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	8061 LABADON RD

Town of Fort Myers Beach
 Postmark Here

Sent by: 

BETZ RACHEL & ZURI T
 3669 CHICAGO CREEK RD
 IDAHO SPRINGS, CO 80452

PS Form 3800, January 2023 PSN 753026005047 See reverse for Instructions



Mar 31, 2026 1:46:54 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: March 31, 2026

Case Number: 20260331

Owner: **BETZ RACHEL & ZURI T**
Mailing Address: 3669 Chicago Creek Rd, Idaho Springs, CO, 80452
Property Address: **8061 Lagoon Rd, Fort Myers Beach, FL 33931**
Registered Agent: (N/A)
Mailing Address: (N/A)
Certified Mail: 9589071052703142172021
Parcel: Standard First Class Mail

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

Corrective Action Required:

The following actions are required to bring the violation(s) into compliance. (1) Remove and dispose of Rubbish or Garbage on property including Derelict Pallett, Plywood, Yard Debris. Orange cable, and other miscellaneous items and maintain property per Town Code Requirements

Compliance is required on or before: April 30, 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



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 31, 2026

Case Number: 20260331

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Staples

Mar 31, 2026 1:57:27 PM
Fort Myers Beach



EXHIBIT B

- Original Inspection Photos
- Proof of Ownership
 - LCPA
 - TRIM / Tax Notice
 - DEED

Mar 28, 2026 11:35:37 AM
Fort Myers Beach

Tropical Sands Resort

Buccaneer Dr

Carlos Point

Estero Blvd

Google

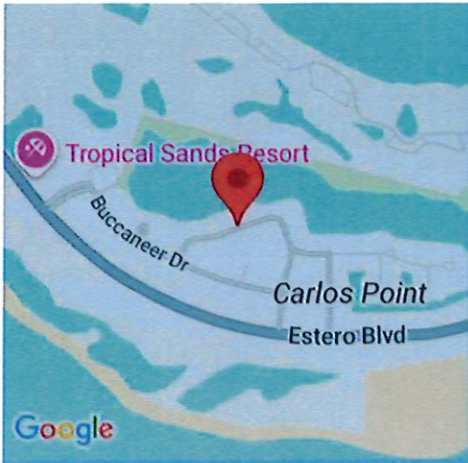


Mar 28 2026 11:35:41 AM

Fort Myers Beach



Mar 28, 2026 11:35:08 AM
Fort Myers Beach





SOLD This home is
Exclusively Designed
& Constructed by
SMITH
CUSTOM HOMES
Let us design and build
a home just for you!
(239) 426-7501
www.schla.com



Mar 28, 2026 11:35:59 AM

Fort Myers Beach



SOLD
This home is
Exclusively Designed
& Constructed by

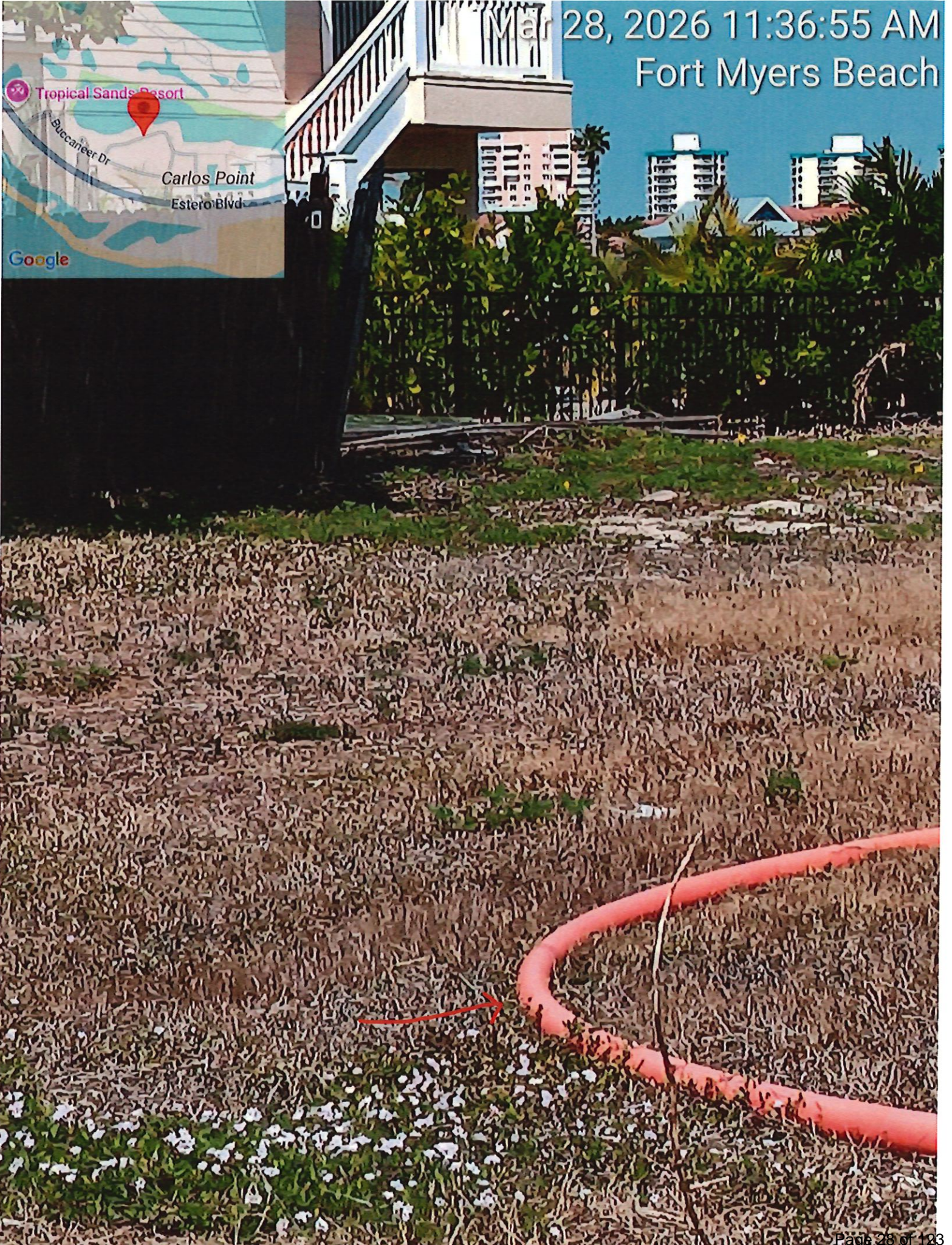
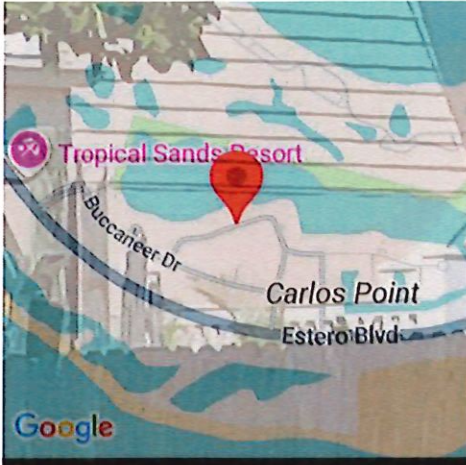
SMITH
CUSTOM HOMES

Let us design and build
a home just for you!

(239) 426-7501
www.schfla.com



Mar 28, 2026 11:36:55 AM
Fort Myers Beach



Mar 28, 2026 11:36:04 AM
Fort Myers Beach



Property Data

STRAP: 03-47-24-W3-00101.0190 Folio ID: 10234013

Tax Roll Value Letter 2025

Generated on 3/31/2026 11:53 AM

Owner Of Record - Tenants by Entirety

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



BETZ RACHEL & ZURI T
3669 CHICAGO CREEK RD
IDAHO SPRINGS CO 80452

Site Address

Site Address maintained by E911 Program Addressing

8061 LAGOON RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LAGUNA SHORES UNIT 1 BLK 1 PB 9 PG 29 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 9 and 29 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
47	24E	03	00101	0190
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40696	-81.8917		

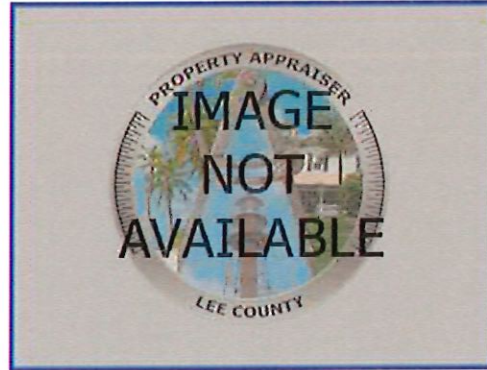
[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2026 11:53 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)	801,324	785,460	801,324	657,918	0	0	657,918
2024 / Additional Info	2024 (Final Value)	647,294	631,358	647,294	598,107	0	0	598,107
2023 / Additional Info	2023 (Final Value)	543,734	543,724	543,734	543,734	0	0	543,734
2022 / Additional Info	2022 (Final Value)	875,855	356,400	875,855	659,949	0	0	659,949
2021 / Additional Info	2021 (Final Value)	599,954	324,000	599,954	599,954	0	0	599,954

