



Fort Myers Beach Special Magistrate Hearing

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931
Tuesday, June 2, 2026

Agenda

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

II. ADMINISTRATIVE ITEMS

III. APPROVAL OF MINUTES

A. May 5, 2026

IV. VIOLATION CASES

A. FYB Case#20260407

Property Owner: Katherine F Brewster

Property Address: 13 Fairview Blvd

Status: Violation for Work Performed on Dock and Seawall without Permits

Officer: T Hoffman

B. FYB Case# 20260234

Property Owner: Eugene E Reich Trust for Reich Trust E Reich and Doris F Reich

Property Address: 340 Crescent St

Status: Violation for Performing Work Without a Building Permit

Officer: T Weich

C. FMB Case # 20251083

Property Owner: Open Doors 4U Investments LLC

Property Address: 8000 Lagoon Rd

Status: Violation for Failure to Maintain Property

Officer: M Chavez

D. FMB Case # 20260455

Property Owner: Hutchinson George III & Janet

Property Address: 136/138 Madison Ct

Status: Violation for Failure to Maintain Property

Officer: M Chavez

V. STATUS UPDATE (FINES ASSESMENTS)

- VI. CERTIFICATION OF LIEN(S) (NON-COMPLIANCE)
- VII. LIEN FORECLOSURE CASES
- VIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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



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

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



Fort Myers Beach Special Magistrate Hearing

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

Minutes

Tuesday, May 5, 2026

9:00 AM

ORDER OF BUSINESS

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A. April 7, 2026

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

III. VIOLATION CASES

A. FMB Case # 20260057

Property Address: 5863 Estero Blvd

Property Owner: Cynthia L W Clark LLC

Status: Camper on residential property without approval.

Officer: M Hauserman

Code Enforcement Manager Michael Hauserman provided that this property was in compliance and that this item would not need to be heard.

B. FMB Case # 20240733

Property Address: 146 Hercules Dr

Property Owner: Midwest Decoration Co

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

Officer: M Hauserman

Code Enforcement Manager Michael Hauserman noted that this was a citation for working outside the scope of the permit. He stated that he has been in discussion with the property owner. They are currently missing some final information on obtaining their permit, which is regarding the cost of construction. He asked for a continuance to August 4, 2026. Special Magistrate John Van Laningham granted the request.

C. FMB Case # 20250800

Property Address: 1668 I St

Property Owner: B + B Properties of Fort Myers

Status: Work conducted outside the scope of a permit.

Officer: M Hauserman

Code Enforcement Manager Michael Hauserman noted that this was also a case involving a property owner working outside the scope of the permit. The owner has obtained Permit #240836 and is working towards final compliance. He asked for a continuance until August 4, 2026. Special Magistrate John Van Laningham granted the request.

D. FMB Case # 20260273

Property Address: 256 Ostego Dr

Property Owner: KW OASIS LIMITED

Status: Work without permits

Officer: T Hoffman

The respondent was not in attendance. Special Magistrate John Van Laningham swore in Officer Hoffman.

After introducing himself, Officer Hoffman requested that the exhibits attached to the agenda be accepted into evidence. He provided that Exhibit A contained the notice of violation, the notice of hearing sent on March 13, 2026, the affidavit of notice and posting, a copy of certified mail receipts, and a photograph of the notice of hearing and notice of violation posted on March 13, 2026, on-site and at town hall. It also included documentation that the respondent, KW OASIS LIMITED, owns the real property that is the subject of this code enforcement case: the warranty deed, Sunbiz records, and data from the Lee County Property Appraiser and Lee County Tax Collector. He asserted that these files demonstrate that notice was provided to the property owner. Exhibit B contained an affidavit of non-compliance and an affidavit of permit search, dated April 28, 2026, alongside printed documentation showing that no relevant permit was applied for or issued. The Special Magistrate noted that all documents and exhibits were received.

Officer Hoffman stated that the respondent was provided with 30 days to come into compliance with the Town of Fort Myers Beach Ordinance Sec. 6-441. Permits required, which was on or before April 13, 2026. Exhibit C contained final inspection photos dated May 4, 2026, showing the property as it currently exists, with a special magistrate hearing cost sheet. He requested that an order be issued as a result of the property owner's failure to bring the property into full compliance by the provided date. The town has asked for a finding of violation and an imposition of an administrative fee of \$352.52 to cover the costs of bringing this before the Special Magistrate. Additionally, the town sought the establishment of a fine of \$250 per day until the violations have been abated.

Special Magistrate John Van Laningham stated that he would make a finding of violation, based on the exhibitions and testimony presented, and noted that a code enforcement violation order, findings of fact, and conclusion of law

would be entered. Both the administrative fee and the daily fine will be imposed. The compliance deadline was set for 30 days from the date of this hearing.

IV. STATUS UPDATE (FINES ASSESMENTS)

No updates.

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

No liens.

VI. LIEN FORECLOSURE CASES

No cases.

VII. BUILDING OFFICIAL APPEALS

No appeals.

VIII. ADJOURNMENT

The meeting was adjourned at 9:10 a.m.

DRAFT

Property Address and Owner:

Hearing Date: June 2, 2026

Property Owner: Katherine F Brewster
Property Address: 13 Fairview Blvd
Status: Violation for Work Performed on Dock and Seawall without Permits
Officer: T Hoffman

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260407_13 Fairview Blvd_Exhibit A_Notice Service Ownership Photo Evidence

Town Recommendations:

Town Approvals:

_____	Date:
Michael Hauserman, Code Compliance Manager	
_____	Date:
Tracie Raski, Magistrate Coordinator	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

EXHIBIT A

- Service Records and Notice
 - Affidavit of Notice and Posting
 - Notice of Violation and Hearing
 - Certified Mail Receipt
 - Photographs of Town Hall Posting
 - Photographs of Property Posting
- Ownership Records
 - LCPA Records
 - Lee County Tax Records
 - Deed
- Original Inspection Photographs 4/17/2026



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 #:	20260407
Certified Mail:	9589071052703142172007
Regular Mail:	USPS 04/21/2026

BREWSTER KATHERINE F
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 04/21/2026 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: **102 W Constance Ave, Countryside, IL 60525**. 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 04/21/2026, I posted a copy of the Notice at 13 Fairview 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 04/21/2026 I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.


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

SWORN AND ATTESTED BY:



Signature of Affiant
Printed Name: 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 **21st day of April 2026**, by **T. Hoffman**, who is personally known to me or has produced _____ as identification.



Notary Public, State of Florida
Printed Name: **Tracie Raski**
My Commission No.: _____
My Commission Expires: _____

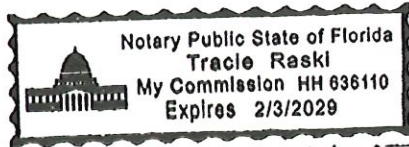


EXHIBIT A

(Affidavit)

- Notice of Violation and Hearing
- Certified Mail Receipt
- Photographs of Town Hall Posting
- Photographs of Property Posting



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: April 21, 2026

Case Number: 20260407

Owner: **BREWSTER KATHERINE F**

Mailing Address: 102 W Constance Ave, Countryside, IL 60525

Property Address: **13 Fairview Blvd**, Fort Myers Beach, FL 33931

Certified Mail # 9589071052703142172007

Parcel: Standard First-Class Mail

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on April 17, 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 04/17/2026, a violation was discovered for work being performed to the dock and or seawall on property without first obtaining required permits.

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

Corrective Action Required:

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

Compliance is required on or before: May 21, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 2nd DAY OF June 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, May 21, 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 of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1720 07

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

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

OFFICIAL USE

Certified Mail Fee	\$		
Extra Services & Fees (check box, add fees to postage)			
<input type="checkbox"/> Return Receipt (hardcopy)	\$		
<input type="checkbox"/> Return Receipt (electronic)	\$		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	APR 21 2026	Postmark Here
<input type="checkbox"/> Adult Signature Required	\$		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		
BREWSTER KATHERINE F 102 W CONSTANCE AVE COUNTRYSIDE, IL 60525			

20260407
Town of Fort Myers Beach

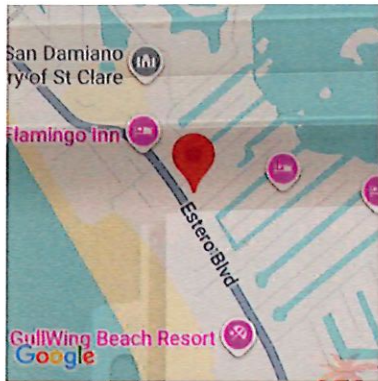
Sent by: 

13 FORT MYERS BEACH 36413

January 2025 PSN 7530-02-000-9047 See Reverse for Instructions

Apr 21, 2026 11:41:07 AM

Fort Myers Beach



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

Date: April 21, 2026

Case Number: 20260407

Owner: BREWSTER KATHERINE F
Mailing Address: 102 W Constance Ave, Countryside, IL 60525
Property Address: 13 Fairview Blvd, Fort Myers Beach, FL 33931
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Corrective Action Required:

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

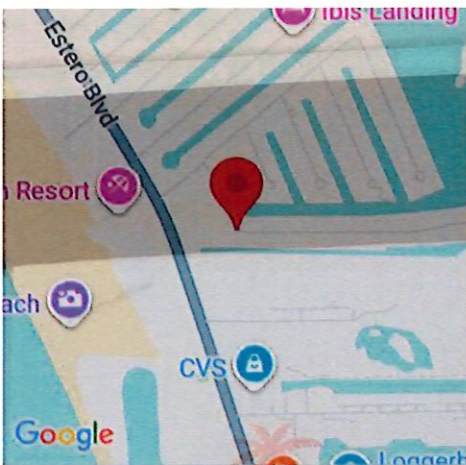
Compliance is required on or before: May 21, 2026

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Page 1 of 3

Staples

Apr 21, 2026 1:40:09 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: April 21, 2026

Case Number: 20260407

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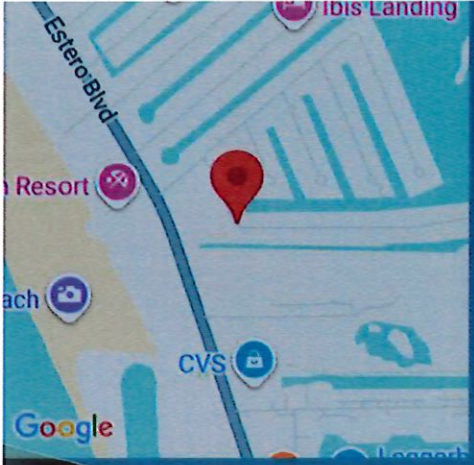
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If the referenced violations are corrected from the date of issuance of this notice, you must contact Code Enforcement at (239) 765-0202 or 239-220-6458

Apr 21, 2026 1:40:18 PM
Fort Myers Beach



Property Data

STRAP: 34-46-24-W4-00400.0150 Folio ID: 10231189

Tax Roll Value Letter 2022

Generated on 4/17/2026 11:22 AM

Owner Of Record - Sole Owner

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



BREWSTER KATHERINE F
102 W CONSTANCE AVE
COUNTRYSIDE IL 60525

Site Address

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

13 FAIRVIEW BLVD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



FAIRVIEW ISLES UNIT 3 PB 10 PG 123 LOT 15

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 10 and 123 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	2,248
1st Year Building on Tax Roll	1965
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	34	00400	0150
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4193	-81.90061		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date September of 2025 ▶ View other photos

Last Inspection Date: 09/18/2025

Property Values / Exemptions / TRIM Notices

Generated on 4/17/2026 11:22 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)	359,320	359,310	359,320	359,320	0	0	359,320
2024 / Additional Info	2024 (Final Value)	788,690	788,680	788,690	600,895	0	0	600,895
2023 / Additional Info	2023 (Final Value)	546,268	546,258	546,268	546,268	0	0	546,268
2022 / Additional Info	2022 (Final Value)	799,738	439,000	799,738	430,633	50,000	0	380,633

2021 / Additional Info	2021 (Final Value)	548,137	320,000	548,137	418,090	50,000	0	368,090
2020 / Additional Info	2020 (Final Value)	502,264	320,000	502,264	412,318	50,000	0	362,318
2019 / Additional Info	2019 (Final Value)	488,547	269,100	488,547	403,048	50,000	0	353,048
2018 / Additional Info	2018 (Final Value)	456,234	269,100	456,234	395,533	50,000	0	345,533
2017 / Additional Info	2017 (Final Value)	457,862	215,280	457,862	387,398	50,000	0	337,398
2016	2016 (Final Value)	412,946	215,280	412,946	379,430	50,000	0	329,430
2015	2015 (Final Value)	452,002	215,280	452,002	376,792	50,000	0	326,792
2014	2014 (Final Value)	429,300	215,280	429,300	373,802	50,000	0	323,802
2013	2013 (Final Value)	400,805	192,600	400,805	368,278	50,000	0	318,278
2012	2012 (Final Value)	362,122	260,000	362,122	362,122	50,000	0	312,122
2011	2011 (Final Value)	420,139	285,000	420,139	420,139	0	0	420,139
2010	2010 (Final Value)	424,623	285,000	424,623	424,623	0	0	424,623
	2009 (Final Value)	466,250	325,000	466,250	466,250	0	0	466,250
	2008 (Final Value)	477,430	388,990	477,430	477,430	0	0	477,430
	2007 (Final Value)	501,910	409,320	0	501,910	0	0	501,910
	2006 (Final Value)	495,550	449,320	0	495,550	0	0	495,550
	2005 (Final Value)	410,180	325,400	0	410,180	0	0	410,180
	2004 (Final Value)	326,580	252,240	0	326,580	0	0	326,580
	2003 (Final Value)	341,850	244,880	0	341,850	0	0	341,850
	2002 (Final Value)	249,210	127,500	0	249,210	0	0	249,210
	2001 (Final Value)	176,130	106,500	0	176,130	0	0	176,130
	2000 (Final Value)	161,990	89,500	0	161,990	0	0	161,990
	1999 (Final Value)	146,710	81,500	0	146,710	0	0	146,710
	1998 (Final Value)	142,660	81,500	0	142,660	0	0	142,660
	1997 (Final Value)	142,990	81,500	0	142,990	0	0	142,990
	1996 (Final Value)	139,160	81,500	0	139,160	0	0	139,160
	1995 (Final Value)	137,270	76,500	0	137,270	0	0	137,270
	1994 (Final Value)	139,580	71,500	0	139,580	0	0	139,580
	1993 (Final Value)	145,850	71,500	0	145,850	25,500	0	120,350
	1992 (Final Value)	135,620	71,500	0	135,620	25,500	0	110,120

