



Town of Fort Myers Beach  
NOTICE OF CODE ENFORCEMENT HEARING  
2731 Oak Street Fort Myers Beach, FL 33931  
Phone: (239) 765-0202 Fax: (239) 765-0909

04/04/2025

Case Number:	20240721
Certified Mail:	9589071052700636643197
Regular Mail	

TOWN OF FORT MYERS BEACH,  
Petitioner,

vs.

ANDERSON CAROL A + WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822,  
Respondent.

SITE ADDRESS: 121 STRANDVIEW AVE  
PARCEL STRAP NO: 294624W30080F0160

**NOTICE OF CODE ENFORCEMENT HEARING**

**YOU ARE HEREBY NOTIFIED** that, pursuant to Chapter 162, Florida Statutes and Chapter 2, Article V of the Town of Fort Myers Beach Land Development Code, the undersigned Code Enforcement Officer has documented that (an) uncorrected violation(s) of one or more codes of the Town of Fort Myers Beach, as described in the **NOTICE OF VIOLATION**, previously provided to you (a copy of which is enclosed herewith), exists on the above-described property. A hearing before the Town's Code Enforcement Special Magistrate concerning the violation(s) has, therefore, been scheduled for **at 09:00 A.M. on Wednesday 06/04/2025** in the Council Chambers at Town Hall, located at 2731 Oak St., Fort Myers Beach, Florida.

A copy of the evidentiary case file and all materials provided by the Town to the Special Magistrate in relation to this hearing can be viewed and accessed in advance of the hearing at the link below:

<http://www.fortmyersbeachfl.gov/209/Meetings-Agendas>

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*Marcio Chavez*  
Code Enforcement Officer  
Town of Fort Myers Beach

**NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE NOTIFY THE TOWN CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33931; TELEPHONE NUMBER (239) 765-0202, AT LEAST 72 BUSINESS HOURS BEFORE THE HEARING DATE.**

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR SUCH PURPOSE MAY NEED TO ENSURE AT THEIR OWN EXPENSE FOR THE TAKING AND PREPARATION OF A VERBATIM RECORD OF ALL TESTIMONY AND EVIDENCE BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED.

**HEARING**

**EXHIBIT**

**A**

- **Notice of Hearing and Affidavit of Posting**



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*Marcio Chavez*

Code Enforcement Officer  
 Town of Fort Myers Beach

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TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

Anderson Carol A + Welch Stacey A  
4202 Prairiewest Dr  
Champaign, IL 61822

Respondent,

<b>FMB Case Number:</b>	<b>20240721</b>
<b>Certified Mail:</b>	
<b>Regular Mail:</b>	
<b>DOAH Case Number:</b>	

Site Address: 121 Strandview Ave,  
Fort Myers Beach, FL 33931  
Parcel Strap No.294624W30080F0160

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is the Code Compliance Manager for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20240721 the overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier at the property 121 Strandview Ave, Fort Myers Beach, FL 33931.



1. I personally mailed by certified mail and regular mail a copies of the Notice of Hearing scheduled 06/04/2025 to the following:
  - a. Anderson Carol A + Welch Stacey A  
4202 Prairiewest Dr  
Champaign, IL 61822  
Certified Mail No. 9589071052700636643197  
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I posted a copy of the Notice at 121 Strandview Ave, Fort Myers Beach, FL 33931, by which is the subject property. I took a photographs of the Notice I posted on the 24<sup>th</sup> day of April 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 2731 Oak Street, Fort Myers Beach, FL 33931. True, accurate and unaltered copies of photographs I took of the Notice posted on the 24<sup>th</sup> day of April 2025 are attached.
4. In addition, I posted a copy of the Notice on the Town's publicly accessible website at <https://www.fortmyersbeachfl.gov/1294/Public-Notices> on the 24<sup>th</sup> day of April 2025. A copy of the posted webpage is attached as Evidence



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

X. [Signature]  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either  personal presence or  online notarization this 24<sup>th</sup> day of April, 2025, by Marcio Chavez. He  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Notary Seal]

[Signature]  
Notary Public, State of Florida  
Print Name: Danielle Batt  
My Commission Expires: July 14 2026

HEARING

EXHIBIT

F

- Draft Recommended Order



Town of Fort Myers Beach  
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 Phone: (239) 765-0202 Fax: (239) 765-0909

04/04/2025

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 Petitioner,

vs.