2020 / Additional Info	2020 (Final Value)	524,877	324,000	524,877	524,877	0	0	524,877
2019 / Additional Info	2019 (Final Value)	483,687	324,000	483,687	483,687	0	0	483,687
2018 / Additional Info	2018 (Final Value)	487,731	324,000	487,731	485,865	0	0	485,865
2017 / Additional Info	2017 (Final Value)	441,695	263,500	441,695	441,695	0	0	441,695
2016	2016 (Final Value)	465,375	263,500	465,375	465,375	0	0	465,375
2015	2015 (Final Value)	493,892	229,140	493,892	493,892	0	0	493,892
2014	2014 (Final Value)	464,799	229,140	464,799	464,799	0	0	464,799
2013	2013 (Final Value)	427,902	244,100	427,902	427,902	0	0	427,902
2012	2012 (Final Value)	452,874	360,000	452,874	452,874	0	0	452,874
2011	2011 (Final Value)	466,977	400,000	466,977	466,977	0	0	466,977
2010	2010 (Final Value)	467,759	400,000	467,759	467,759	0	0	467,759
	2009 (Final Value)	518,280	450,000	518,280	518,280	0	0	518,280
	2008 (Final Value)	585,410	514,030	585,410	585,410	0	0	585,410
	2007 (Final Value)	655,420	584,030	0	655,420	0	0	655,420
	2006 (Final Value)	698,590	629,030	0	698,590	0	0	698,590
	2005 (Final Value)	565,670	501,880	0	565,670	0	0	565,670
	2004 (Final Value)	473,280	405,630	0	473,280	0	0	473,280
	2003 (Final Value)	415,390	316,880	0	415,390	0	0	415,390
	2002 (Final Value)	263,350	163,210	0	263,350	0	0	263,350
	2001 (Final Value)	192,160	136,210	0	192,160	0	0	192,160
	2000 (Final Value)	182,020	116,210	0	182,020	0	0	182,020
	1999 (Final Value)	171,520	116,210	0	171,520	0	0	171,520
	1998 (Final Value)	164,320	116,210	0	164,320	0	0	164,320
	1997 (Final Value)	159,770	116,210	0	159,770	0	0	159,770
	1996 (Final Value)	150,420	106,210	0	150,420	0	0	150,420
	1995 (Final Value)	138,790	105,000	0	138,790	0	0	138,790
	1994 (Final Value)	143,980	105,000	0	143,980	0	0	143,980
	1993 (Final Value)	147,650	105,000	0	147,650	0	0	147,650
	1992 (Final Value)	134,340	85,000	0	134,340	0	0	134,340

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

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

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

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

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

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

Property Details (Current as of 3/30/2026)

Generated on 3/31/2026 11:53 AM

Land

Land Tracts

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

Land Features

Description	Year Added	Units
-------------	------------	-------

PIER - RESIDENTIAL

1982

224

 **Property Details (2025 Tax Roll)** 

Generated on 3/31/2026 11:53 AM

Land

Land Tracts

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

Land Features

Description	Year Added	Units
PIER - RESIDENTIAL	1982	224
SEAWALL - CONCRETE	1962	90

Taxing Authorities

Generated on 3/31/2026 11:53 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

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
770,000.00	10/21/2020	2020000260147	01		I
430,000.00	04/27/2012	2012000095282	01		I
0.00	04/23/2012	2012000095281	11		I
100.00	09/25/1998	3038/3417	01		I
100.00	09/10/1990	2969/347	01		I
0.00	09/01/1982	1714/3001	03		I
100.00	01/01/1900	113/440	01		V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using 9 and 29 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 3/31/2026 11:53 AM

Permit Number	Permit Type	Date
FNC12-0049	Fence	01/04/2013
SOL12-0003	Building Miscellaneous	11/13/2012
ELE12-0161	Electric	06/15/2012
POL12-0013	Pool & Spa	06/11/2012
ROF2000-00040	Roof	01/28/2000
199504933	Residential	05/26/1995

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 3/31/2026 11:53 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
03-47-24-01-00001.0190	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 3/31/2026 11:53 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
----------------------	-----------	----------	-------------	------------

001 - Service Area 1

R - Residential Category

0

0.00

Collection Days

Garbage

Recycling

Horticulture

Thursday

Thursday

Thursday

Flood and Storm Information

Generated on 3/31/2026 11:53 AM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

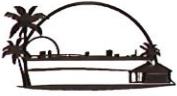
0567

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11/17/2022

A

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Lee County Tax Collector

Noelle Branning

Account Number:
03-47-24-W3-00101.0190

Alternate Key:
2100000754

Millage Code:
032

Site Address/Legal Description:
8061 LAGOON RD
LAGUNA SHORES UNIT 1 BLK 1 PB 9 PG 29 LOT
19



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

2025 Real Estate Tax Notice

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

Exemptions/Values

Market Value	801,324
Assessed Value	801,324
Taxable Value	657,918

★ See message below.

BETZ RACHEL & ZURI T
3669 CHICAGO CREEK RD
IDAHO SPRINGS, CO 80452

Paid 11/25/2025 EEX-00-04072537 \$9,216.49

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	657,918	0	657,918	2,475.28
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	801,324	0	801,324	1,801.38
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	801,324	0	801,324	2,460.87
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	657,918	0	657,918	677.26
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	657,918	0	657,918	62.37
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	657,918	0	657,918	21.51
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	657,918	0	657,918	67.50
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	657,918	0	657,918	1,815.85
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	657,918	0	657,918	73.88
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	657,918	0	657,918	106.06
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	657,918	0	657,918	12.63
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	657,918	0	657,918	25.92



Non-Ad Valorem Assessments Levying Authority

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

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,600.51

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: 03-47-24-W3-00101.0190

Site Address: 8061 LAGOON RD

Alternate Key: 2100000754

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

BETZ RACHEL & ZURI T
3669 CHICAGO CREEK RD
IDAHO SPRINGS, CO 80452

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



Paid 11/25/2025 EEX-00-04072537 \$9,216.49

Prepared by and Return Recorded Original to:

Charles R. Meador, Jr., Manager
Sunset Coast Escrow & Title, LLC
2085 Estero Boulevard
Fort Myers Beach, FL 33931
Telephone: (239) 463-6619
Facsimile: (239) 463-6454

Property Appraiser Parcel I.D. No. 03-47-24-W3-00101.0190
Documentary Stamp Tax on Transfer: \$5390

Reserved For Recorder

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

WARRANTY DEED

THIS WARRANTY DEED, made this 21 day of OCTOBER, A.D. 2020, between **Roland Weinmann and Beverley Milligan, Husband and wife**, whose post office address is 8061 Lagoon Road, Fort Myers Beach, FL 33931, hereinafter called Grantor, and **Rachel Betz and Zuri T. Betz, wife and husband, as tenants by the entirety**, whose post office address is 3669 Chicago Creek Road, Idaho Springs, CO 80452, 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 19, Block 1, Unit No. 1, Laguna Shores, according to the plat thereof as recorded in Plat Book 9, Page 29, 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.

Reserved For Recorder

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

Signed in the presence of:

[Signature]
CHARLES R. MEADOR JR.
#1 Witness Name - print or type

[Signature] (SEAL)
Roland Weinmann

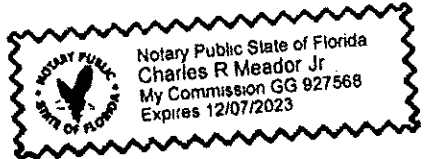
[Signature]
JANET HOLROYD
#2 Witness Name - print or type

[Signature] (SEAL)
Beverley Milligan

STATE OF Florida
COUNTY OF Lee

EXECUTION OF the foregoing instrument was acknowledged before me, by means of
[x] physical presence or [] online notarization, this 21 day of October,
2020, by Roland Weinmann and Beverley Milligan, Husband and wife, who is (CHECK ONE
OF THE FOLLOWING AS APPLICABLE) [] personally known to me, or who has
produced (FLA CRIDALIC.) as identification.

[Signature]
NOTARY PUBLIC - SIGNATURE ABOVE
NOTARY NAME - Charles R. Meador Jr.
COMMISSION NO. - _____
COMMISSION EXP. DATE - _____
(Notary Name/Commission No./Exp. Date - typed or printed)


(Notary Seal)
Notary Public State of Florida
Charles R Meador Jr
My Commission GG 927568
Expires 12/07/2023

Property Address and Owner:

Hearing Date: May 21, 2026

Property Owner: Pink Flamingo
Property Address: 5266 Estero Blvd
Status: Property Maintenance
Officer: M Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260139_5266 Estero Blvd_Exhibit A_Affidavit of Notice and Posting w evidence
2. 20260139_5266 Estero Blvd_Exhibit B_Proof of Ownership
3. 20260139_5266 Estero Blvd_Exhibit C_Inspection Photos

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: May 05, 2026



Tracie Raski, Magistrate Coordinator

Date: May 05, 2026

nancy stuparich, Town Attorney

Date: May 07, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: May 08, 2026

Amy Baker, Town Clerk

Date: May 12, 2026

EXHIBIT A

- Affidavit of Notice and Posting
 - Notice of Violation and Hearing
 - Proof of mailing
 - Photographs of Posting at Town Hall
 - Photographs of Posting at Property



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.

Pink Flamingo
3410 S Service Rd #G5
Burlington, ON L7N 3T2

Table with 2 columns: Mail Type and Tracking/Postmark Info. Includes Case # 20260139, Certified Mail tracking numbers, and Regular Mail date 03/27/2026.

Respondent.

_____ /

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

- 1. My name is Marcio Chavez. I am over 18 years of age and am competent to testify to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as the Code Enforcement Officer for the Town of Fort Myers Beach ("Town").
3. On 03/27/2026, 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: 3410 S Service Rd #G5 Burlington, ON L7N 3T2. A true and correct copy of the property ownership and address information obtained from the Tax

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

- b. [N/A] To the following additional address(es) reasonably believed to be valid for the property owner: _____ . A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by **Pink Flamingo**, 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, **Capps, Charles B**, at the following address: **1833 Hendry St Fort Myers, FL 33901**. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 03/27/2026, I posted a copy of the Notice at 5266 Estero Blvd, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 03/27/2026, 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: _____

Title: _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence / online notarization, this 27th day of March, 2026, by Marcio Chavez, who is personally known to me or has produced _____ as identification.