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 4/16/2026)

Generated on 4/17/2026 11:22 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

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

SEAWALL - CONCRETE	1965	30
BOAT LIFT	2005	1
PIER - RESIDENTIAL	2005	300
SLAB - CONCRETE	2008	384

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
99 - Florida Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1965	1987

Building Subareas

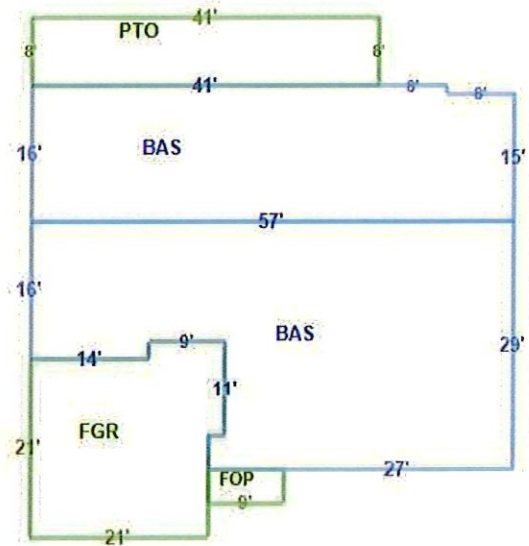
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,344
BAS - BASE	Y	904
FGR - FINISHED GARAGE	N	477
FOP - FINISHED OPEN PORCH	N	36
PTO - PATIO	N	328

Building Front Photo



Photo Date: September of 2025

Building Footprint



Property Details (2025 Tax Roll)

Generated on 4/17/2026 11:22 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1965	30

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

Sales / Transactions

Generated on 4/17/2026 11:22 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
0.00	06/12/2022	20221093540DC		<p>Not a Sale Unrecorded death certificate or notification of death Click Here for staff assistance.</p> <p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 34-46-24-W4-00400.0160</p>	I
1.00	04/12/2016	2016000083111	11		I
445,000.00	09/08/2004	4444/2160	06		I
165,000.00	04/01/1993	2383/3050	06		I
78,500.00	04/01/1979	1353/2043	06		I

[View Recorded Plat at LeeClerk.org](http://www.leeclerk.org)

Use the above link to do a search on the Lee County Clerk of Courts website, using **10** and **123** 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 4/17/2026 11:22 AM

Permit Number	Permit Type	Date
221196	Electric	07/15/2022
MEC11-0205	AC New / Change out	12/14/2011
RES2008-01857	Shutter, Awning	04/11/2008
RES2007-05282	Building Addition	11/19/2007
DSH2003-00421	Boathouse, Dock & Shoreline	05/02/2005
501060	Pool & Spa	01/29/1985

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

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

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

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

Parcel Numbering History

Generated on 4/17/2026 11:22 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
34-46-24-04-00000.0150	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 4/17/2026 11:22 AM

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

Flood and Storm Information

Generated on 4/17/2026 11:22 AM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0567	G	11/17/2022	A

Generated on 4/17/2026 11:22 AM



Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

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

Account Number:
34-46-24-W4-00400.0150

Alternate Key:
2100608080

Millage Code:
032

Site Address/Legal Description:
13 FAIRVIEW BLVD
FAIRVIEW ISLES UNIT 3 PB 10 PG 123 LOT 15



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

Exemptions/Values	
Market Value	359,320
Assessed Value	359,320
Taxable Value	359,320

★ See message below.

BREWSTER KATHERINE F
102 W CONSTANCE AVE
COUNTRYSIDE, IL 60525

Paid 11/13/2025 DP-00-03951483 \$4,977.74

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	359,320	0	359,320	1,351.87
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	359,320	0	359,320	807.75
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	359,320	0	359,320	1,103.47
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	359,320	0	359,320	369.88
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	359,320	0	359,320	34.06
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	359,320	0	359,320	11.75
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	359,320	0	359,320	36.87
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	359,320	0	359,320	991.72
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	359,320	0	359,320	40.35
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	359,320	0	359,320	57.92
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	359,320	0	359,320	6.90
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	359,320	0	359,320	14.16

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



Telephone: 239-533-8000 Rate:

Basis: ACTL LEVY Amount: 358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$5,185.15

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- Nov 30, 2025
-
-
-
-

Amount Due:
\$0.00

Phone/Email Contact: _____

Account: 34-46-24-W4-00400.0150
Site Address: 13 FAIRVIEW BLVD
Alternate Key: 2100608080

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

BREWSTER KATHERINE F
102 W CONSTANCE AVE
COUNTRYSIDE, IL 60525

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



Return with payment

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

Paid 11/13/2025 DP-00-03951483 \$4,977.74

THIS INSTRUMENT PREPARED BY:

Christie L. Wohlbrandt, Esq.
Fla. Bar No. 98836
Vogel Law Office, P.A.
4099 Tamiami Trail North, Suite 200
Naples, Florida 34103
(239) 262-2211

PREPARATION ONLY WITHOUT OPINION

QUITCLAIM DEED

THIS QUITCLAIM DEED made the 12th day of April, 2016, by **FRANK CALDARAZZO**, a single person, hereinafter called the GRANTOR, to **KATHERINE BREWSTER**, hereinafter called the GRANTEE, whose post office address is 13 Fairview Blvd., Fort Myers Beach, Florida 33931.

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

WITNESSETH: That the said Grantor, for and in consideration of love and affection, the receipt whereof is hereby acknowledged, does hereby, subject to the terms and conditions hereinafter set forth, remise, release and quitclaim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described land situate, lying and being in the County of Lee and State of Florida:

Lot 15, FAIRVIEW ISLES, Unit 3, according to the map or plat thereof on file and recorded in the office of the Clerk of Circuit Court, recorded in Plat book 10, Page 123, Public Records of Lee County, Florida

(hereinafter the "Property")

Property I.D.: 34-46-24-W4-00400.0150

Provided however, that Grantor reserves unto Grantor a life estate for full possession, benefit, and use of the Property, without any liability for waste, and reserving to Grantor full, complete and absolute power and authority to sell, convey, mortgage, lease, exchange, transfer, gift, or otherwise manage and dispose of the Property in Grantor's sole and absolute discretion, in fee simple, in whole or in part, with or without consideration, without consent or joinder of any Grantee, and with full power and authority to receive, retain, invest, reinvest, dispose of or otherwise deal with any and all proceeds generated thereby to the exclusion of Grantee, and on the death of the Grantor, the remainder, if any, to Grantee, and her heirs.

Grantor further reserves the right to cancel this deed by further conveyance, even to Grantor, which may destroy any and all rights which Grantee may possess under the deed, and, in Grantor's sole and absolute discretion, to change one or more remaindermen without joinder of any then existing remaindermen.

Grantee shall hold a remainder interest in the Property and upon the death of Grantor, if the Property has not been previously disposed of prior to Grantor's death, all right, title and interest to the Property remaining in Grantor shall fully vest in Grantee, subject to such liens and encumbrances existing at that time.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantor, either in law or equity, to the proper use, benefit and behalf of Grantee, and Grantee's successors and assigns, forever, subject to the terms herein recited.

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

Signed, sealed and delivered in our presence:
Witnesses:

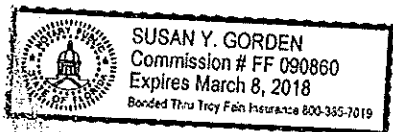
(Sign) Tracey D. Clark
(Print Name) Tracey D. Clark
(Sign) Susan Y Gorden
(Print Name) Susan Y Gorden

Frank Caldarazzo
FRANK CALDARAZZO

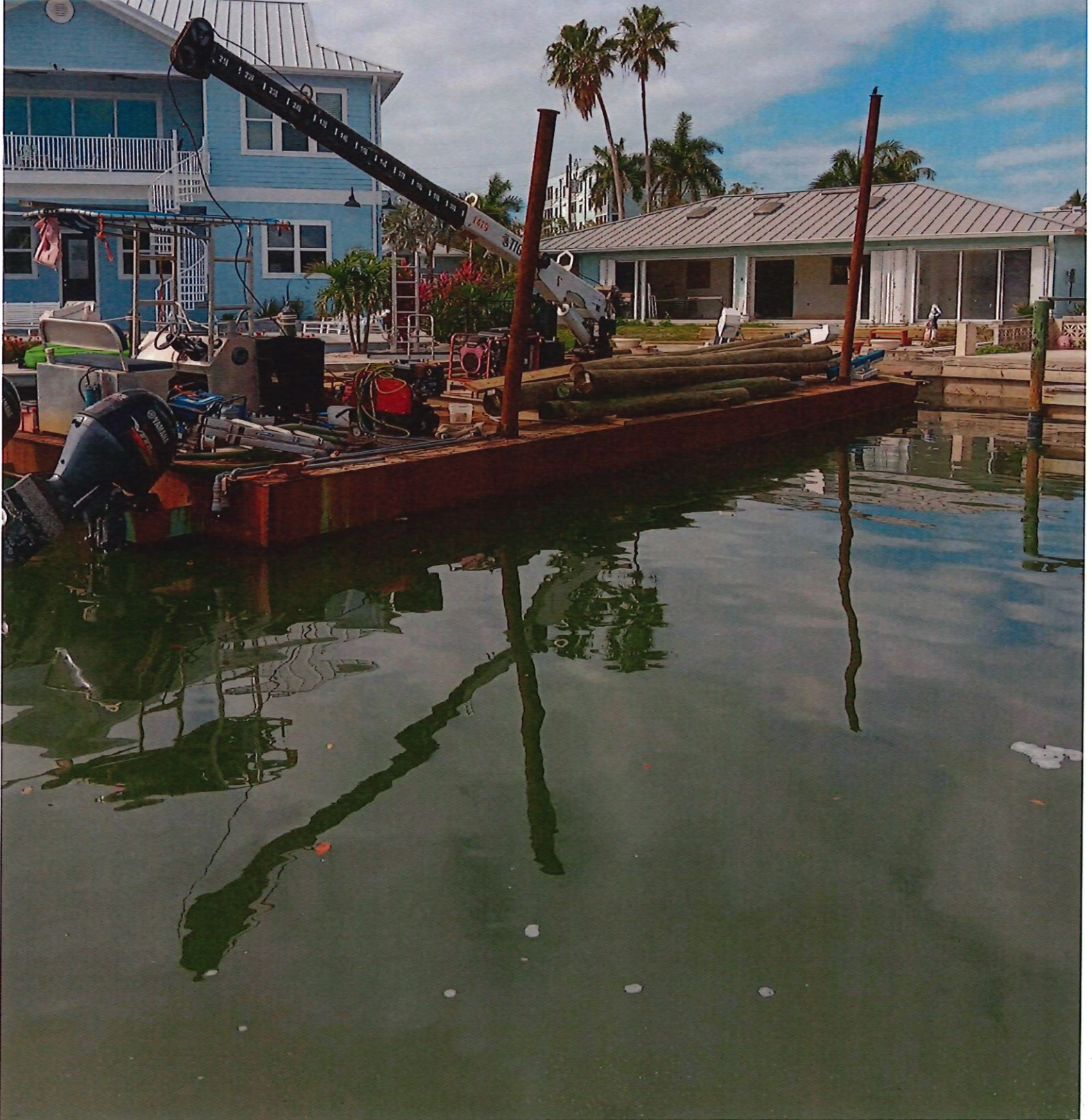
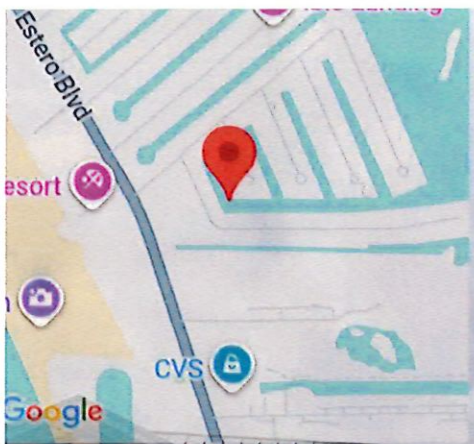
STATE OF FLORIDA
COUNTY OF Collier