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 4202 PRAIRIEWEST DR  
 CHAMPAIGN, IL 61822,  
 Respondent.

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*Marcio Chavez*  
 Code Enforcement Officer  
 Town of Fort Myers Beach

WHO NEEDS ANY ACCOMMODATION IN ORDER TO ATTEND, AT NO COST TO YOU, TO THE PROVISION OF A CLERK FOR THE TOWN OF FORT MYERS BEACH, 2525 W. GULF BLDG. PHONE NUMBER (239) 765-0202, AT LEAST 72 BUSINESS DAYS BEFORE THE HEARING.

MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY DECISION WILL NEED A RECORD OF THE PROCEEDINGS, AND, FOR THE TOWN EXPENSE FOR THE TAKING AND PREPARATION OF A TRANSCRIPT BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED.

9589 0710 5270 0626 6431 97

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ \_\_\_\_\_  
 Town of Fort Myers Beach

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

Postage \$ \_\_\_\_\_  
 Total Postage and Fees \$ \_\_\_\_\_

Postmark Here

APR 24 2025  
 Sent by MC  
 case # 20240721  
 121 Strandview Ave

ANDERSON CAROL A + WELCH STACEY A  
 4202 PRAIRIEWEST DR  
 CHAMPAIGN, IL 61822

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



2525 Estero Boulevard  
Fort Myers Beach, FL 33931

**ANDERSON CAROL A + WELCH  
STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822**

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 33931 \$ 000.69<sup>0</sup>  
02 7H  
0006188942 APR 24 2025



Apr 24, 2025 9:09:36 AM



04/04/2025

**Town of Fort Myers Beach**  
**NOTICE OF CODE ENFORCEMENT HEARING**  
2731 Oak Street Fort Myers Beach, FL 33931  
Phone: (239) 765-4202 Fax: (239) 765-0909

Case Number	20240723
Certified Mail	966907164270638643197
Regular Mail	

**TOWN OF FORT MYERS BEACH,**  
Petitioner,

vs.

**ANDERSON CAROL A + WELCH STACEY A**  
4202 PRAIRIEWEST DR  
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<https://www.fortmyersbeachfl.gov/2024/MeetingAgenda03>

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*Marissa Chung*

Code Enforcement Officer  
Town of Fort Myers Beach

**NOTE: IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU MUST CONTACT THE TOWN CLERK FOR ASSISTANCE. YOU MUST CONTACT THE TOWN CLERK AT LEAST 72 HOURS BEFORE THE HEARING DATE.**

**IF A PERSON IS DEEMED TO BE A DISABILITY PERSON WHO NEEDS ACCOMMODATION WITH RESPECT TO ANY SUCH PURPOSES, PLEASE CONTACT THE TOWN CLERK FOR ASSISTANCE. THE HEARING AND PREPARATION OF A RECORD OF ALL TESTIMONY AND EVIDENCE IS A PUBLIC RECORD WHICH THE APPLICANT IS TO BE GRANTED**

Staples

Apr 24, 2025 9:09:27 AM



Town of Fort Myers Beach  
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 2731 Oak Street Fort Myers Beach, FL 33931  
 Phone: (239) 765-0202 Fax: (239) 765-0999

04/04/2025

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*Marcio Chavez*

Code Enforcement Officer  
 Town of Fort Myers Beach

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*Marcelo Chavez*

Code Enforcement Officer  
 Town of Fort Myers Beach

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Staples



### Property Data

STRAP: 29-46-24-W3-0080F.0160 Folio ID: 10229955

[Hurricanes Helene/Milton Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

Generated on 4/4/2025 11:15 AM

#### Owner Of Record - Joint Tenants

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



ANDERSON CAROL A +  
WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN IL 61822

#### + Site Address

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

121 STRANDVIEW AVE  
FORT MYERS BEACH FL 33931

#### Property Description

Do not use for legal documents!



HYDE PARK BLK F PB 7 PG 20 LOTS 16 + 17

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 7 and 20 for the book and page numbers.