Notary Public, State of Florida

Printed Name: Tracie Raski

My Commission No.: _____

My Commission Expires: _____

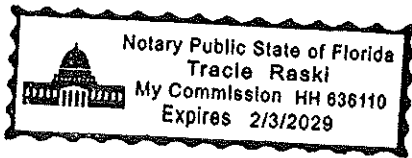


EXHIBIT A

(Affidavit of Service)

- Notice of Violation and Hearing
- Proof of mailing
- Photographs of Posting at Town Hall
- Photographs of Posting at Property



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: March 27, 2026

Case Number: **20260139**

Owner: Pink Flamingo

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

Property Address: 5266 Estero Blvd, **Fort Myers Beach, FL 33931**

Registered Mail: RF 734 581 343 US

Registered Agent #1: PLF Registered Agent, LLC

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

Certified Mail #1: 9589071052703142141843

Registered Agent #2: Capps, Charles B

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

Certified Mail #2: 9589071052703142141836

Parcel: 33-46-24-W1-00206.0310

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

Code Violation: On 03/27/2026, a violation was discovered for property not secured of the FMB Code of Ordinances was identified as a violation of the Town's Codes:

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

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please secure entire property including doors and windows. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator)

Compliance is required on or before: April 24, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 21ST 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 Friday, April 24, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

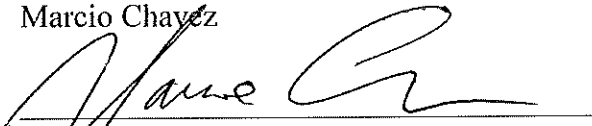
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

Registered No.

RF 734581343 US

Date Stamp

0440
03

To Be Completed
By Post Office

Postage \$	\$2.70	Extra Services & Fees (continued)
Extra Services & Fees		<input type="checkbox"/> Signature Confirmation \$
<input type="checkbox"/> Registered Mail \$	13.40	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
<input type="checkbox"/> Return Receipt (hardcopy) \$	6.70	Total Postage & Fees
<input type="checkbox"/> Return Receipt (electronic) \$	0.00	\$ 22.80
<input type="checkbox"/> Restricted Delivery \$	0.00	
Customer Must Declare Full Value \$	0.00	Received by
		03/27/2026

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

OFFICIAL USE

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

FROM	Town Of Fort Myers Beach 6231 Estero Blvd Fort Myers, FL 33931
TO	Pink Flamingo 3410 S Service Rd #G5 Burlington ON L7N 3T2 Canada

PS Form 3806, Registered Mail Receipt

April 2015, PSN 7530-02-000-9051

Copy 1 - Customer

(See Information on Reverse)

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

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

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

OFFICIAL USE

Certified Mail Fee	Town of Fort Myers Beach
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Sent by: _____
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	

MAR 27 2026
Postmark
MC

Case #20260139
5266 Estero Blvd

PLF Registered Agent, LLC
1833 Hendry St
Fort Myers, FL 33901

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

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

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

OFFICIAL USE

Certified Mail Fee	Town of Fort Myers Beach
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	Sent by: _____
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	

MAR 27 2026
Postmark
Here
MC

Case #20260139
5266 Estero Blvd

Capps, Charles B
1833 Hendry St
Fort Myers, FL 33901

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



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

REISSUED

Case Number: 20260139

Date: March 27, 2026

Owner: Pink Flamingo
Mailing Address: 3410 S Service Rd #G5 Burlington, ON L7N 3T2
Property Address: 5266 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail: RF 734 581 343 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent Address #1: 1833 Hendry St Fort Myers, FL 33901
Certified Mail #1: 9589071052703142141843
Registered Agent #2: Capps, Charles B
Registered Agent Address #2: 1833 Hendry St Fort Myers, FL 33901
Certified Mail #2: 9589071052703142141836
Parcel: 33-46-24-W1-00206.0310

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

Code Violation: On 03/27/2026, a violation was discovered for property not secured of the FMB Code of Ordinances was identified as a violation of the Town's Codes:

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

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please secure entire property including doors and windows. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas - Permitting Coordinator)

Compliance is required on or before: April 24, 2026

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

Page 1 of 3

Staples

Mar 27, 2026 at 3:18:12 PM
Fort Myers Beach, FL



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: March 27, 2026

Case Number: 20260139

Owner: Pink Flamingo
Mailing Address: 3410 S Service Rd #G5 Burlington, ON L7N 3T2
Property Address: 5266 Estero Blvd, Fort Myers Beach, FL 33931
Registered Mail: RF 734 581 343 US
Registered Agent #1: PLF Registered Agent, LLC
Registered Agent Address #1: 1833 Hendry St Fort Myers, FL 33901
Certified Mail #1: 9589071052703142141843
Registered Agent #2: Capps, Charles B
Registered Agent Address #2: 1833 Hendry St Fort Myers, FL 33901
Certified Mail #2: 9589071052703142141836
Parcel: 33-46-24-W1-00206.0310

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Compliance is required on or before: April 24, 2026

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

Staples

Mar 27, 2026 at 3:18:30 PM
Fort Myers Beach, FL



EXHIBIT B

- Proof of Ownership
 - LCPA
 - TRIM Tax Notice
 - Deed
 - Sunbiz



Property Data

STRAP: 33-46-24-W1-00206.0310 Folio ID: 10230268

Tax Roll Value Letter 2025

Generated on 1/29/2026 3:47 PM

Owner Of Record - Sole Owner

[Change Mailing Address]



PINK FLAMINGO
3410 S SERVICE RD #G5
BURLINGTON ON L7N 3T2
CANADA

+ Site Address

Site Address maintained by E911 Program Addressing

5266 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



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

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

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	2,396
1st Year Building on Tax Roll	2006
Historic Designation	No

Township	Range	Section	Block	Lot
I6	24E	33	00206	0310
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43204	-81.91623		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date January of 2025 View other photos

Last Inspection Date: 01/14/2025



Property Values / Exemptions / TRIM Notices

Generated on 1/29/2026 3:47 PM



Property Details (Current as of 1/28/2026)



Generated on 1/29/2026 3:47 PM



Lee County Tax Collector

Noelle Branning

Account Number:
33-46-24-W1-00206.0310
Alternate Key:
2100593484
Millage Code:
032

Site Address/Legal Description:
5266 ESTERO BLVD
GULF HEIGHTS BLK 6 PB 6 PG 39 LOT 31 LES E
1.7 FT

2025 Real Estate Tax Notice

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



Exemptions/Values	
Market Value	2,171,805
Assessed Value	2,171,805
Taxable Value	1,562,864

★ See message below.

PINK FLAMINGO
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

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

Paid 11/17/2025 DP-00-03989255 \$23,607.55

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	1,562.864	0	1,562.864	5,879.96
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	2,171.805	0	2,171.805	4,882.22
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	2,171.805	0	2,171.805	6,669.61
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	1,562.864	0	1,562.864	1,608.81
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	1,562.864	0	1,562.864	148.16
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	1,562.864	0	1,562.864	51.11
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	1,562.864	0	1,562.864	160.35
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	1,562.864	0	1,562.864	4,313.50
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	1,562.864	0	1,562.864	175.51
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	1,562.864	0	1,562.864	251.93
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	1,562.864	0	1,562.864	30.01
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	1,562.864	0	1,562.864	61.58

Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	358.45



2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$24,591.20

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- Nov 30, 2025
-
-
-
-

Amount Due:

\$0.00

Phone/Email Contact: _____

Account: 33-46-24-W1-00206.0310

Site Address: 5266 ESTERO BLVD

Alternate Key: 2100593484

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

PINK FLAMINGO
3410 S SERVICE RD #G5
BURLINGTON, ON L7N 3T2
CANADA

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



Paid 11/17/2025 DP-00-03989255 \$23,607.55

Return with payment

Prepared by and return to:

D. Hugh Kinsey, Jr.
Attorney at Law
Sheppard, Brett, Stewart, Hersch, Kinsey & Hill, P.A.
9100 College Pointe Court
Fort Myers, FL 33919
Property Address: 5266 Estero Blvd., Ft. Myers Beach, FL 33931

[Space Above This Line For Recording Data]

Trustee's Deed

THIS TRUSTEE'S DEED made this 1st day of May, 2019 between **Jeanne V. Sanders, individually, and as Trustee of the Jeanne V. Sanders Revocable Trust - 1998 U/T/D September 14, 1998, joined by her spouse, Benny W. Sanders a/k/a Ben Sanders, whose address is: 4150 Estero Boulevard, Fort Myers Beach, Florida 33931, Grantor, and Pink Flamingo Limited Partnership, a Florida Limited Partnership, whose address is: 3410 South Service Road, Suite G5, Burlington, Ontario L7N 3T2 Canada, Grantee:**

(Whenever 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, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Lee County, Florida, to-wit:**

Lot 31, excepting the Easterly 1.7 feet of said Lot 31, Block 6, Gulf Heights, according to the map or plat thereof as recorded in Plat Book 6, Page 39, Public Records of Lee County, Florida.

Together with all right, title and interest in and to a 10 foot non-exclusive easement for walk and driveway purposes across the Westerly side of Lot 13, Block 6, and the East 10 feet of Lot 30, Block 6, of said Gulf Heights Subdivision; and Together with all right, title and interest in and to a perpetual easement for water rights from a well on Lot 17, Block 3, of said Gulf Heights Subdivision; Subject to, however, a certain easement for walkway purposes over the Easterly 5 feet of said Lot 30, Block 6, of said Gulf Heights, heretofore reserved for the present and future owners of Lots 12 and 13, of Block 6, and Lots 15 to 20, inclusive, of Block 3 of said Gulf Heights Subdivision.

Property Appraiser's Parcel Identification Number: 33-46-24-W1-00206.0310.

SUBJECT to taxes for the current calendar year, easements, restrictions and reservations of record, if any.