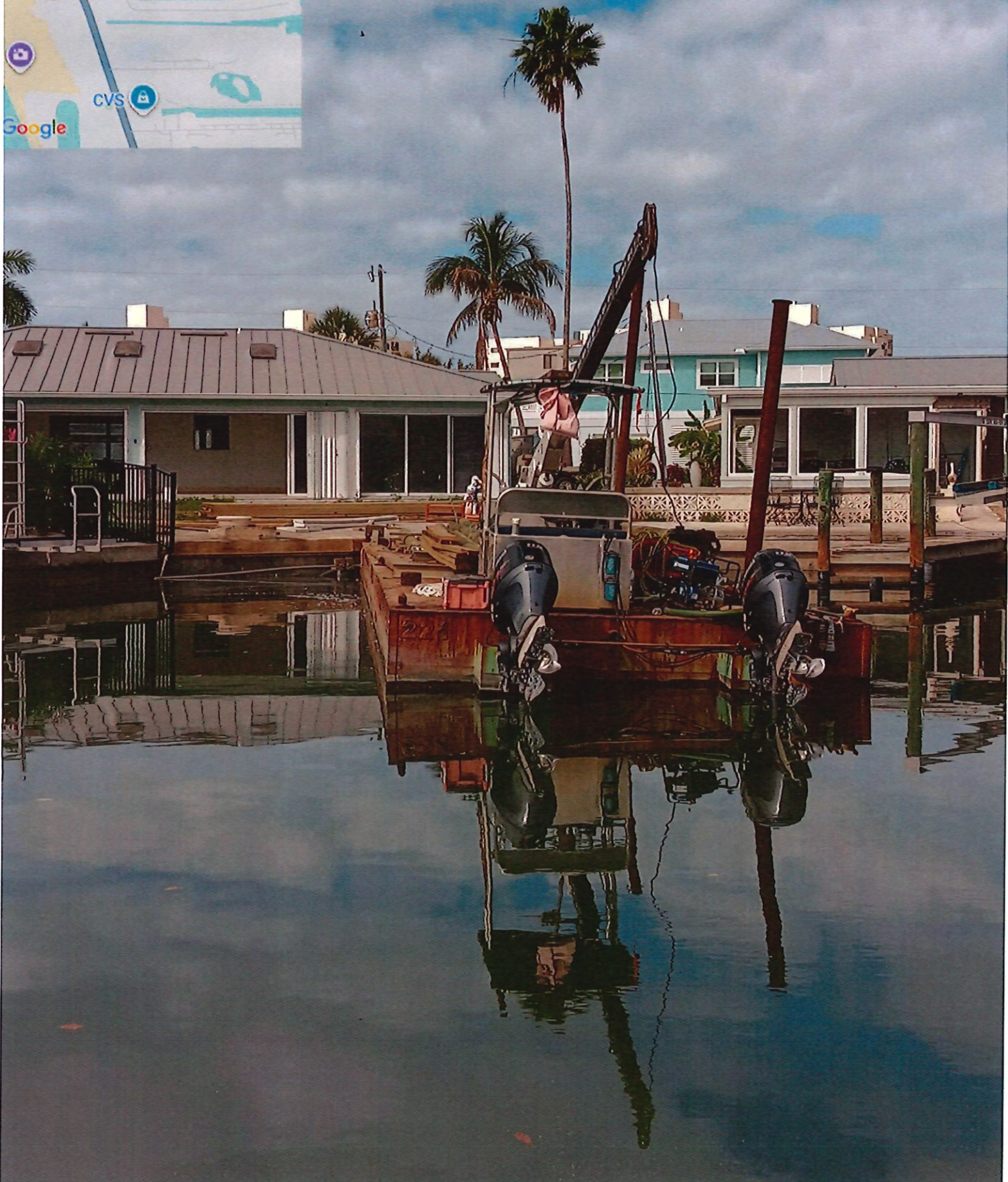
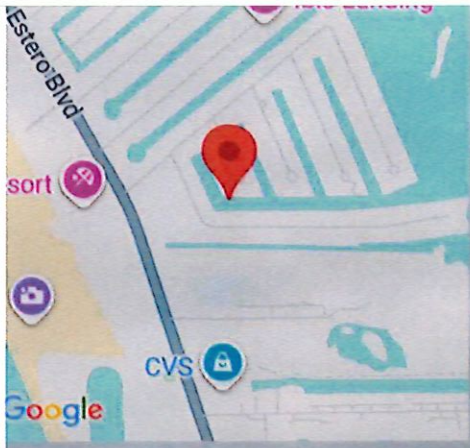
The foregoing Quitclaim Deed was acknowledged before me this 12th day of April, 2016, by FRANK CALDARAZZO who IS:

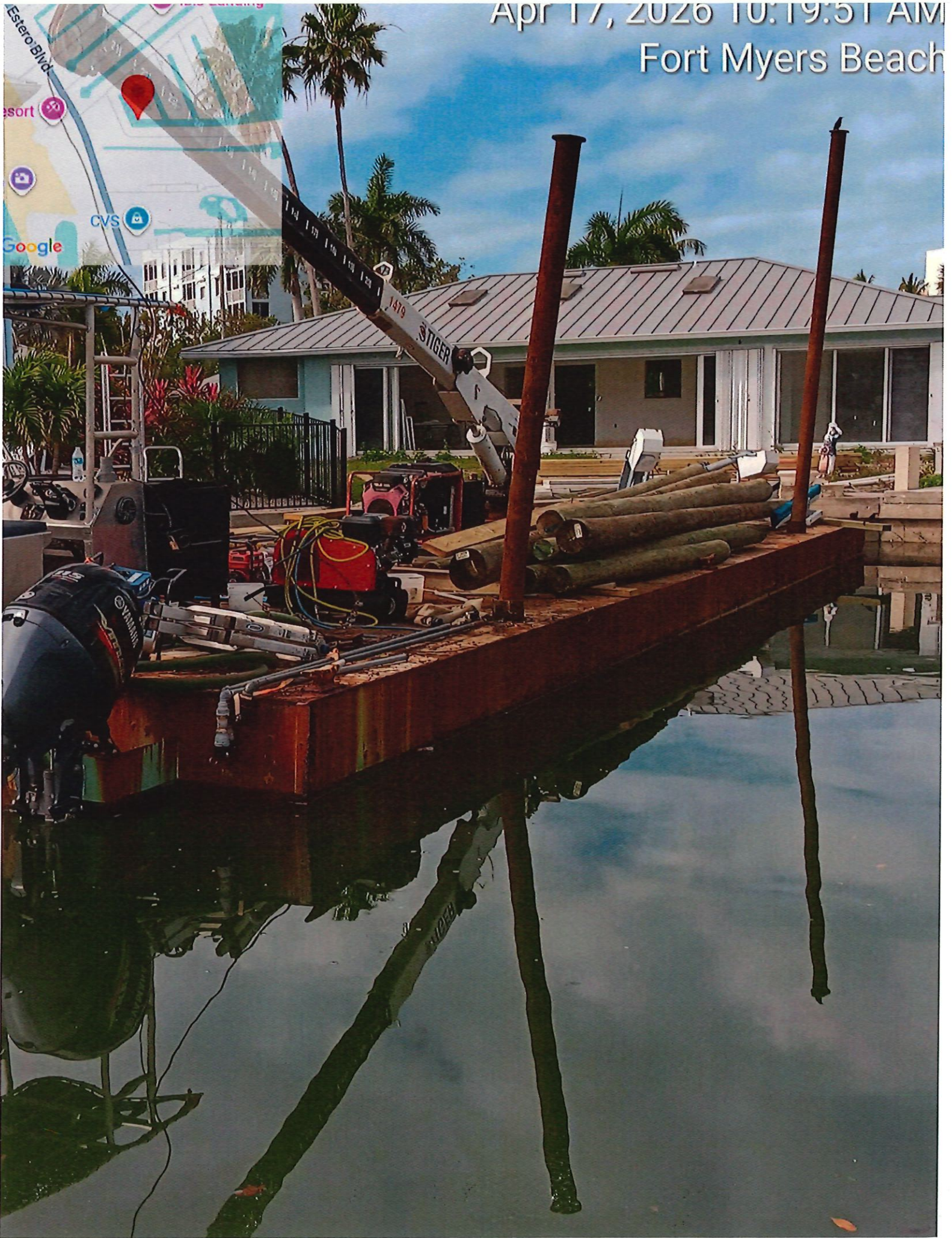
personally known to me
OR
 who have produced FL Drivers License as identification.

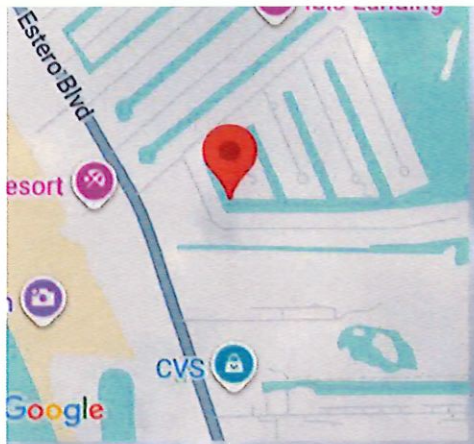


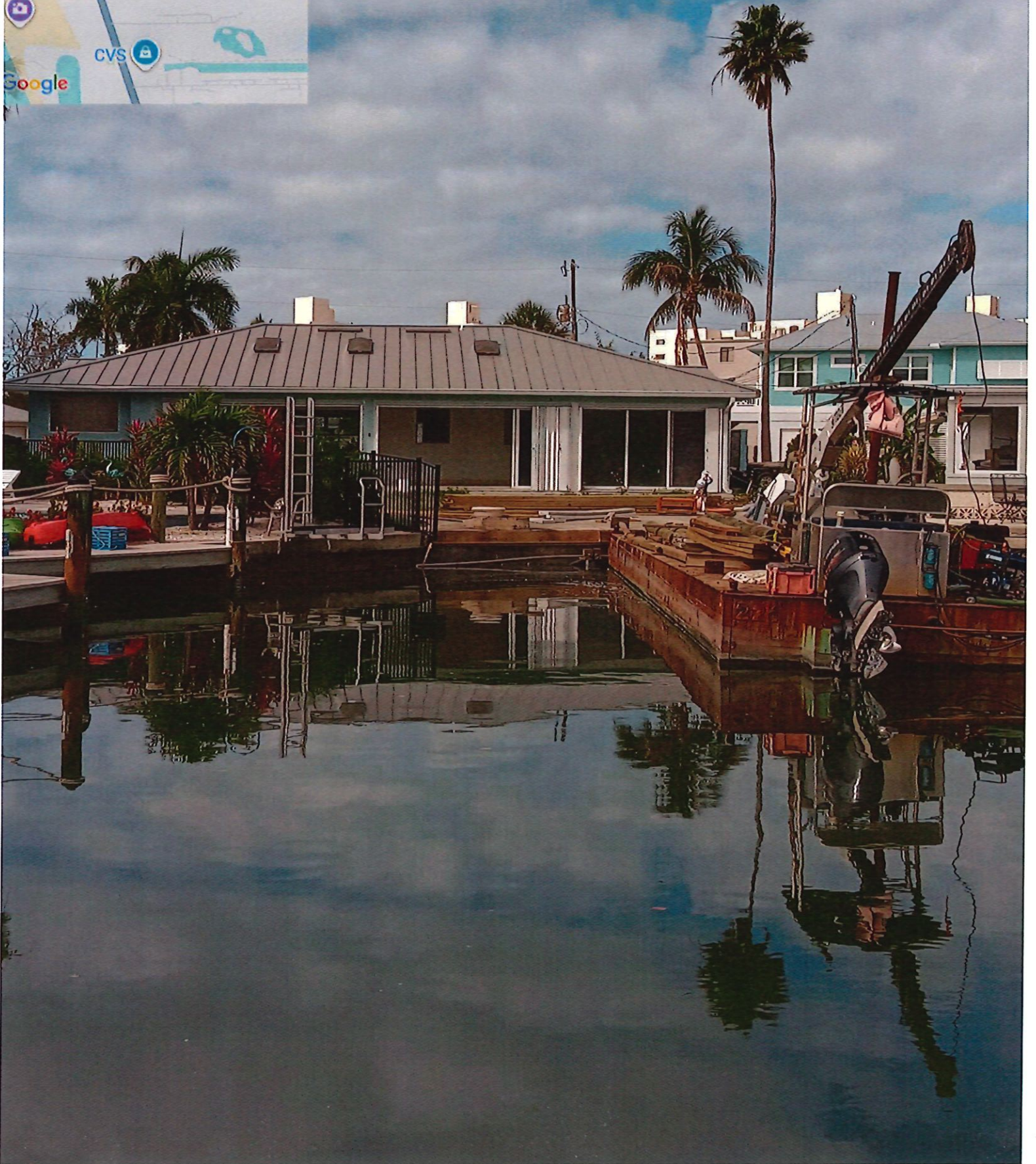
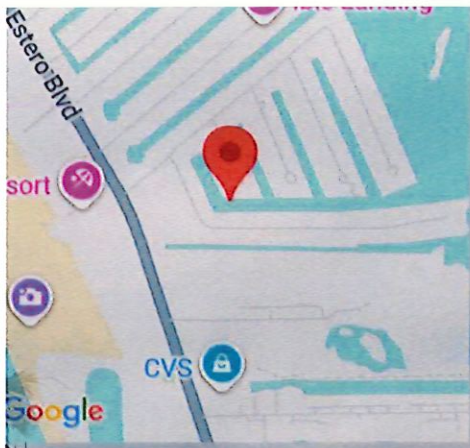
Susan Y Gorden
Signature of Notary