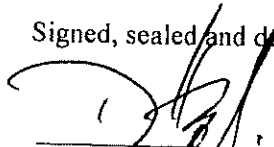
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

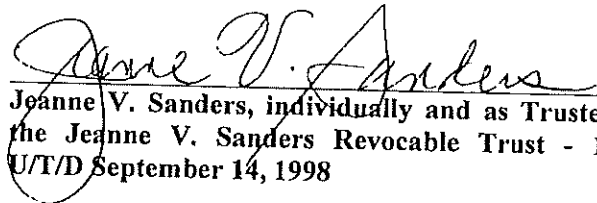
To Have and to Hold, the same in fee simple forever.


And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

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

Signed, sealed and delivered in our presence:


Witness Name: D. HUGH KINSEY, JR.


Jeanne V. Sanders, individually and as Trustee of the Jeanne V. Sanders Revocable Trust - 1998 U/T/D September 14, 1998

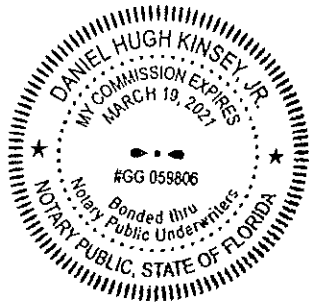

Witness Name: KRISTIN K. FOELL

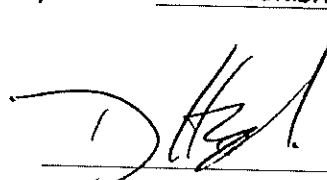
STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30th day of April, 2019 by Jeanne V. Sanders, individually, and as Trustee of the Jeanne V. Sanders Revocable Trust - 1998 U/T/D September 14, 1998, who [] is personally known or who [] has produced FLORIDA DRIVERS LICENSE as identification.

[Notary Seal]




Notary Public

Printed Name: D. HUGH KINSEY, JR.

My Commission Expires: _____

D. H. Kinsey, Jr.

Witness Name: D. HUGH KINSEY, JR.

Benny W. Sanders

Benny W. Sanders a/k/a Ben Sanders

Kristin K. Foell

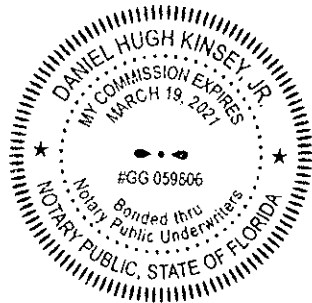
Witness Name: KRISTIN K. FOELL

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 30th day of April, 2019 by Benny W. Sanders a/k/a Ben Sanders, who [] is personally known or who [] has produced FLORIDA DRIVERS LICENSE as identification.

[Notary Seal]



D. H. Kinsey, Jr.

Notary Public

Printed Name: D. HUGH KINSEY, JR.

My Commission Expires: _____

Request Search Products ▾

If you want to update this partnership's information you must be logged in and have authority over it.

General Details

Firm Name	PINK FLAMINGO (CANADA) LIMITED PARTNERSHIP
Business Identification Number (BIN)	1000969957
Registration Date	August 06, 2024
Registration Expiry Date	August 05, 2029
Type	Ontario Limited Partnership
Status	Active
Governing Jurisdiction	Canada - Ontario
Principal Place of Business	Burlington, Ontario, Canada
Primary Activity	53 - Real estate and rental and leasing

The information shown above sets out the most recent information filed on or after June 27, 1992, and recorded in the Ontario Business Information System.



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

Detail by Entity Name

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

Filing Information

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

Principal Address

1833 HENDRY STREET
FORT MYERS, FL 33901

Mailing Address

POST OFFICE BOX 2277
FORT MYERS, FL 33902-2277

Registered Agent Name & Address

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

Name Changed: 03/10/2021

Authorized Person(s) Detail

Name & Address

Title MEMB

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

Title MGR

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

Annual Reports

Report Year	Filed Date
2024	04/01/2024
2025	04/11/2025
2026	02/03/2026

Document Images

02/03/2026 -- ANNUAL REPORT	View image in PDF format
04/11/2025 -- ANNUAL REPORT	View image in PDF format
04/01/2024 -- ANNUAL REPORT	View image in PDF format
02/09/2023 -- ANNUAL REPORT	View image in PDF format
04/05/2022 -- ANNUAL REPORT	View image in PDF format
03/10/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
10/28/2016 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Partnership

PINK FLAMINGO (US) LIMITED PARTNERSHIP

Filing Information

Document Number	A19000000171
FEI/EIN Number	84-1972997
Date Filed	04/23/2019
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT AND NAME CHANGE
Event Date Filed	07/23/2019
Event Effective Date	NONE

Principal Address

3410 SOUTH SERVICE ROAD
SUITE 201
BURLINGTON, ONTARIO L7N 3-T2 CA

Changed: 06/30/2020

Mailing Address

3410 SOUTH SERVICE ROAD
SUITE 201
BURLINGTON, ONTARIO L7N 3-T2 CA

Changed: 06/30/2020

Registered Agent Name & Address

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

Name Changed: 02/14/2022

Address Changed: 02/14/2022

General Partner Detail

Name & Address

PINK FLAMINGO GP INC.
3410 SOUTH SERVICE ROAD
SUITE 201
BURLINGTON, ONTARIO L7N 3-T2 CA

Annual Reports

Report Year	Filed Date
2023	05/01/2023
2024	02/22/2024
2025	02/06/2025

Document Images

02/06/2025 -- ANNUAL REPORT	View image in PDF format
02/22/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
02/14/2022 -- Reg. Agent Change	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
07/23/2019 -- LP Amendment and Names Change	View image in PDF format
04/23/2019 -- Domestic LP	View image in PDF format

EXHIBIT C

- Inspection Photographs
 - Original Photographs 1/28/26
 - Inspection Photographs 3/27/26
 - Inspection Photographs 4/24/26