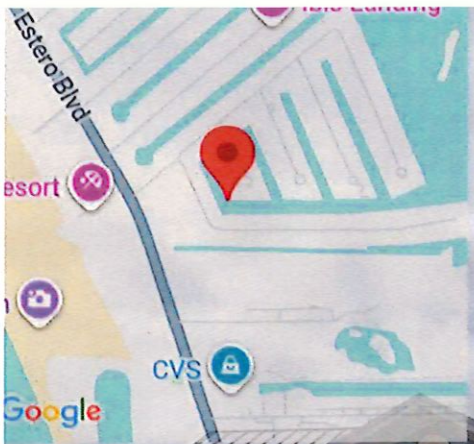


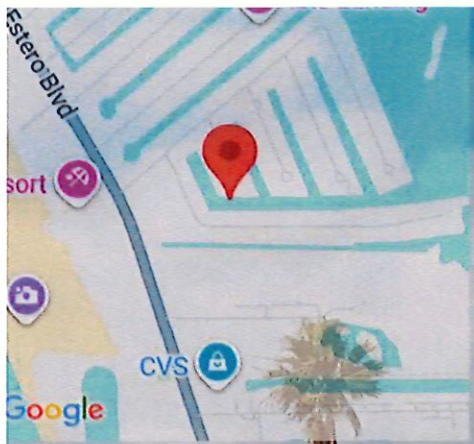




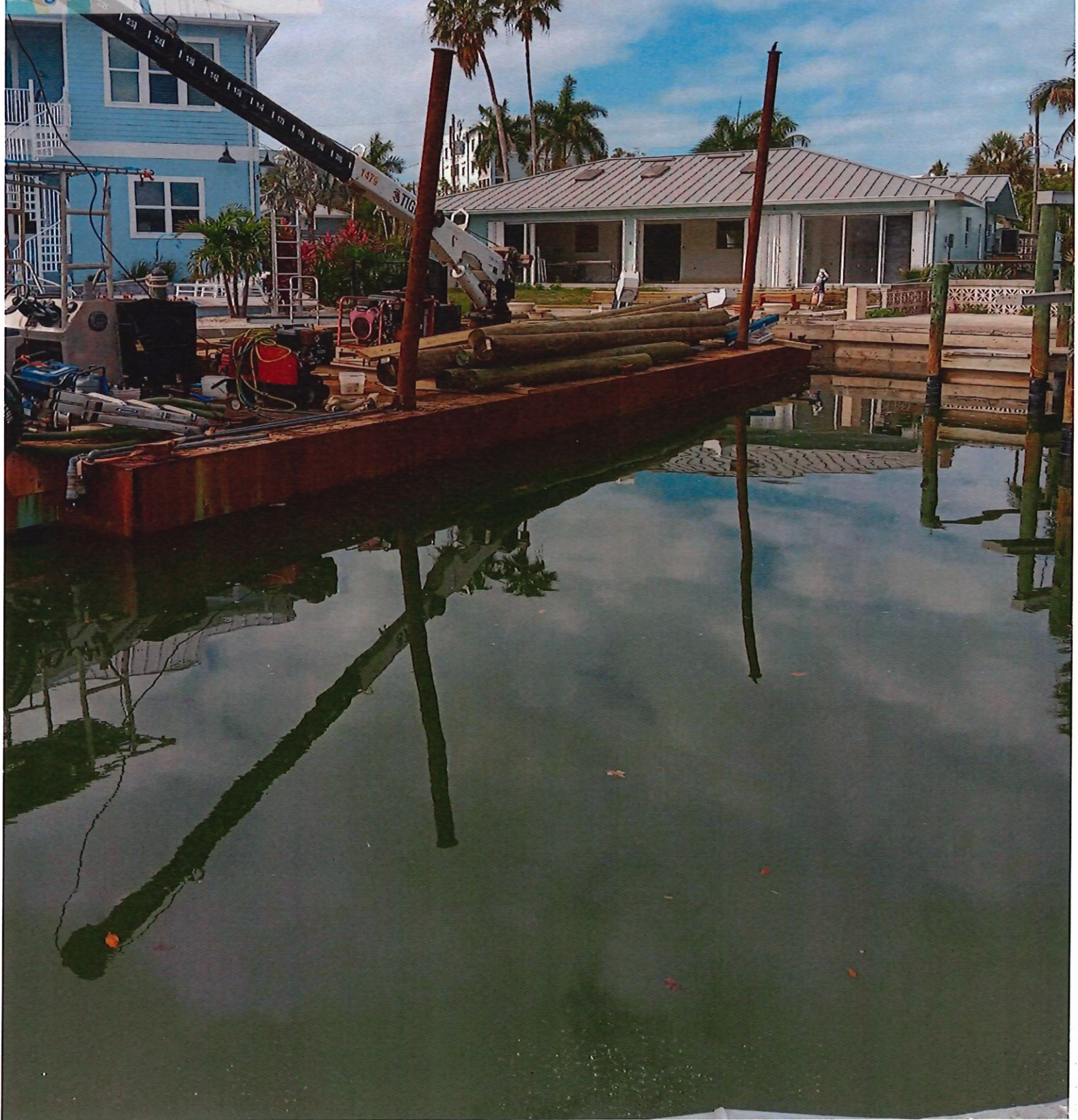
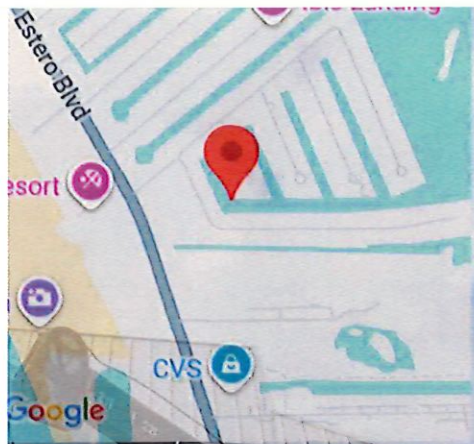


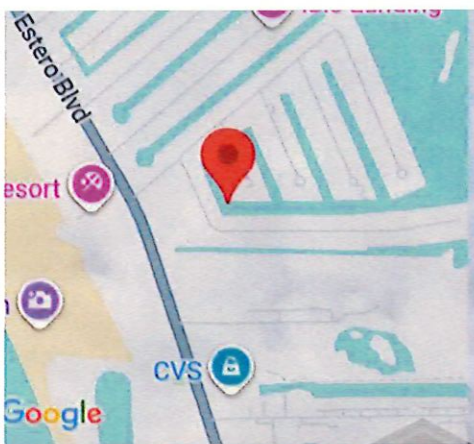












Property Address and Owner:

Hearing Date: June 2, 2026

Property Owner: Eugene E Reich Trust for Reich Trust E Reich and Doris F Reich
Property Address: 340 Crescent St
Status: Violation for Performing Work Without a Building Permit
Officer: T Weich

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260234_340 Crescent St_Exhibit A_Service Notice Ownership Photographs

Town Recommendations:

Town Approvals:

_____	Date:
Michael Hauserman, Code Compliance Manager	
_____	Date:
Tracie Raski, Magistrate Coordinator	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

EXHIBIT A

- Service Records and Notice
 - Affidavit of Notice and Posting
 - Notice of Violation and Hearing
 - Certified Mail Receipt
 - Photographs of Town Hall Posting
 - Photographs of Property Posting
- Ownership Records
 - LCPA Records
 - Lee County Tax Records
 - Deed
- Original Inspection Photographs
 - 3/3/2026
 - 3/6/2026
 - 4/22/2026



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.

EUGENE E REICH TRUST FOR REICH
TRUST
E REICH AND DORIS F REICH
Respondent.

Table with 2 rows: Case #20260234, Certified Mail: 7022 2410 0000 8470 2010 and 7022 2410 0000 8470 2027, Regular Mail:

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

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

- 1. My name is TERRI WEICH. I am over 18 years of age and am competent to testify
to the matters set forth herein. I make this Affidavit based upon my personal knowledge.
2. I am employed as the TOWN OF FORT MYERS BEACH, CODE
ENFORCEMENT OFFICER for the Town of Fort Myers Beach ("Town").
3. On APRIL 22, 2026, I personally mailed a copy of the Notice by certified mail and
first-class mail as follows:
a. To the property owner at the address listed in the records of the Lee County Tax
Collector and/or Lee County Property Appraiser for tax notices, which address
is: 6115 POND VIEW DRIVE EXCELSIOR MI 55331 and 340
CRESCENT STREET FORT MYERS BEACH. 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: **P.O. BOX 38 NEW GERMANY MN 55367**
- c. The property is in a trust **EUGENE E REICH TRUST FOR REICH TRUST E REICH AND DORIS F REICH**, I mailed a copy of the Notice by certified mail and first-class mail to the persons listed in the trust, A copy of the certified mail receipt is attached hereto as **Exhibit A**.

4. On APRIL 22, 2026 I posted a copy of the Notice at 340 CRESCENT STREET, FORT MYERS BEACH FL, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On APRIL 22, 2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:

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

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence / online notarization, this 15th day of May, 2026 by Terri Weich, who is personally known to me or has produced _____ as identification.

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



EXHIBIT A

(Affidavit)

- Notice of Violation and Hearing
- Certified Mail Receipt
- Photographs of Town Hall Posting
- Photographs of Property Posting



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 APRIL 22, 2026

Case Number: 20260234

Owner: Eugene E Reich Trust for Reich Trust

Mailing Address:, 6115 Pond View Drive. Excelsior MI 55331

Certified Mail# 7022 2410 0000 8470 2010

Property Address: 340 Crescent Street. Fort Myers Beach, FL 33931

Parcel: 19-46-24-W4-0150E.0170

Trust: E. Reich and Doris F. Reich.

Mailing Address: 340 Crescent Street Fort Myers Beach FL 33931

Certified Mail# 7022 2410 0000 8470 2027

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

1. Doing work without a permit including but not limited to:
 - Removal of windows
 - Installation of new windows
 - Installation of new doors
 - Installation of siding
 - Installation/repair of boatlift
 - Unsafe 2ND floor door. Door opens to exterior and there is no balcony. Potential of falling.
 - Potential interior remodel as Fort Myers Beach had between 10-15' of storm surge during 2022 Hurricane Ian and no interior remodel permits have been issued for this address since 2022

Sec. 6-441. - Permits required.

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

6-111 Adoption; Amendments

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

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

103.5 Unsafe buildings or systems. All buildings, structures, electrical, gas, mechanical, or plumbing systems which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings or service systems. All such unsafe buildings, structures or service systems are hereby declared illegal and must be abated by repair and rehabilitation or by demolition in accordance with the provisions of the Unsafe Building Abatement Code (see article I of this chapter). International property maintenance code.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance:

- **Apply for and receive all required permits for the work that has occurred, including but not limited to the work described above.**
- **Secure door on 2nd floor because it is a safety hazard**

Compliance is required on or before: May 23, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 2ND DAY OF JUNE 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Special Magistrate for Code Compliance, pursuant to Division 2 of Article V of Chapter 2 of the Town Land Development Code and Chapter 162, Florida Statutes. **THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT DEPARTMENT BY Saturday, May 23, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

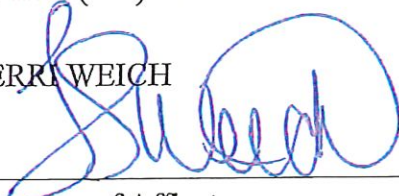
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

TERRI WEICH



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

7022 2410 0000 8470 2027

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		Postmark Here
\$		
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		
\$	<i>E Kerch / Doris</i>	
Sent To	<i>Reich</i>	
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®	<i>FMB</i>	

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

7022 2410 0000 8470 2010

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		Postmark Here
\$		
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		
\$		
Sent To	<i>Reich Trust</i>	
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®	<i>MI</i>	

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



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

7

Greg Reich
P.O. Box 38
New Germany, MN 55367



Apr 22, 2026 3:44:08 PM
Town of Fort Myers Beach 15



Town of Fort Myers Beach
NOTICE OF VIOLATION AND NOTICE
OF CODE ENFORCEMENT HEARING
6331 Estero Blvd, Fort Myers Beach, FL 33931
Phone: (239) 765-0202

Date APRIL 22, 2026

Case Number: 20260234

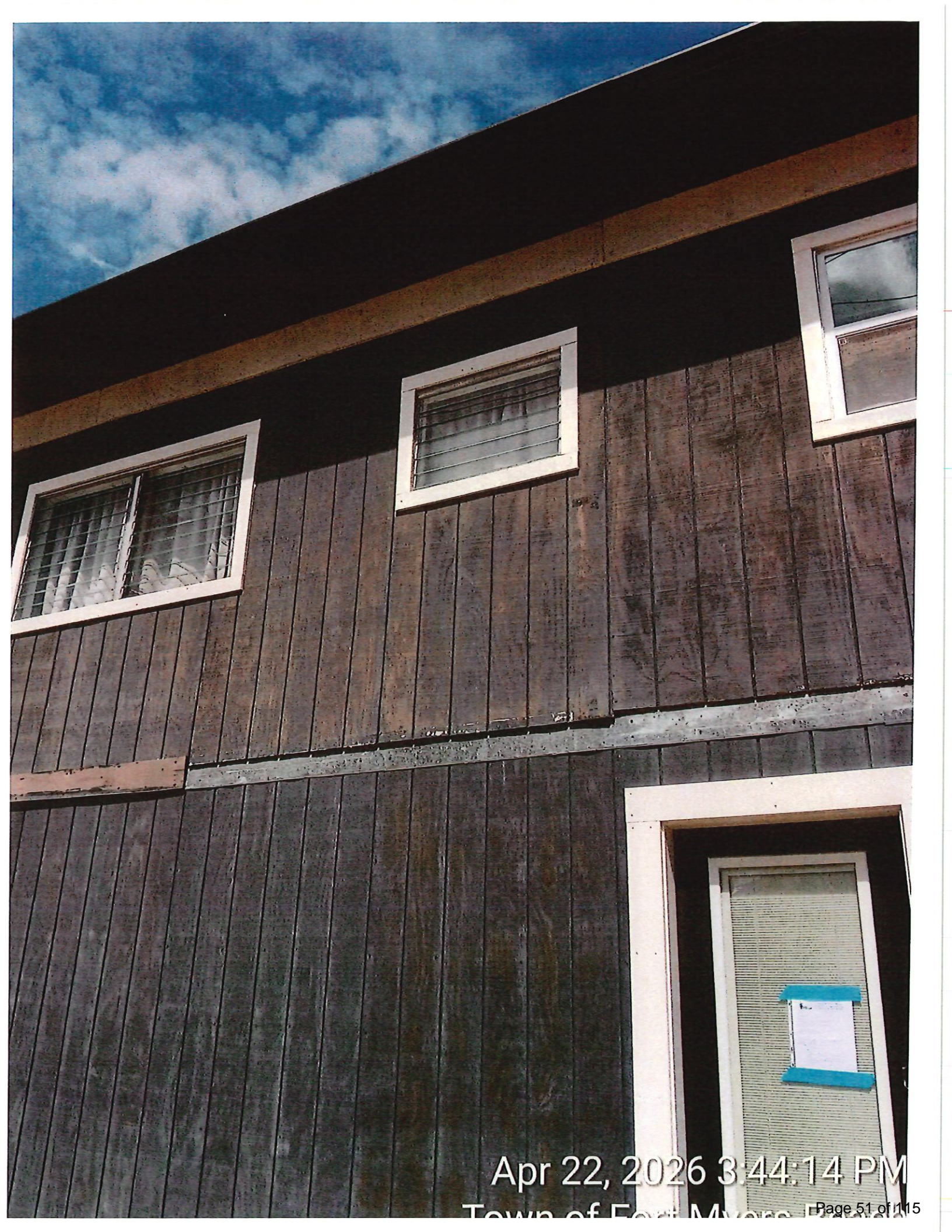
Owner: Eugene B Reich Trust for Reich Trust
Mailing Address: 6115 Pond View Drive, Escobier MI 55331
Certified Mail# 7022 2410 0000 8470 2010
Property Address: 340 Crescent Street, Fort Myers Beach, FL 33931
Parcel: 19-45-24-W4-0150E-0170