SUGAR BEACH HOMES
SUGAR BEACH HOMES.COM
239 244 2447
UNDER NEW MANAGEMENT
OWNER MANAGED









Jan 28, 2026 11:25:20 AM Page 69 of 123



Mar 27, 2026 10:15:49 AM 23



Mar 27, 2026 10:16:20 AM Page 71 of 123

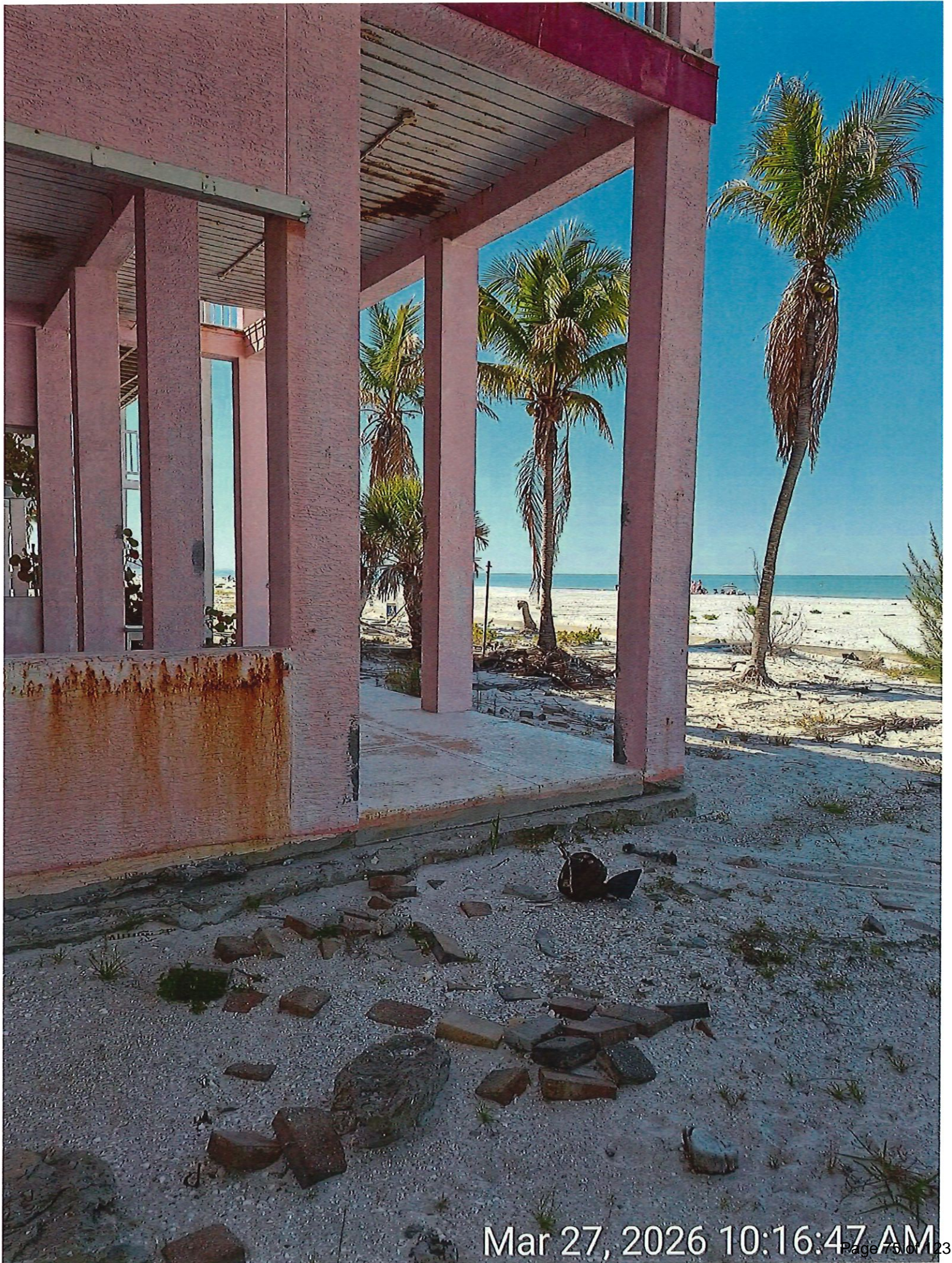




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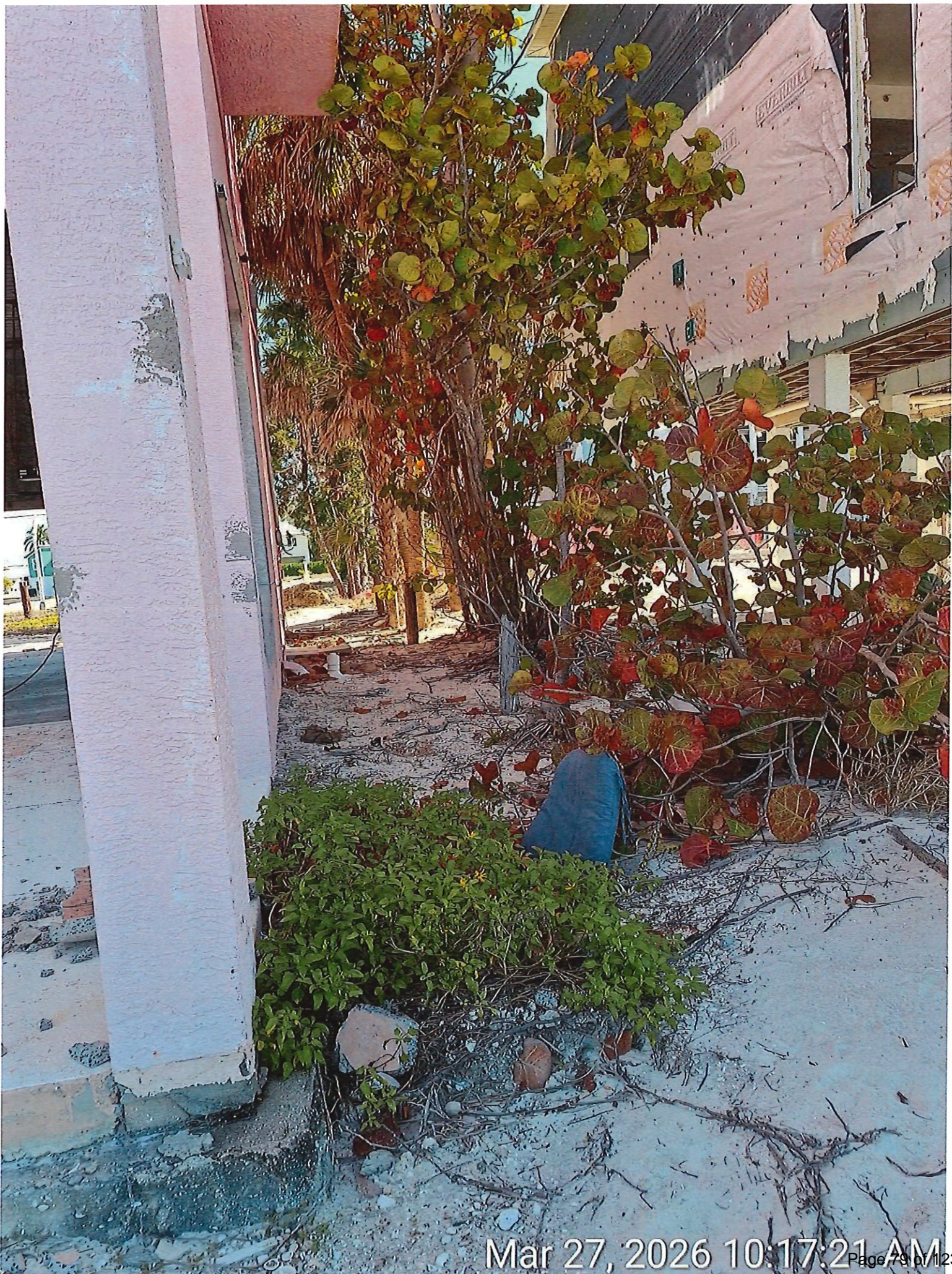
Mar 27, 2026 10:16:46 AM Page 74 of 123



















Property Address and Owner:

Hearing Date: May 21, 2026

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

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Case 20250932 was heard at the March 19, 2026 Special Magistrate hearing. The respondent was found in violation of the cited codes. It was ordered on March 31, 2026 that the respondent shall take the necessary actions to correct the violations by 4/18/2026. If compliance was not achieved by 4/18/2026, a fine of \$250.00 per day would be assessed. Administrative costs in the amount of \$352.38 were imposed to be paid within 30 days of the date of the order. (3/31/26) A fine assessment hearing was scheduled on 5/21/26 at 9am.

Post hearing inspection was conducted on 04/18/2026. The property was found in/not compliance with the Special Magistrates order dated 3/31/2026. An affidavit of non/compliance was filed on 04/30/2026. The Town of Fort Myers Beach is requesting that a fine in the amount of \$250.00 be assessed from 4/19/2026 until compliance is achieved. (Currently 33 days at \$250.00 per day or \$8250.00) The Town is further requesting the administrative costs in the original amount of \$352.38.00 plus additional costs of \$250.00 for this hearing for a total of \$602.38 be assessed. The Town requests that the Special Magistrate authorize the Town to file this order as a lien with the Lee County Clerk. (Total fines of \$8,250.00 plus costs of \$602.38).

PARCEL #: **33-46-24-W3-0010C.0330**

Legal Description:

LOT 33, BLOCK C, FLAMINGO PARK 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 9, PAGE(S) 66, PUBLIC RECORDS OF LEE COUNTY, FLORIDA

Attachments:

1. 20250932_Exhibit A_SMO March 2026 and Affidavit of Non Compliance
2. 20250932_Exhibit B _ Permit Rejection Letters

Town Recommendations:

Town Approvals:

Date: May 12, 2026

Michael Hauserman, Code Compliance Manager



Date: May 12, 2026

Tracie Raski, Magistrate Coordinator

Date: May 12, 2026

nancy stuparich, Town Attorney

Date: May 12, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: May 13, 2026

Amy Baker, Town Clerk

EXHIBIT A

- SMO Order dated 03/31/2026
- Affidavit of Non-Compliance dated 4/30/2026

PARCEL #: 33-46-24-W3-0010C.0330
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250932

MICHAEL SCHUMACHER,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public hearing on March 19, 2026, before the undersigned Special Magistrate for the Town of Fort Myers Beach. Both parties appeared at the hearing. Having considered the sworn testimony, evidence and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT

1. Respondent, Michael Schumacher (“Respondent”), is the owner or otherwise the person responsible for the subject property located at 130 Flamingo Street, Fort Myers Beach, FL, 33931 (“Property”).
2. On September 4, 2025, a Code Enforcement Officer for the Town of Fort Myers Beach observed construction of a sunroom / patio at the rear of the property without a permit, which the Town alleges to be in violation of Sections 26-45 and 6-441 of the Town of Fort Myers Beach Land Development Code (FMBLDC), and Section 105.1 of the Florida Building Code (FBC) adopted by FMBLDC Section 6-111.

3. On September 10, 2025, a Notice of Violation was issued giving Respondent 30 days, or until October 10, 2025, to come into compliance with the Town's Ordinances.
4. Thereafter, there was some communication between the parties regarding permitting and the Town granted Respondent extensions of time to come into compliance. Respondent applied for a permit, but the Town advised Respondent information was still needed in order to issue the required permit.
5. On January 22, 2026, a Notice of Violation was issued giving Respondent until February 23, 2026 to come into compliance with the Town's Ordinances.
6. The Town advised Respondent that it still needed a boundary survey and site plan and/or additional information related to the location of the house, location of the sunroom, and required setbacks.
7. As of the date of the hearing, the Town had not received this information to issue the required permits.
8. Respondent was properly served with a Notice of Hearing, and this case was properly brought before the Special Magistrate.

B. CONCLUSIONS OF LAW

1. Respondent, by reason of the foregoing facts, is in violation of FMBLDC Section 6-441, which states:

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.
2. Respondent, by reason of the foregoing facts, is in violation of FBC Section 105.1 (2023), as adopted by FMBLDC Section 6-111, which states:

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.

3. There is insufficient evidence of a violation of Section 26-45, as the evidence does not establish that this is a shoreline structure, to which Article 26 applies.

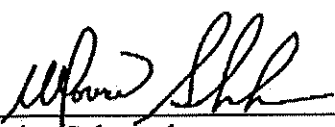
C. ORDER

It is **HEREBY ORDERED**:

1. Respondent shall take all necessary steps to correct the violation, including submitting the required documents to obtain the required permit and/or remove the unpermitted structure by April 18, 2026.
2. Respondent shall contact the Town of Fort Myers Beach Code Enforcement Department to verify compliance. Respondent will NOT be deemed to be in compliance until it contacts the Town and such compliance is verified.
3. Respondent shall pay administrative costs and fees of \$352.38 to cover the Town's cost for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given. Such payment shall be made to the Town of Fort Myers Beach within thirty (30) days of the execution of this Order.
4. If Respondent has not come into compliance by April 18, 2026, a daily fine of up to \$250.00 per day may be imposed for each day thereafter that the Property remains in violation. If Respondent has not achieved compliance by this date, a fine may be imposed for each subsequent day of non-compliance even if compliance is achieved before the next hearing date. Respondent will also be assessed additional administrative costs and fees to cover the Town's costs for bringing this matter before the Special Magistrate for further proceedings.
5. A Status of Compliance Hearing will be held following the deadline to determine whether Respondent achieved full compliance by the April 18, 2026, deadline, and to assess the imposition of the fine as described herein, if so warranted. Both parties shall appear at this hearing, which is currently scheduled for:

**May 21, 2026, at 9:00 a.m.
at Town Hall, 6231 Estero Blvd., Fort Myers Beach, Florida.**

ORDERED the 19th day of March, 2026, and executed this 31st day of March, 2026.



Monica Schmucker
Special Magistrate

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

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

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a true and correct copy of this Order was sent by U.S. Mail and E-Mail on the 31st day of March 2026, to:

Michael Schumacher
206 Hibiscus Dr.
Ft. Myers, FL 33931

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

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

BY: 
Amy Baker (Mar 31, 2026 15:16:08 EDT)
Town Clerk and Clerk to the Special Magistrate

Dated: Mar 31, 2026



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

MICHAEL SCHUMACHER
206 HIBISCUS DRIVE
FORT MYERS BEACH FL 33931

Respondent,

Case #: 20250932
Certified Mail: N/A
Regular Mail: N/A

Site Address: 130 FLAMINGO STREET, Fort Myers Beach, FL, 33931
Parcel Strap No. 334624W30010C0330

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME, the undersigned authority personally appeared **TERRI WEICH** who is the Code Enforcement Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding Code Enforcement Case **#20250932**.

1. That on **MARCH 19, 2026**, the Special Magistrate held a public hearing and issued an order in the above styled manner.
2. That, pursuant to said order, the Respondent was to have taken certain corrective action by on or before **APRIL 18, 2026**.
3. To date the required paperwork has not been submitted. Therefore the corrective action ordered by the Special Magistrate has NOT been taken.
4. I have attached a copy of the permit showing in resubmittal status and the additional paperwork required to issue the permit has not been submitted.

FORT MYERS BEACH ESTERO ISLAND

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



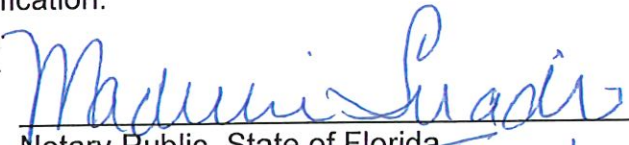
- 5. The Town of Fort Myers Beach hereby has requested that the daily fines of \$250.00 be imposed starting April 18, 2026, until the violation has been abated. The administrative fees imposed by the Special Magistrate, \$352.38 were paid on April 17, 2026.

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 and belief comply with Section 2-429 of the Town Land Development Code and Section 162.12, Florida Statutes.

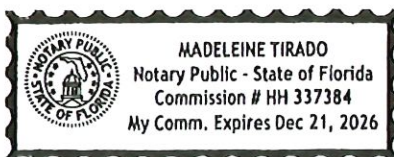
x 
Signature of Affiant

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either personal presence or online notarization this 30 day of April, 2026, by Terri Weich. He/She is personally known to me or has produced _____ as identification.


Notary Public, State of Florida
Print Name: Madeleine Tirado
My Commission Expires: _____

[Notary Seal]



FORT MYERS BEACH ESTERO ISLAND

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



Permit #: 260255

Permit Date: 02/13/26

Permit Type:

Permit Type: Residential

Sub Type: Accessory Structure

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: Owner Builder

Contact Name: michael schumacher

Contractor/Applicant Email: msv-htc@gmx.com

Contractor/Applicant Phone #: 239 247-4565

Property Owner's Email:

Current Use: r

Proposed Use: r

Scope of Work: Accessory structure Repair of sunroom

Project Cost: 1444

Gross Square Feet: 2

Issued Date:

Expiration Date:

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Road Ready Trailer:

Status: WAITING ON RESUBMITTAL

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
334624W30010C0330	130 FLAMINGO ST	FLAMINGO PARK BLK C PB 9 PG 66 LOT 33	SCHUMACHER MICHAEL		MH-2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Michael Schumacher	Michael Schumacher	239-247-4565	130 Flamingo St.	Owner Builder		

Uploaded Files

Date	File Name
03/09/2026	<u>31130569-1st zoning rejection letter 260255.pdf</u>
02/25/2026	<u>30961457-1st Plan rejection letter 260255.pdf</u>
02/13/2026	<u>53049e4b7547538a2be6d258b5cb769f_130flamingo_application.pdf</u>

EXHIBIT B

- Permit Record 260255
 - Denial Letter 2/25/26
 - Denial Letter 3/9/26



Permit #: 260255

Permit Date: 02/13/26

Permit Type:

Permit Type: Residential

Sub Type: Accessory Structure

Type of Construction: N/A

Type of Occupancy / Use: Residential

Contractor Business Name/Applicant: Owner Builder

Contact Name: michael schumacher

Contractor/Applicant Email: msv-htc@gmx.com

Contractor/Applicant Phone #: 239 247-4565

Property Owner's Email:

Current Use: r

Proposed Use: r

Scope of Work: Accessory structure Repair of sunroom

Project Cost: 1444

Gross Square Feet: 2

Issued Date:

Expiration Date:

Finaled Date:

Closed Date:

Repair Damage Due To:

Storm Damage:

Floodplain:

Road Ready Trailer:

Status: WAITING ON RESUBMITTAL

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
334624W30010C0330	130 FLAMINGO ST	FLAMINGO PARK BLK C PB 9 PG 66 LOT 33	SCHUMACHER MICHAEL		MH-2

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Michael Schumacher	Michael Schumacher	239-247-4565	130 Flamingo St.	Owner Builder		

Uploaded Files

Date	File Name
03/09/2026	<u>31130569-1st zoning rejection letter 260255.pdf</u>
02/25/2026	<u>30961457-1st Plan rejection letter 260255.pdf</u>
02/13/2026	<u>53049e4b7547538a2be6d258b5cb769f_130flamingo_application.pdf</u>



Date: 02/25/2026

Contractor: Owner Builder - Michael Schumacher

RE: 260255/ 130 FLAMINGO ST/ Accessory structure Repair of sunroom

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.

1st Rejection Letter – Plan

Peter Haigis, phaigis@fmbgov.com (Planning Reviewer)

Rejection Comments:

From pictures from Lee property appraiser site, sunroom was totally destroyed, this is a total rebuild, please provide engineered plans and product information and Florida approvals for roofing, window and doors installed.

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.



Date: 03/09/2026

Contractor: Owner Builder- Michael Schumacher

RE: 260255/ 130 FLAMINGO ST/ Accessory structure Repair of sunroom

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.

1st Rejection Letter – Zoning

Kendra Rosa, kendra@fmbgov.com (Zoning Reviewer)

Rejection Comments

Please include a boundary survey with this application, as well as a site plan. If you do not have a boundary survey, you must submit a site plan that shows all four lot lines, the location of the house, and the location of the sunroom, including the required setbacks.

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.

Property Address and Owner:

Hearing Date: May 21, 2026

Property Owner: LITTLE CONGA, LLC
Property Address: 5531 Estero Blvd
Status: Property Maintenance
Officer: M Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

The status hearing was heard on 10/07/2025 and executed on 10/17/25. It was found that the Respondent corrected the violations on 8/11/25 and no daily fines were assessed. The Respondent was assessed administrative costs and fees in the amount of \$250.00 to be paid by 11/16/25. The aforementioned administrative costs and fees have not been paid as of the date of this hearing. Upon further research, this case was heard in error due to incorrect property being cited.

Therefore, the Town of Fort Myers Beach is requesting that the Magistrate's Order from 10/17/25 be vacated and the \$250.00 in administrative costs be waived.

Attachments:

1. 31955010-20250344_5531 Estero Blvd_Exhibit A_Order Affidavit of Services with Exhibits

Town Recommendations:

Town Approvals:

Michael Hauserman, Code Compliance Manager

Date: May 05, 2026



Tracie Raski, Magistrate Coordinator

Date: May 05, 2026

nancy stuparich, Town Attorney

Date: May 06, 2026

Lizzette Roman, Town Clerk Administrative Coordinator

Date: May 08, 2026

Amy Baker, Town Clerk

Date: May 12, 2026

EXHIBIT A

- Special Magistrate Order dated 10/16/2025
- Ownership Records
 - LCPA
 - Sunbiz
- Notice of Lien Hearing
 - Affidavit of Service
 - Notice of Hearing
 - Proof of mailing
 - Photographs of Posting at Town Hall
 - Photographs of Posting at Property

PARCEL #: 33-46-24-W1-00204.0180
This Document Prepared By and Return To:
Town of Fort Myers Beach Code Enforcement Department
6231 Estero Blvd.
Fort Myers Beach, FL 33931

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

TOWN OF FORT MYERS BEACH, FLORIDA,

Petitioner,

vs.

CASE NO. 20250344

LITTLE CONGA LLC,

Respondent.

CODE ENFORCEMENT ORDER

THIS CAUSE came on for public status conference hearing on October 7, 2025, before the undersigned Special Magistrate for the Town of Fort Myers Beach to determine the status of compliance with the Special Magistrate Code Enforcement Order executed August 20, 2025. Petitioner appeared at the hearing. Respondent did not appear. Having considered the sworn testimony, evidence, and arguments presented, the Special Magistrate finds and orders as follows:

A. FINDINGS OF FACT

1. Respondent, LITTLE CONGA LLC (“Respondent”), is the owner, lessee, responsible entity, or otherwise in charge of or responsible for the subject property located at 5531 Estero Boulevard, Fort Myers Beach, FL, 33931 (“Property”).
2. On August 11, 2025, a hearing in this matter was held after a Code Enforcement Officer for the Town of Fort Myers Beach served Respondent with a Notice of Violation of the Fort Myers Beach Code, giving Respondent until April 20, 2025 to come into compliance, and Respondent failed to do so within the time given.
3. At the August 11, 2025 hearing, the undersigned Special Magistrate for the Town of Fort Myers Beach found Respondent to be in violation of:

- a. Section 303.1 of the International Property Maintenance Code, as adopted by Section 6-1 of the Fort Myers Beach Land Development Code, in its failure to maintain its pool in a clean and sanitary condition and in good repair.
 - b. Section 34-1176(c)(1) of the Fort Myers Beach Land Development Code in its failure to have a proper barrier or enclosure around its pool.
4. An Order was entered ordering Respondent to correct these violations by August 25, 2025.
 5. A Code Enforcement Officer conducted an inspection of the property on August 26, 2025, and found that the property had been brought into compliance with the Town of Fort Myers Beach Code.
 6. Respondent is hereby found to have complied with the August 11, 2025 Code Enforcement Order by the specified date as required.