Trust: B. Reich and Doris F. Reich.
Mailing Address: 340 Crescent Street Fort Myers Beach FL 33931
Certified Mail# 7022 2410 0000 8470 2017

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

1. Doing work without a permit including but not limited to
 - Removal of windows
 - Installation of new windows
 - Installation of new doors
 - Installation of siding
 - Installation/repair of boatlift
 - Unsafe 2nd floor door. Door opens to exterior and there is no balcony. Potential of falling.
 - Potential interior remodel as Fort Myers Beach had between 10-15' of storm surge during 2022 Hurricane Ian and no interior remodel permits have been issued for this address since 2022

Staples





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 APRIL 22, 2026

Case Number: 20260234

From: Eugene B Reich Trust for Reich Trust
Mailing Address: 6115 Pond View Drive, Excelsior MI 55331
Registered Mail# 7022 2410 0000 8470 2010
Property Address: 340 Crescent Street, Fort Myers Beach, FL 33931
Parcel ID: 19-46-24-W4-0150E.0170

To: E. Reich and Doris F. Reich.
Mailing Address: 340 Crescent Street Fort Myers Beach FL 33931
Registered Mail# 7022 2410 0000 8470 2027

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

1. Doing work without a permit including but not limited to:

- Removal of windows
- Installation of new windows
- Installation of new doors
- Installation of siding
- Installation/repair of boatlift
- Unsafe 2ND floor door. Door opens to exterior and there is no balcony. Potential of falling.

Potential interior remodel as Fort Myers Beach had between 10-15' of storm surge during 2022 Hurricane Ian and no interior remodel permits have been issued for this address since 2022

Apr 22, 2026 3:09:10 PM
Town of Fort Myers Beach

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Reg
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Reg
Cer
Pr

Property Data

STRAP: 19-46-24-W4-0150E.0170 Folio ID: 10228391

Tax Roll Value Letter 2025

Generated on 5/15/2026 7:28 AM

Owner Of Record - Sole Owner
[\[Change Mailing Address\]](#)



REICH EUGENE E TR
 FOR REICH TRUST
 6115 POND VIEW DR
 EXCELSIOR MN 55331

Site Address

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

340 CRESCENT ST
 FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



CRESCENT PK ADD BLK E PB 4/46 LT 17 + S 20 FT OF LT 18 + VAC R/W
 LESS ROAD OR 2328/3484

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 2328 and 3484 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	4 / 3.0
Gross Living Area	2,048
1st Year Building on Tax Roll	1954
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	19	0150E	0170
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.45468	-81.95357		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date February of 2018 ▶ View other photos

Last Inspection Date: 02/26/2018

Property Values / Exemptions / TRIM Notices

Generated on 5/15/2026 7:28 AM

Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	26,411.00

[Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	1,308,201	1,096,222	1,308,201	329,027	50,722	0	278,305



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

Account Number:
19-46-24-W4-0150E.0170
Alternate Key:
2100387747
Millage Code:
277

Site Address/Legal Description:
340 CRESCENT ST
CRESCENT PK ADD BLK E PB 4/46 LT 17 + S 20 FT
OF LT 18 + VAC R/W LESS ROAD OR 2328/3484



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

Exemptions/Values	
Market Value	1,308,201
Assessed Value	329,027
Taxable Value	329,027
Homestead Exemption	25,000
Additional Homestead Exemption	25,722

★ See message below.

REICH EUGENE E TR
FOR REICH TRUST
6115 POND VIEW DR
EXCELSIOR, MN 55331

Paid 01/20/2026 DP-00-04300859 \$4,497.81

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	329,027	50,722	278,305	1,047.07
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	329,027	25,000	304,027	683.45
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	329,027	25,000	304,027	933.67
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	329,027	50,722	278,305	286.49
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	329,027	50,722	278,305	26.38
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	329,027	50,722	278,305	9.10
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	329,027	50,722	278,305	28.55
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	329,027	50,722	278,305	768.12
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	329,027	50,722	278,305	31.25
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	329,027	50,722	278,305	44.86
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	329,027	50,722	278,305	5.34
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	329,027	50,722	278,305	10.97



Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	714.35

2025 Combined Total Ad Valorem and Non-Ad Valorem: \$4,589.60

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Return with payment

If Received By:	Amount Due:
<input type="checkbox"/> Jan 02, 2026	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

Phone/Email Contact: _____

Account: 19-46-24-W4-0150E.0170
Site Address: 340 CRESCENT ST
Alternate Key: 2100387747

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

REICH EUGENE E TR
FOR REICH TRUST
6115 POND VIEW DR
EXCELSIOR, MN 55331

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



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

Paid 01/20/2026 DP-00-04300859 \$4,497.81

This Instrument Prepared By/Return To:
Chris M. Vorbeck, Esq.
The Law Office of Chris M. Vorbeck, P.A.
1801 Glengary Street
Sarasota, FL 34231
941-921-3124

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 22nd day of July, 2005, by **Eugene E. Reich and Doris F. Reich**, husband and wife, and whose post office Address Is 6115 Pond View Drive, Shorewood, MN 55331, hereinafter called "Grantor", and The REICH FAMILY TRUST dated the 3rd day of Oct, 2003, Eugene E. Reich and Doris F. Reich, TRUSTORS and/or TRUSTEES, whose post office address is ~~6115 Pond View Drive, Shorewood, MN 55331~~ hereinafter called "Grantee", 340 Crescent St. Ft. Myers Beach, FL 33931

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

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in the following described lot, piece or parcel of land, situated, lying and being in the County of Lee, State of Florida, viz:

Lot 17 and the South 20' of Lot 18, Block E, CRESCENT PARK ADDITION, according to the plat thereof recorded in Plat Book 4, Page 46, Public Records of Lee County, Florida PLUS: The vacated right of way; LESS: the road.

Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever.

This Deed is being prepared without the benefit of a title search.

Eugene E. Reich and Doris F. Reich, as TRUSTEES, shall have the independent power and authority to protect, conserve, and to sell, or lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

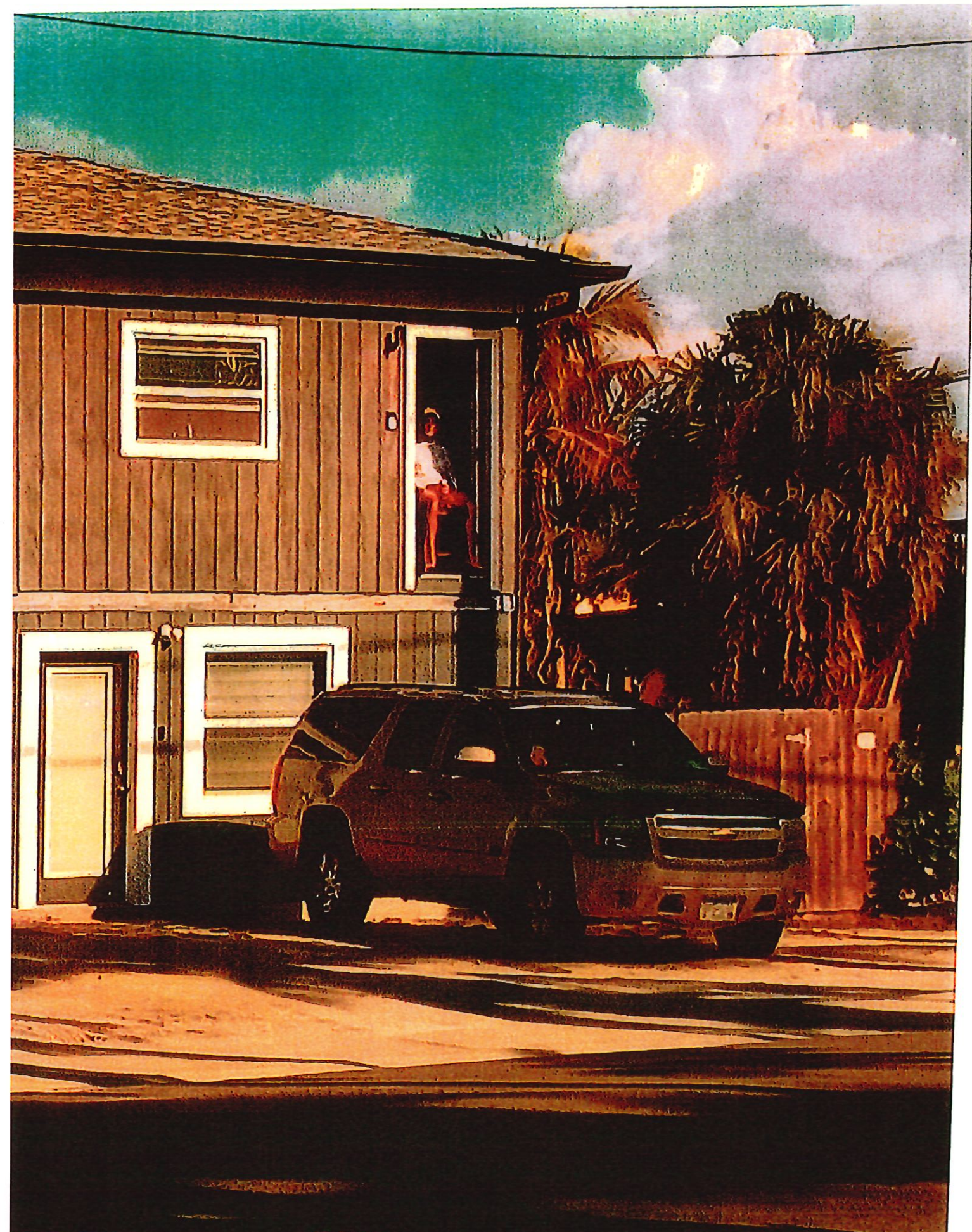


340

FOR SALE
Keller Williams
Josh Cantor
887-458-8488

AFP-3232

Mar 3, 2026 3:43:40 PM
Town of Fort Myers Beach

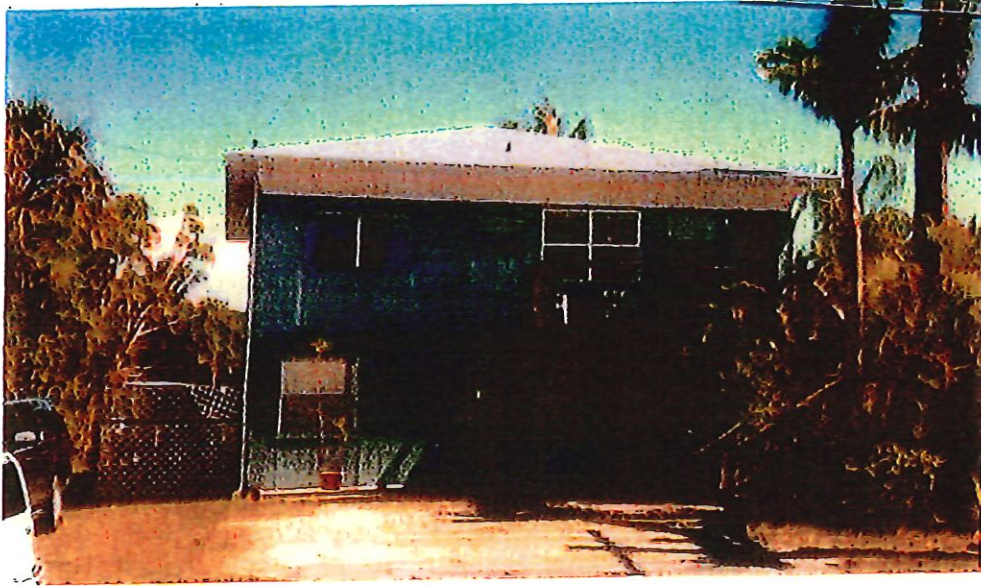




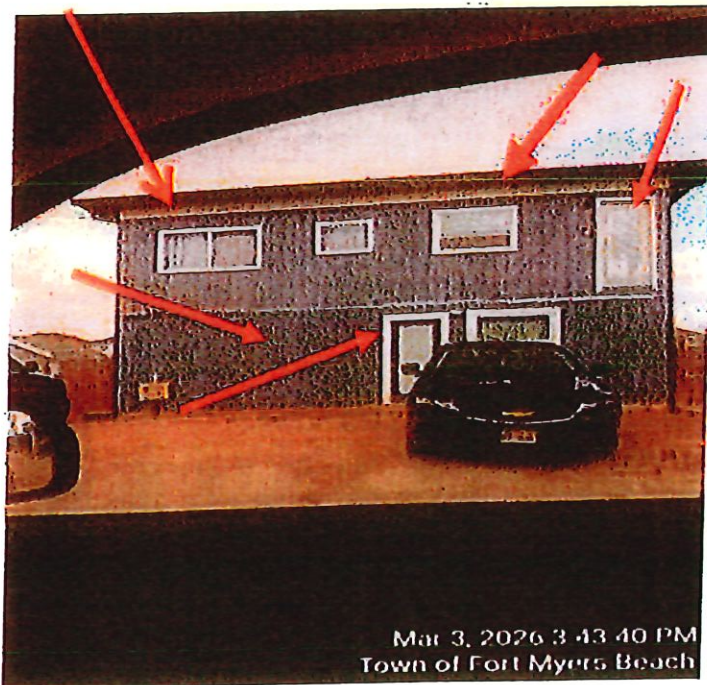
140

Mar 6, 2026 4:24:36 PM
Town of Fort Myers Beach 5

Pre lan



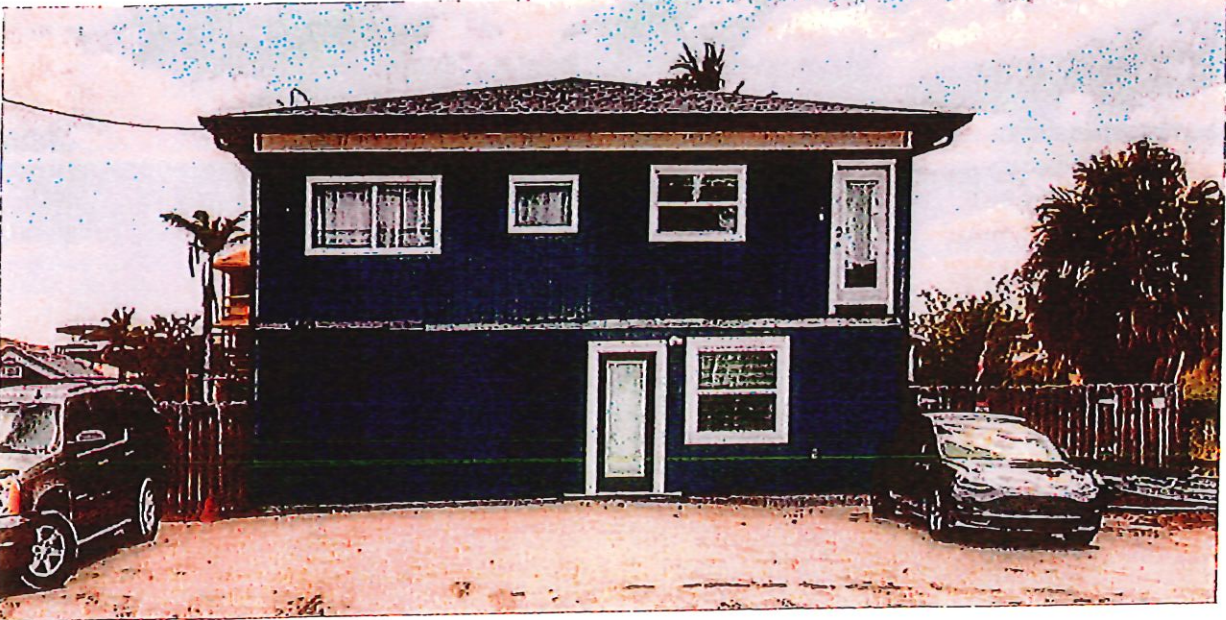
Post lan



zillow



zillow







340

FOR SALE
INTEGRITY
Josh Cutler
407-488-8400

Property Address and Owner:

Hearing Date: June 2, 2026

Property Owner: Open Doors 4U Investments LLC
Property Address: 8000 Lagoon Rd
Status: Violation for Failure to Maintain Property
Officer: M Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20251083_8000 Lagoon Rd_Exhibit A_Notice Service Ownership

Town Recommendations:

Town Approvals:

_____	Date:
Michael Hauserman, Code Compliance Manager	
_____	Date:
Thomas Yozzo, Emergency Services Director	
_____	Date:
Tracie Raski, Magistrate Coordinator	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

EXHIBIT A

- Affidavit of Posting
 - Notice of Violation and Hearing
 - Evidence of mailing
 - Photographs of posting town hall
 - Photographs of posting property
- Proof of Ownership
 - LCPA
 - Tax Notice
 - Deed
 - Sunbiz / Corporate Records
- Original Inspection Photographs



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 #:	20251083
Certified Mail:	
Regular Mail:	USPS 04/24/2026

**Open Doors 4U Investments LLC
2392 Clipper Way
Naples, FL 33931**

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 04/24/2026, 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: **2392 Clipper Way Naples, FL 33931**. A true and correct copy of the property ownership and address information obtained from the Tax

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

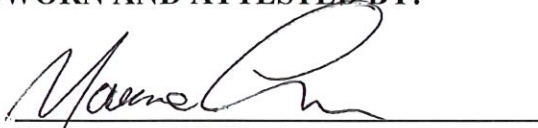
- b. [N/A] To the following additional address(es) reasonably believed to be valid for the property owner: _____ . A copy of the certified mail receipt is attached hereto as **Exhibit A**.
- c. The property is owned by _____, a business entity registered in the State of Florida. I mailed a copy of the Notice by certified mail and first-class mail to the business entity's Registered Agent, **Alarcon, Cynthia Carmina** at the following address: **2392 Clipper Way Naples, FL 33931**. A copy of the certified mail receipt is attached hereto as **Exhibit A**. A true and correct copy of the Florida Division of Corporations record for the entity, identifying its Registered Agent, is attached hereto as **Exhibit A**.

4. On 04/24/2026, I posted a copy of the Notice at 8000 Lagoon Rd, which is the property upon which the violation is alleged to exist. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

5. On 04/24/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:

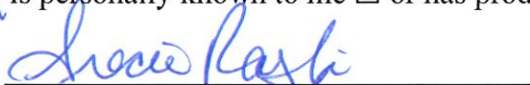


Signature of Affiant

Printed Name: Marcio Chavez

Title: _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence / online notarization, this 24th day of April 2026, by *Marcio Chavez*, who is personally known to me or has produced _____ as identification.



Notary Public, State of Florida

Printed Name: _____

My Commission No.: _____

My Commission Expires: _____

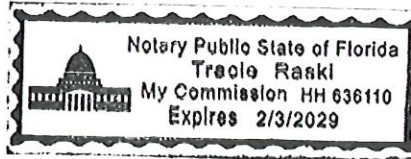


EXHIBIT A

(Affidavit Exhibit)

- Affidavit of Posting
 - Notice of Violation and Hearing
 - Evidence of mailing
 - Photographs of posting town hall
 - Photographs of posting 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: April 24, 2026

Case Number: 20261083

Owner: Open Doors 4U Investments LLC
Mailing Address: 2392 Clipper Way Naples, FL 34104
Property Address: 8000 Lagoon Rd, Fort Myers Beach, FL 33931
Registered Agent: Alarcon, Cynthia Carmina
Mailing Address: 2392 Clipper Way Naples, FL 34104
Certified Mail #: 9589071052703142141683, 9589071052703142141676
Parcel: 03-47-24-W3-00102.0150

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on April 24, 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 04/24/2026, a violation was discovered for property being in disrepair and overgrowth throughout the property of the FMB Code of Ordinances, 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.

Sec. 6-2. - Amendments. (Weeds)

(w) Section 302.4 Weeds, is hereby amended to read as follows:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes.

In the event the owner or agent fails and refuses to pay or reimburse the Town for its costs, the Town may foreclose said lien in accordance with the law applicable to the foreclosure of such liens and the Town shall be entitled to recover its reasonable attorney's fees and costs incurred in such foreclosure action.

Corrective Action Required:

The following action is required to bring the violation(s) into compliance. (1) Please cut all overgrowth throughout property (2) Please clean and board up property

Compliance is required on or before: May 22, 2026

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

A HEARING FOR THIS MATTER HAS BEEN SET BY THE SPECIAL MAGISTRATE CLERK FOR THE 2ND DAY OF JUNE 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, May 22, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

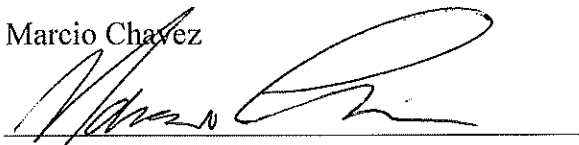
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1416 76

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Town of Fort Myers Beach

APR 24 2026
 Postmark
 Here
 MC

Sent by: _____

Case # 20261083
 8000 Lagoon Rd

St _____

St _____

City _____

Alarcon, Cynthia Carmina
2392 Clipper Way
Naples, FL 34104

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

9589 0710 5270 3142 1416 83

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

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

OFFICIAL USE

Certified Mail Fee \$ _____

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

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Town of Fort Myers Beach

APR 24 2026
 Postmark
 Here
 MC

Sent by: _____

Case # 20261083
 8000 Lagoon Rd

St _____

St _____

City _____

Open Doors 4U Investments LLC
2392 Clipper Way
Naples, FL 34104

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



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

6231 Estero Blvd, Fort Myers Beach, FL 33931

Phone : (239) 765-0202

Date: April 24, 2026

Case Number: 20261083

Owner: Open Doors 4U Investments LLC

Mailing Address: 2392 Clipper Way Naples, FL 34104

Property Address: 8000 Lagoon Rd, Fort Myers Beach, FL 33931

Registered Agent: Alarcon, Cynthia Carmina

Mailing Address: 2392 Clipper Way Naples, FL 34104

Certified Mail #: 9589071052703142141683, 9589071052703142141676

Parcel: 03-47-24-W3-00102.0150

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on April 24, 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 04/24/2026, a violation was discovered for property being in disrepair and overgrowth throughout the property of the FMB Code of Ordinances, 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.

Sec. 6-2. - Amendments. (Weeds)

(w) Section 302.4 Weeds, is hereby amended to read as follows:

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers and gardens and native beach vegetation such as sea oats. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation and having been given a reasonable time to cut and destroy the weeds, any duly authorized employee of the Town or contractor hired by the Town shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property. All costs incurred by the Town to cut and destroy the weeds shall be a lien upon such real estate for said costs. The lien shall be superior to all other liens and encumbrances, including prior recorded mortgage or judgments and only inferior to liens for taxes.

Page 1 of 3



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

6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Date: April 24, 2026

Case Number: 20261083

Owner: Open Doors 4U Investments LLC
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Property Address: 8000 Lagoon Rd, Fort Myers Beach, FL 33931
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Staples



Apr 24, 2026 11:05:56 AM Page 76 of 115



Property Data

STRAP: 03-47-24-W3-00102.0150 Folio ID: 10234037

Tax Roll Value Letter 2022

Generated on 4/24/2026 10:13 AM

Owner Of Record - Sole Owner

[Change Mailing Address]



OPEN DOORS 4U INVESTMENTS LLC
2392 CLIPPER WAY
NAPLES FL 34104

Site Address

Site Address maintained by E911 Program Addressing

8000 LAGOON RD
FORT MYERS BEACH FL 33931

Property Description

Do not use for legal documents!



LAGUNA SHORES UNIT 1 BLK.2 PB 9 PG 29 LOT 15

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	2 / 2.0
Gross Living Area	1,110
1st Year Building on Tax Roll	1972
Historic Designation	No

Township	Range	Section	Block	Lot
17	24E	03	00102	0150
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.40627	-81.89264		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date September of 2025 View other photos

Last Inspection Date: 09/17/2025



Property Values / Exemptions / TRIM Notices

Generated on 4/24/2026 10:13 AM



Property Details (Current as of 4/23/2026)



Generated on 4/24/2026 10:13 AM



Lee County Tax Collector

Noelle Branning

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

2025 Real Estate Tax Notice

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

Account Number: 03-47-24-W3-00102.0150
Site Address/Legal Description: 8000 LAGOON RD
Alternate Key: LAGUNA SHORES UNIT 1 BLK.2 PB 9 PG 29 LOT 15
Millage Code: 032



Exemptions/Values
 Market Value 566,411
 Assessed Value 566,411
 Taxable Value 551,841

★ See message below.