B. CONCLUSION OF LAW

1. Respondent was in violation of IPMC Section 303.1, as adopted by FMBLDC Section 6-1; and FMBLDC Section 34-1176(c)(1); and remained in violation of the Town's Code beyond the time provided by Code Enforcement to bring the property into compliance.
2. Respondent subsequently has corrected the violations in compliance with the August 11, 2025 Special Magistrate Code Enforcement Order. The Property has returned to compliant status and is no longer in violation of the Town's Code Sections mentioned above.

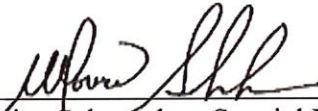
C. ORDER

It is HEREBY ORDERED:

1. Based on consideration of the actions by Respondent to correct the violations and comply with the August 11, 2025 Order, and not having found previous violations committed by Respondent, no daily fine will be imposed.
2. **Respondent is assessed \$250.00 in administrative costs and fees** to cover the Town's costs for bringing this matter before the Special Magistrate after failure to bring the Property into compliance within the time initially given by Code Enforcement. Respondent is to make such payment to the Town of Fort Myers Beach within thirty (30) days of the execution of this Order.
3. Pursuant to Section 2-427 (c) of the Fort Myers Beach Land Development Code and Chapter 162 of the Florida Statutes, upon recording in the public records, this

Order shall constitute a lien against the land on which the violation exists and upon any real or personal property owned by the violator.

ORDERED this 7th day of October, 2025, and executed this 16th day of October, 2025.



Monica Schmucker, Special Magistrate

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that true and correct copy of the Order was sent by U.S. Mail on the 17th day of October, 2025 to:

Little Conga LLC
622 San Antonio Ave
Coral Gables, FL

Musa, Ileana M
622 San Antonio Ave
Coral Gables, FL 33416

BY: 
Amy Baker (Oct 17, 2025 09:42:22 EDT)
Town Clerk and Clerk to the Special Magistrate

Dated: Oct 17, 2025

Property Data

STRAP: 33-46-24-W1-00204.0180 Folio ID: 10230239

Tax Roll Value Letter ▼

Generated on 4/29/2026 11:39 AM

Owner Of Record - Sole Owner

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



LITTLE CONGA LLC
622 SAN ANTONIO AVE
CORAL GABLES FL 33146

Site Address

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

5531 ESTERO BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



GULF HEIGHTS BLK 4 PB 6 PG 39 LOT 18 + NWLY 1/2 OF 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 6 and 39 for the book and page numbers.

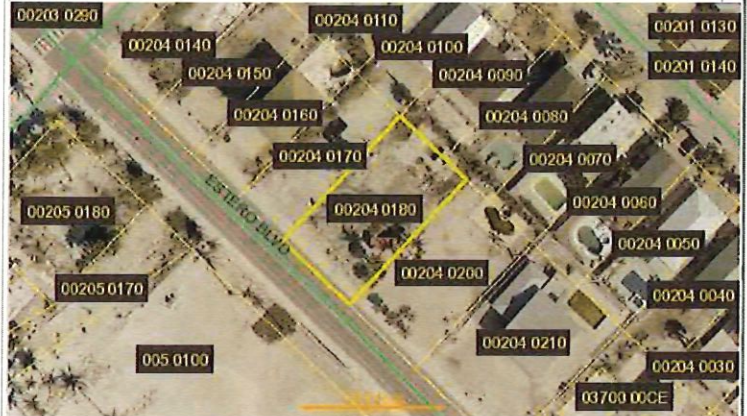
Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	33	00204	0180
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43118	-81.91384		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2024 ▶ View other photos

Last Inspection Date: 01/31/2024

Property Values / Exemptions / TRIM Notices

Generated on 4/29/2026 11:39 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)	560,079	519,201	560,079	481,635	0	0	481,635
2024 / Additional Info	2024 (Final Value)	677,662	635,582	677,662	437,850	0	0	437,850
2023 / Additional Info	2023 (Final Value)	398,045	398,045	398,045	398,045	0	0	398,045
2022 / Additional Info	2022 (Final Value)	552,026	299,800	552,026	391,807	0	0	391,807

2021 / Additional Info	2021 (Final Value)	374,841	291,100	374,841	356,188	0	0	356,188
2020 / Additional Info	2020 (Final Value)	323,807	291,100	323,807	323,807	0	0	323,807
2019 / Additional Info	2019 (Final Value)	316,534	282,600	316,534	316,534	0	0	316,534
2018 / Additional Info	2018 (Final Value)	312,510	282,600	312,510	312,510	0	0	312,510
2017 / Additional Info	2017 (Final Value)	318,159	227,700	318,159	318,159	0	0	318,159
2016	2016 (Final Value)	311,441	227,700	311,441	272,140	0	0	272,140
2015	2015 (Final Value)	247,400	227,700	247,400	247,400	0	0	247,400
2014	2014 (Final Value)	228,802	198,000	228,802	225,056	0	0	225,056
2013	2013 (Final Value)	204,596	105,900	204,596	204,596	0	0	204,596
2012	2012 (Final Value)	212,418	165,000	212,418	212,418	0	0	212,418
2011	2011 (Final Value)	241,408	200,000	241,408	241,408	0	0	241,408
2010	2010 (Final Value)	287,611	225,000	287,611	287,611	0	0	287,611
	2009 (Final Value)	300,230	225,000	300,230	300,230	0	0	300,230
	2008 (Final Value)	362,420	297,000	362,420	362,420	0	0	362,420
	2007 (Final Value)	401,960	330,000	0	401,960	0	0	401,960
	2006 (Final Value)	408,010	295,000	0	408,010	0	0	408,010
	2005 (Final Value)	323,260	245,000	0	323,260	0	0	323,260
	2004 (Final Value)	247,810	202,610	0	247,810	0	0	247,810
	2003 (Final Value)	206,260	135,070	0	206,260	0	0	206,260
	2002 (Final Value)	157,660	67,540	0	157,660	0	0	157,660
	2001 (Final Value)	124,890	67,540	0	124,890	0	0	124,890
	2000 (Final Value)	97,740	50,650	0	97,740	0	0	97,740
	1999 (Final Value)	92,320	50,650	0	92,320	0	0	92,320
	1998 (Final Value)	97,400	46,430	0	97,400	0	0	97,400
	1997 (Final Value)	84,990	46,430	0	84,990	0	0	84,990
	1996 (Final Value)	82,770	46,430	0	82,770	0	0	82,770
	1995 (Final Value)	84,770	46,430	0	84,770	0	0	84,770
	1994 (Final Value)	89,610	46,430	0	89,610	0	0	89,610
	1993 (Final Value)	94,890	46,430	0	94,890	0	0	94,890
	1992 (Final Value)	102,870	46,430	0	102,870	0	0	102,870

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 4/28/2026)

Generated on 4/29/2026 11:39 AM

Land Land Tracts

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



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

Detail by Entity Name

Florida Limited Liability Company

LITTLE CONGA, LLC

Filing Information

Document Number L17000136610

FEI/EIN Number 59-4011574

Date Filed 06/23/2017

Effective Date 06/26/2017

State FL

Status ACTIVE

Principal Address

622 SAN ANTONIO AVENUE

CORAL GABLES, FL 33146

Mailing Address

622 SAN ANTONIO AVENUE

CORAL GABLES, FL 33146

Registered Agent Name & Address

MUSA, ILEANA M

622 SAN ANTONIO AVENUE

CORAL GABLES, FL 33146

Authorized Person(s) Detail

Name & Address

Title AMBR

MUSA, ILEANA

622 SAN ANTONIO AVENUE

CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2024	02/07/2024
2025	02/17/2025
2026	01/26/2026

Document Images

01/26/2026 -- ANNUAL REPORT	View image in PDF format
02/17/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
02/10/2023 -- ANNUAL REPORT	View image in PDF format
01/30/2022 -- ANNUAL REPORT	View image in PDF format
02/06/2021 -- ANNUAL REPORT	View image in PDF format
01/26/2020 -- ANNUAL REPORT	View image in PDF format
01/02/2019 -- ANNUAL REPORT	View image in PDF format
01/26/2018 -- ANNUAL REPORT	View image in PDF format
06/23/2017 -- Florida Limited Liability	View image in PDF format



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.

LITTLE CONGA, LLC
Respondent.

Case #:	20250344
Certified Mail:	9589071052703142172076 9589071052703142172083 9589071052703142172090
Regular Mail:	USPS 04/07/2026

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 Hearing for Imposition of Fine and Certification of Lien 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 April 7, 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: 622 San Antonio Ave, Coral Gables, FL 33146. 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: 5531 Estero Blvd, Fort Myers Beach, FL. A copy of the certified mail receipt is attached hereto as **Exhibit A.** 33931
- c. The property is owned by **LITTLE CONGA, LLC** (business entity name), 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, **MUSA, ILEANA M**, at the following address: **622 San Antonio Ave, Coral Gables, FL 33146**. 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 **April 8, 2026**, I posted a copy of the Notice at **5531 Estero Blvd, Fort Myers Beach, FL 33931**, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On **April 7, 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**.

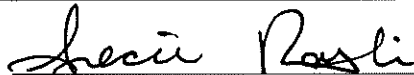
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true and to the best of my knowledge and belief comply with Section 2-429 of the Town of Fort Myers Beach Land Development Code and Section 162.12, Florida Statutes.

SWORN AND ATTESTED BY:



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

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence / online notarization, this 23rd 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: Tracee Rasli
My Commission No.: HH636110
My Commission Expires: 2/3/2029

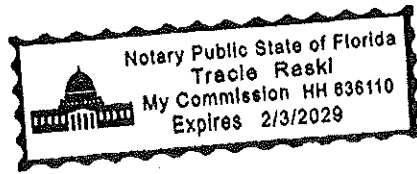


EXHIBIT A

(Affidavit of Service)

- Affidavit of Service
 - Notice of Hearing
 - Proof of mailing
 - Photographs of Posting at Town Hall
 - Photographs of Posting at Property

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

**TOWN OF FORT MYERS BEACH,
FLORIDA**

FMB Case No. 20250344

Petitioner,

vs.