OPEN DOORS 4U INVESTMENTS LLC
 2392 CLIPPER WAY
 NAPLES, FL 34104

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

Paid 01/30/2026 INT-00-04335972 \$7,691.80

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	551,841	0	551,841	2,076.19
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	566,411	0	566,411	1,273.29
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	566,411	0	566,411	1,739.45
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	551,841	0	551,841	568.07
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	551,841	0	551,841	52.31
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	551,841	0	551,841	18.05
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	551,841	0	551,841	56.62
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	551,841	0	551,841	1,523.08
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	551,841	0	551,841	61.97
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	551,841	0	551,841	88.96
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	551,841	0	551,841	10.60
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	551,841	0	551,841	21.74



Non-Ad Valorem Assessments Levying Authority

LEE COUNTY SOLID WASTE ASSESSMENT

Telephone	Rate	Basis	Amount
239-533-8000		ACTL LEVY	358.45

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,848.78

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

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

If Received By:

- Jan 02, 2026
-
-
-
-

Amount Due:

\$0.00

Phone/Email Contact: _____

Account: 03-47-24-W3-00102.0150
Site Address: 8000 LAGOON RD
Alternate Key: 2100154412

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

OPEN DOORS 4U INVESTMENTS LLC
 2392 CLIPPER WAY
 NAPLES, FL 34104

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



Return with payment

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

Paid 01/30/2026 INT-00-04335972 \$7,691.80

Prepared by and Return To:
Brittany M. Pender
Fidelity National Title of Florida, Inc.
11423 N. Dale Mabry Highway
Tampa, FL 33618

Order No.: FTPA23-131219

APN/Parcel ID(s): 03-47-24-W3-00102.0150

WARRANTY DEED

THIS WARRANTY DEED dated May 16 2023 by Suzanne W. Robinson, a married woman and Sherri W. Badia a/k/a Sheri A. Badia, a married woman, hereinafter called the grantor, to Open Doors 4U Investments LLC, a Florida limited liability company, whose post office address is 10350 City Center Blvd, Apt 203, Pembroke Pines, FL 33025, hereinafter called the grantee:

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

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Lee, State of Florida, to wit:

Lot 15, Block 2, Unit No. 1 Laguna Shores, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 29 and 30, of the Public Records of Lee County, Florida.

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

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

[Signature]
Suzanne W. Robinson

Alan Denny
Print Name

Address: 2020 Pine Log Church Rd
Brasstown, NC 28902

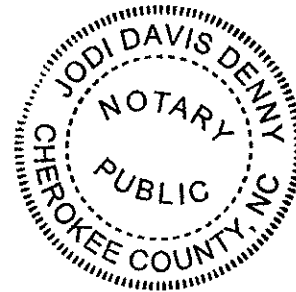
[Signature]
Witness Signature

Jodi Davis Denny
Print Name

State of North Carolina
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of May, 2023 by Suzanne W. Robinson to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: Jodi Davis Denny
Notary Public in and for the State of North Carolina
My Commission Expires: September 19, 2024



WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Brittany M. Pender
Witness Signature

BRITTANY M. PENDER

Print Name

Sherri W. Badia
Witness Signature

Sherri W. Badia a/k/a Sherri A. Badia

Address: 5405 N. Branch Avenue
Tampa, FL 33604

Hilda Garcia
Witness Signature

Hilda Garcia

Print Name

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 17th day of May, 2023 by Sherri W. Badia aka Sherri A. Badia, to me known to be the person(s) described in or who has/have produced FLD as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Brittany M. Pender
Name: **BRITTANY M. PENDER**
Notary Public in and for the State of Florida
My Commission Expires: 7/18/24





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

Detail by Entity Name

Florida Limited Liability Company
 OPEN DOORS 4U INVESTMENTS LLC

Filing Information

Document Number	L21000322130
FEI/EIN Number	87-1718860
Date Filed	07/15/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/25/2024

Principal Address

2392 CLIPPER WAY
 NAPLES, FL 34104

Changed: 10/25/2024

Mailing Address

2392 CLIPPER WAY
 NAPLES, FL 34104

Changed: 10/25/2024

Registered Agent Name & Address

ALARCON, CYNTHIA CARMINA
 2392 CLIPPER WAY
 NAPLES, FL 34104

Name Changed: 10/25/2024

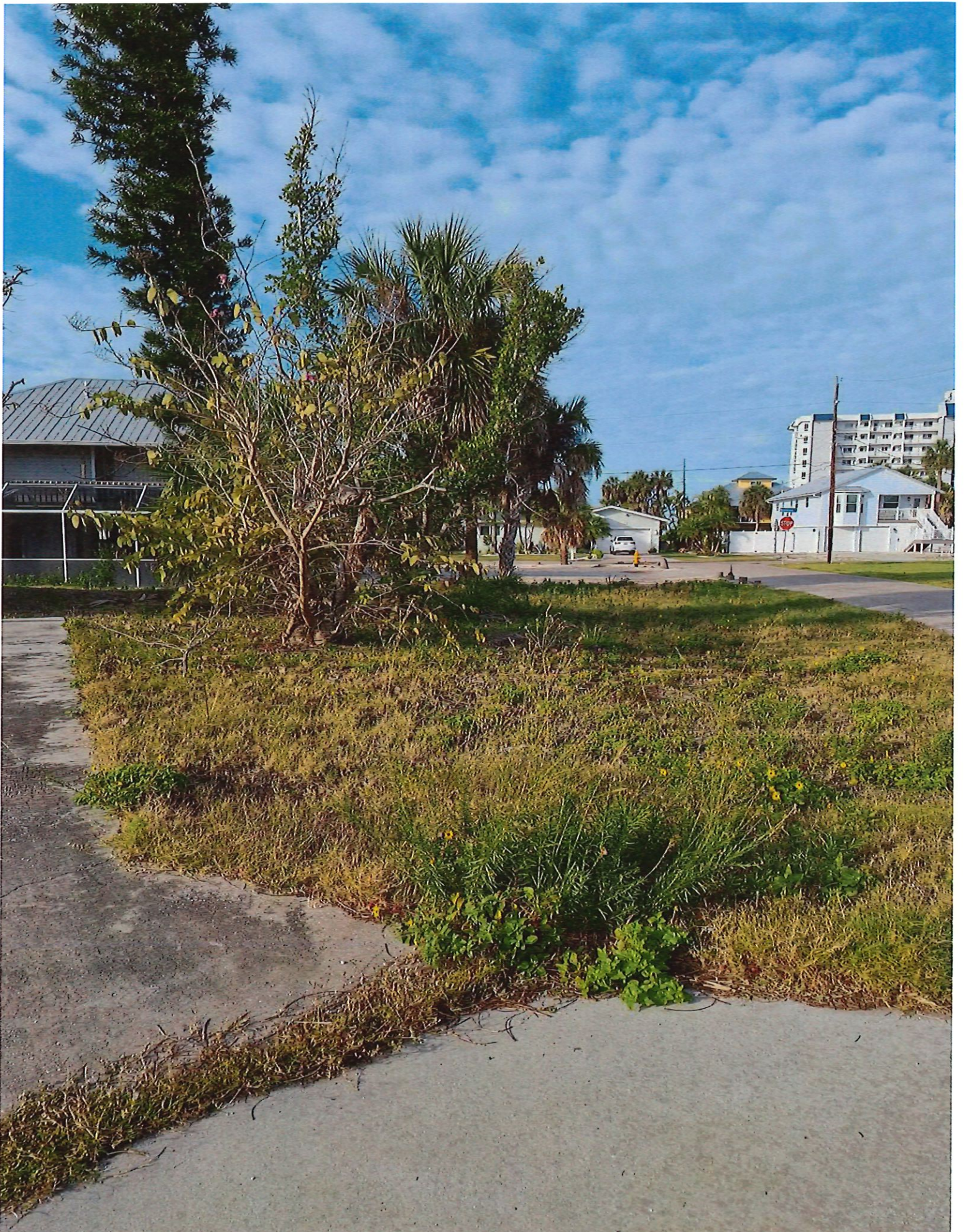
Address Changed: 10/25/2024

Authorized Person(s) Detail

Name & Address

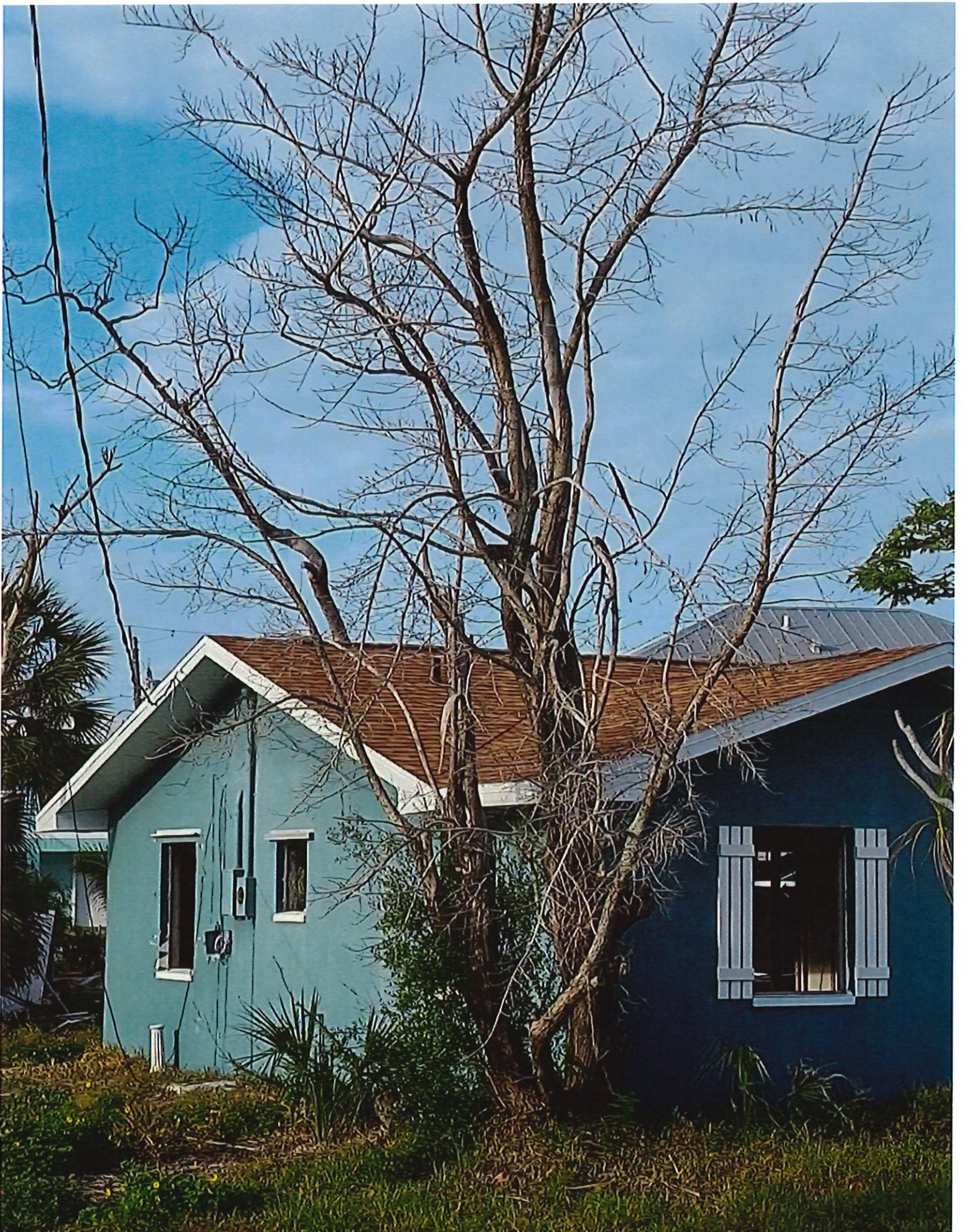
Title MMGR











Property Address and Owner:

Hearing Date: June 2, 2026

Property Owner: Hutchinson George III & Janet
Property Address: 136/138 Madison Ct
Status: Violation for Failure to Maintain Property
Officer: M Chavez

Subject:

Code Section:

Reference Number:

Strap Number:

Officer:

Narrative:

Attachments:

1. 20260455_136 138 Madison Ct_Exhibit A_Notice Service Ownership

Town Recommendations:

Town Approvals:

_____	Date:
Michael Hauserman, Code Compliance Manager	
_____	Date:
Tracie Raski, Magistrate Coordinator	
_____	Date:
Traci Kohler, Deputy Town Manager	
_____	Date:
nancy stuparich, Town Attorney	
_____	Date:
Lizzette Roman, Town Clerk Administrative Coordinator	
_____	Date:
Amy Baker, Town Clerk	

EXHIBIT A

- Affidavit of Posting
 - Notice of Violation and Hearing
 - Evidence of mailing
 - Photographs of posting town hall
 - Photographs of posting property
- Proof of Ownership
 - LCPA
 - Tax Notice
 - Deed
- Original Inspection Photographs



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 #:	20260455
Certified Mail:	
Regular Mail:	USPS 05/06/2026

Hutchinson George III & Hutchinson Janet
865 Edge Park Dr
Haddonfield, NJ 08033

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 05/06/2026, 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: **865 Edge Park Dr Hutchinson, NJ 08033**. A true and correct copy of the property ownership and address information obtained from the Tax

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

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

4. On 05/06/2026, I posted a copy of the Notice at 136/138 Madison Ct, 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 05/07/2026, I posted a copy of the Notice at Town Hall, located at 6231 Estero Boulevard, Fort Myers Beach, FL 33931, which is the primary municipal government office for the Town of Fort Myers Beach. Photographs of the posted Notice, taken by me on that date, are attached hereto as **Exhibit A**.

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

SWORN AND ATTESTED BY:



Signature of Affiant

Printed Name: Marcio Chavez

Title: _____

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of physical presence / online notarization, this 6th day of May, 2026, by *Marcio Chavez*, who is personally known to me or has produced _____ as identification.