**LITTLE CONGA, LLC
622 SAN ANTONIO AVENUE
CORAL GABLE, FL 33146,**

Respondent,
_____ /

NOTICE OF HEARING FOR IMPOSITION OF FINE AND CERTIFICATION OF LIEN

NOTICE IS HEREBY GIVEN that the undersigned will bring before the Honorable Judge Monica Schmucker a **Certification of Lien Hearing** in the above-referenced. Said hearing will be held at the Fort Myers Beach Town Hall, Council Chambers, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931 on **Thursday, May 21, 2026, at 9:00 A.M.**

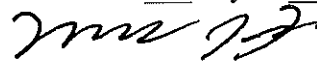
Owner: LITTLE CONGA, LLC

Property Location: 5531 Estero Blvd, Fort Myers Beach, FL 33931

Parcel Identification Number: 33-46-24-W1-00204.0180

Legal Description: Lot 18, and the Northwesterly one-half of Lot 19, Block 4, Gulf Heights, according to the Map or Plat thereof, as recorded in Plat Book 6, Page 39, of the Public Records of Lee County, Florida.

SIGNED this 7th day of April, 2026.



Michael J Hauserman, Code Compliance Manager

Service by Certified Mail and USPS regular mail to:

**LITTLE CONGA, LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146**

**LITTLE CONGA, LLC
5531 ESTERO BLVD.
FORT MYERS BEACH, FL 33931**

**LITTLE CONGA, LLC
C/O MUSA, ILEANA M, REGISTERED AGENT
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146**

9589 0710 5270 3142 1720 63

U.S. Postal Service™ 20250344
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

4.7.26
Postmark Here

LITTLE CONGA, LLC
5531 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 1720 76

U.S. Postal Service™ 20250344
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

4.7.26
Postmark Here

LITTLE CONGA, LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

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

9589 0710 5270 3142 1720 90

U.S. Postal Service™ 20250344
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

4.7.26
Postmark Here

LITTLE CONGA, LLC
C/O MUSA, ILEANA M, R. A.
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

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



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



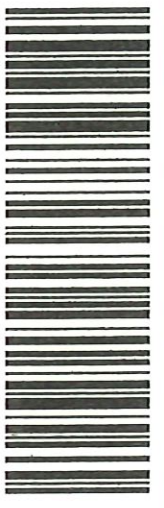
9589 0710 5270 3142 1720 76

LITTLE CONGA, LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

CERTIFIED MAIL®



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



9589 0710 5270 3142 1720 83

LITTLE CONGA, LLC
5531 ESTERO BLVD.
FORT MYERS BEACH, FL 33931

VERIFIED MAIL

2025
0344



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



9589 0710 5270 3142 1720 90

LITTLE CONGA, LLC
C/O MUSA, ILEANA M, R. A.
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146

2025
0344



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

LITTLE CONGA, LLC
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146



LITTLE CONGA, LLC
5531 ESTERO BLVD.
FORT MYERS BEACH, FL 33931

LITTLE CONGA, LLC
C/O MUSA, ILEANA M, R. A.
622 SAN ANTONIO AVE
CORAL GABLES, FL 33146



1-22
ML

47-26
MK

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

TOWN OF FORT MYERS BEACH,
FLORIDA

FMB Case No. 20250344

vs. Pellfouer,

LITTLE CONGA, LLC
622 SAN ANTONIO AVENUE
CORAL GABLE, FL 33146,

Respondent,

NOTICE OF HEARING FOR IMPOSITION OF FINE AND CERTIFICATION OF LIEN

NOTICE IS HEREBY GIVEN that the undersigned will bring before the Honorable Judge Monica Schmueker a Certification of Lien Hearing in the above-referenced. Said hearing will be held at the Fort Myers Beach Town Hall, Council Chambers, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931 on Thursday, May 21, 2026, at 9:00 A.M.

Owner: LITTLE CONGA, LLC

Property Location: 5531 Estero Blvd, Fort Myers Beach, FL 33931

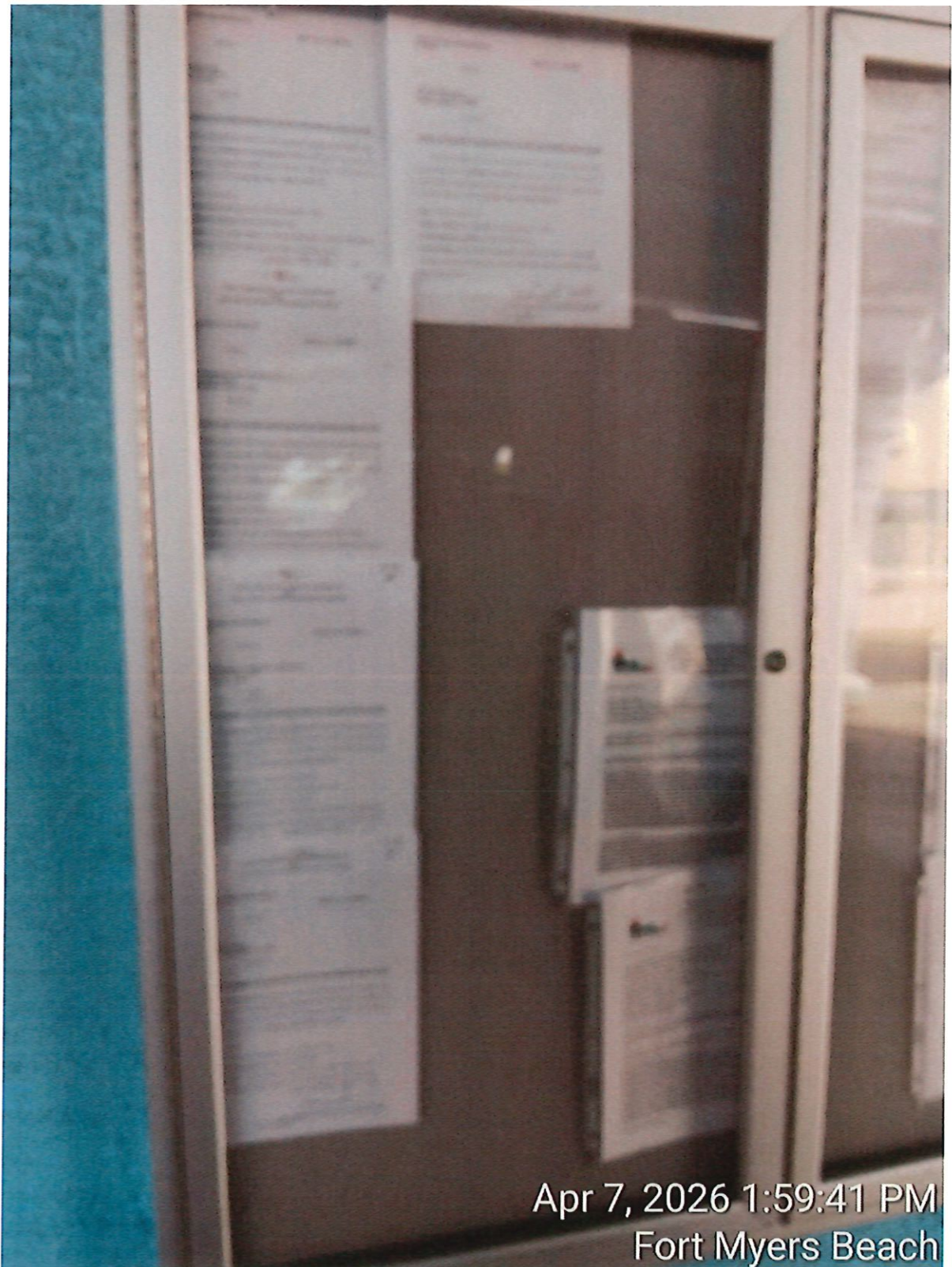
Parcel Identification Number: 33-46-24-W1-00204.0180

Legal Description: Lot 18, and the Northwesterly one-half of Lot 19, Block 4, Gulf Heights, according to the Map or Plat thereof, as recorded in Plat Book 6, Page 39, of the Public Records of Lee County, Florida.

SIGNED this 7th day of April, 2026.

Michael J. Hauserman
Michael J Hauserman, Code Compliance Manager

Apr 7, 2026 1:59:28 PM
Fort Myers Beach



Apr 7, 2026 1:59:41 PM
Fort Myers Beach

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

TOWN OF FORT MYERS BEACH,
FLORIDA

FMB Case No. 20250344

vs.
Petitioner,

LITTLE CONGA, LLC
621 SAN ANTONIO AVENUE
CORAL GABLE, FL 33146,

Respondent.

NOTICE OF HEARING FOR IMPOSITION OF FINE AND CERTIFICATION OF LIEN

NOTICE IS HEREBY GIVEN that the undersigned will bring before the Honorable Judge Monica Schmecker a Certification of Lien Hearing in the above referenced. Said hearing will be held at the Fort Myers Beach Town Hall, Council Chambers, located at #231 Estero Boulevard, Fort Myers Beach, FL 33931 on Thursday, May 21, 2026, at 9:00 A.M.

Owner: LITTLE CONGA, LLC
Property Location: 5511 Estero Blvd, Fort Myers Beach, FL 33931
Parcel Identification Number: 33-40-24-01-00204-0100
Legal Description: Lot 1A, and the Northeastern one-half of Lot 19, Block 4, and Highline, according to the Map or Plan thereof, as recorded in Plat Book 5, Page 20, of the Public Records of Lee County, Florida.

SIGNED AND FORWARDED BY:
Michael J. Harrison
Michael J. Harrison, Code Compliance Manager

Apr 8, 2026 3:38:44 PM
Fort Myers Beach