Notary Public, State of Florida

Printed Name: _____

My Commission No.: _____

My Commission Expires: _____

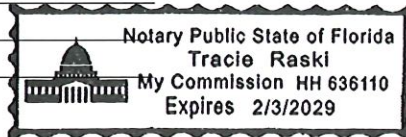


EXHIBIT A

(Affidavit Exhibit)

- Affidavit of Posting
 - Notice of Violation and Hearing
 - Evidence of mailing
 - Photographs of posting town hall
 - Photographs of posting 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: May 6, 2026

Case Number: 20260455

Owner: Hutchinson George III & Hutchinson Janet
Mailing Address: 865 Edge Park Dr Haddonfield, NJ 08033
Property Address: 136/138 Madison Ct, Fort Myers Beach, FL 33931
Certified Mail: 9589071052703142141652
Parcel: 29-46-24-W1-0030B.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on May 6, 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 05/06/2026, a violation was discovered for no doors or windows on property 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 doors, windows and entire property. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator)

Compliance is required on or before: May 22, 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 2ND DAY OF JUNE 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, May 22, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE ENFORCEMENT OFFICER.** If a violation is corrected and then recurs, or if a violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing.

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

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

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

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

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

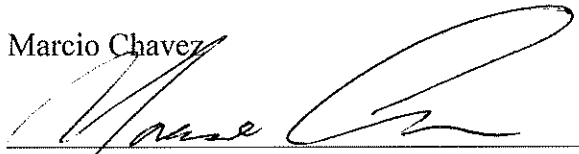
You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

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

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

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

Marcio Chavez



Signature of Affiant

Code Enforcement Officer
Fort Myers Beach, Florida

9589 0710 5270 3142 1416 52

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
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) \$ _____	MAY 07 2008 Postmark Here
<input type="checkbox"/> Return Receipt (electronic) \$ _____	<input checked="" type="checkbox"/> Sent by: <u>MC</u>
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	Case # 20260955
<input type="checkbox"/> Adult Signature Required \$ _____	136/138 Madison Ct
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To HUTCHINSON GEORGE III & HUTCHINSON JANET 865 EDGE PARK DR HADDONFIELD, NJ 08033	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



Town of Fort Myers Beach

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING

6231 Estero Blvd, Fort Myers Beach, FL 33931
Phone : (239) 765-0202

Case Number: 20260455

Date: May 6, 2026

Owner: Hutchinson George III & Hutchinson Janet
Mailing Address: 865 Edge Park Dr Haddonfield, NJ 08033
Property Address: 136/138 Madison Ct, Fort Myers Beach, FL 33931
Certified Mail: 9589071052703142141652
Parcel: 29-46-24-W1-0030B.0070

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Corrective Action Required:

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

Compliance is required on or before: May 22, 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 2ND DAY OF JUNE 2026, AT 9:00 AM, AT 6231 ESTERO BLVD, FORT MYERS BEACH, FL 33931. (Fort Myers Beach Town Hall Council Chambers)



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: May 6, 2026

Case Number: 20260455

Owner: Hutchinson George III & Hutchinson Janet
Mailing Address: 865 Edge Park Dr Haddonfield, NJ 08033
Property Address: 136/138 Madison Ct, Fort Myers Beach, FL 33931
Certified Mail: 9589071052703142141652
Parcel: 29-46-24-W1-0030B.0070

YOU ARE HEREBY NOTIFIED that the undersigned Code Officer alleges that on May 6, 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 05/06/2026, a violation was discovered for no doors or windows on property 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 doors, windows and entire property. (2) Contact FMB Permitting at 239-492-1415 (Shanette Thomas – Permitting Coordinator)

Compliance is required on or before: May 22, 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 2ND DAY OF JUNE 2026 AT 9:00 AM AT 6231 ESTERO BLVD FORT

May 8, 2026 8:58:06 AM



May 8, 2026 8:58:17 AM



Property Data

STRAP: 29-46-24-W1-0030B.0070 Folio ID: 10229340

Tax Roll Value Letter 2022

Generated on 5/7/2026 8:58 AM

Owner Of Record - Tenants by Entirety

[Change Mailing Address]



HUTCHINSON GEORGE III &
HUTCHINSON JANET
865 EDGE PARK DR
HADDONFIELD NJ 08033

+ Site Address

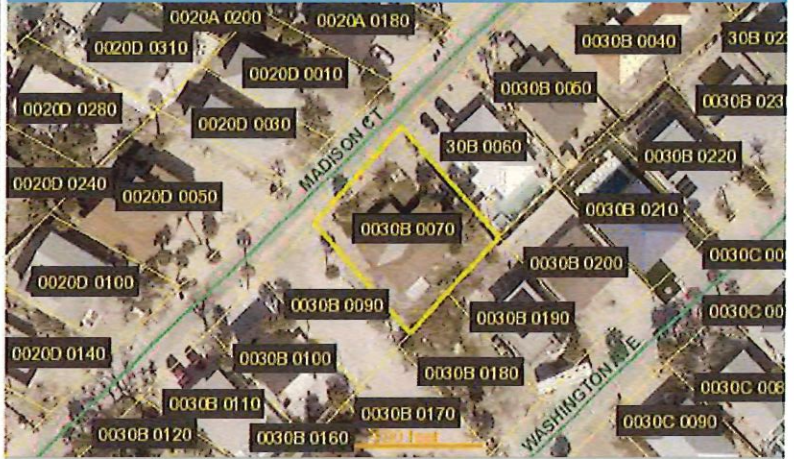
Site Address maintained by E911 Program Addressing

136/138 MADISON CT
FORT MYERS BEACH FL 33931

ALTERNATE ADDRESS INFORMATION:

38 MADISON CT

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Property Description

Do not use for legal documents!



LYNNS HIGHLAND PARK BLK B PB 8 PG 50 LOTS 7 + 8 LESS N 15 FT LOT 7

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 8 and 50 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.5
Gross Living Area	1,930
1st Year Building on Tax Roll	1968
Historic Designation	No

Township	Range	Section	Block	Lot
16	24E	29	0030B	0070
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.44463	-81.93256		

View Parcel on Google Maps

Image of Structure



Photo Date January of 2022 View other photos

Last Inspection Date: 01/25/2022



Property Values / Exemptions / TRIM Notices

Generated on 5/7/2026 8:58 AM



Property Details (Current as of 5/6/2026)



Generated on 5/7/2026 8:58 AM



Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

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

Account Number:
29-46-24-W1-0030B.0070

Alternate Key:
2100535372

Millage Code:
032

Site Address/Legal Description:
136/138 MADISON CT

LYNNS HIGHLAND PARK BLK B PB 8 PG 50 LOTS
7 + 8 LESS N 15 FT LOT 7



Exemptions/Values

Market Value	512,305
Assessed Value	512,305
Taxable Value	512,305

★ See message below.

HUTCHINSON GEORGE III &
HUTCHINSON JANET
865 EDGE PARK DR
HADDONFIELD, NJ 08033

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

Paid 11/25/2025 EEX-00-04072439 \$7,292.25

Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	512,305	0	512,305	1,927.45
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	512,305	0	512,305	1,151.66
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	512,305	0	512,305	1,573.29
TOWN OF FORT MYERS BEACH	239-765-0202	1.0294	512,305	0	512,305	527.37
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	512,305	0	512,305	48.57
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	512,305	0	512,305	16.75
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	512,305	0	512,305	52.56
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.7600	512,305	0	512,305	1,413.96
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	512,305	0	512,305	57.53
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	512,305	0	512,305	82.58
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	512,305	0	512,305	9.84
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	512,305	0	512,305	20.18



Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	714.35

2025 Combined Total Ad Valorem and Non-Ad Valorem:

\$7,596.09

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- Nov 30, 2025
-
-
-
-

Amount Due:

\$0.00

Phone/Email Contact: _____

Account: 29-46-24-W1-0030B.0070

Site Address: 136/138 MADISON CT

Alternate Key: 2100535372

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

HUTCHINSON GEORGE III &
HUTCHINSON JANET
865 EDGE PARK DR
HADDONFIELD, NJ 08033

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



Return with payment

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

Paid 11/25/2025 EEX-00-04072439 \$7,292.25

Prepared By and Return To:

Access Title Agency

Attn: Randi Bengé

25241 Elementary Way Suite 103

Bonita Springs, FL 34135

Order No.: FL-2105673

Property Appraiser's Parcel I.D. (folio) Number:

29-46-24-W1-0030B.0070

WARRANTY DEED

THIS WARRANTY DEED dated December 16, 2021, by Suzanne Katt, a single person, whose post office address is C/O Damian Katt, 5994 N. 75 W, Whiteland, Indiana 46184 (the "Grantor"), to George Hutchinson, III and Janet Hutchinson, husband and wife, whose post office address is 136/138 Madison Ct, Fort Myers Beach, Florida, 33931 (the "Grantee").

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

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Lee, State of Florida, viz:

Lots 7 (EXCEPTING the Northerly 15 feet thereof, and all of Lot 8, Block "B", LYNN'S HIGHLAND PARK, according to plat thereof as recorded in Plat Book 8, Page 50, of the Public Records of Lee County, Florida.

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 12-31-2021.

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

Signed, sealed and delivered in presence of:

Randi Bengt
Witness Signature

Randi Bengt
Printed Name of First Witness

Evelyn Cerritos
Witness Signature

Evelyn Cerritos
Printed Name of Second Witness

Suzanne Katt
Suzanne Katt

Grantor Address:
C/O Damian Katt, 5994 N. 75 W
Whiteland, IN 46184

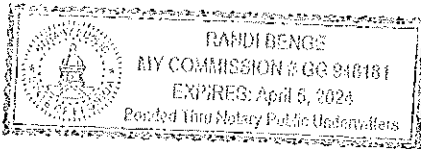
STATE OF FLORIDA

COUNTY OF LEE

Sworn to (or affirmed) and subscribed before me by means of Physical Presence or Online Notarization on 12/9/21, by Suzanne Katt.

Personally known
or Produced Identification
Type of Identification Produced driver lic

Randi Bengt
Notary Public
Print Name:
My Commission Expires:





May 6, 2026 7:10:15 AM





May 6, 2026 7:10:28 AM



May 6, 2026 7:10:40 AM Page 108 of 115

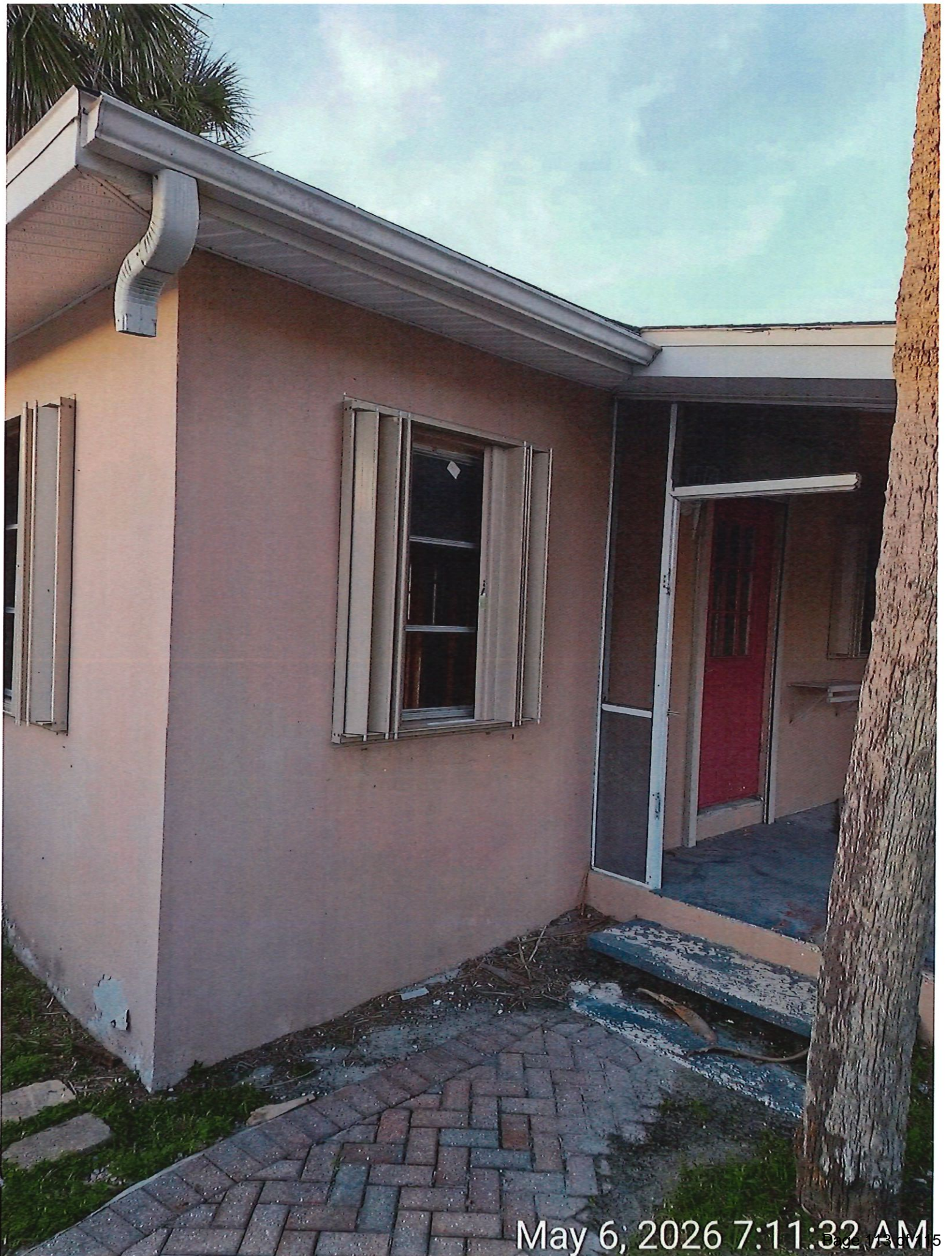








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May 6, 2026 7:11:32 AM 5





May 6, 2026 7:12:01 AM