#### Attributes and Location Details

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

Township	Range	Section	Block	Lot
46	24E	29	0080F	0160
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.43794	-81.92161		

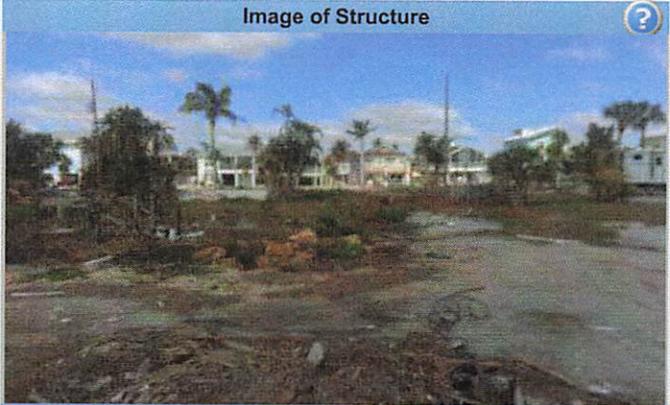
[View Parcel on Google Maps](#)

#### [ Tax Map Viewer ] [ View Comparables ]



#### [ Pictometry Aerial Viewer ]

#### Image of Structure



◀ Photo Date February of 2024 ▶  View other photos

Last Inspection Date: 02/06/2024

### Property Values / Exemptions / TRIM Notices

Generated on 4/4/2025 11:15 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
<a href="#">2024 / Additional Info</a>	2024 (Final Value)	966,967	952,873	966,967	484,734	0	0	484,734
<a href="#">2023 / Additional Info</a>	2023 (Final Value)	483,518	475,462	483,518	440,667	0	0	440,667
<a href="#">2022 / Additional Info</a>	2022 (Final Value)	558,034	361,100	558,034	400,606	0	0	400,606
<a href="#">2021 / Additional Info</a>	2021 (Final Value)	383,579	263,200	383,579	364,187	0	0	364,187
<a href="#">2020 / Additional Info</a>	2020 (Final Value)	331,079	263,200	331,079	331,079	0	0	331,079

<a href="#">2019 / Additional Info</a>	2019 (Final Value)	323,000	243,400	323,000	323,000	0	0	323,000
<a href="#">2018 / Additional Info</a>	2018 (Final Value)	318,959	243,400	318,959	318,959	0	0	318,959
<a href="#">2017 / Additional Info</a>	2017 (Final Value)	319,772	231,800	319,772	319,772	0	0	319,772
<a href="#">2016</a>	2016 (Final Value)	315,313	231,800	315,313	305,890	0	0	305,890
<a href="#">2015</a>	2015 (Final Value)	281,202	231,800	281,202	278,082	0	0	278,082
<a href="#">2014</a>	2014 (Final Value)	252,802	150,480	252,802	252,802	0	0	252,802
<a href="#">2013</a>	2013 (Final Value)	234,195	160,900	234,195	234,195	0	0	234,195
<a href="#">2012</a>	2012 (Final Value)	253,856	180,000	253,856	253,856	0	0	253,856
<a href="#">2011</a>	2011 (Final Value)	263,138	180,000	263,138	247,369	0	0	247,369
<a href="#">2010</a>	2010 (Final Value)	224,881	180,000	224,881	224,881	0	0	224,881
	2009 (Final Value)	242,340	195,000	242,340	242,340	0	0	242,340
	2008 (Final Value)	339,040	271,220	339,040	339,040	0	0	339,040
	2007 (Final Value)	369,040	301,220	0	369,040	0	0	369,040
	2006 (Final Value)	334,400	231,220	0	334,400	0	0	334,400
	2005 (Final Value)	246,090	180,470	0	246,090	0	0	246,090
	2004 (Final Value)	172,100	119,470	0	172,100	0	0	172,100
	2003 (Final Value)	145,830	76,970	0	145,830	0	0	145,830
	2002 (Final Value)	138,580	34,000	0	103,740	25,500	0	78,240
	2001 (Final Value)	102,110	34,000	0	102,110	25,500	0	76,610
	2000 (Final Value)	108,300	52,500	0	101,390	25,500	0	75,890
	1999 (Final Value)	102,300	52,500	0	98,720	25,500	0	73,220
	1998 (Final Value)	114,920	52,500	0	96,170	25,500	0	70,670
	1997 (Final Value)	94,560	52,500	0	94,560	25,500	0	69,060
	1996 (Final Value)	92,320	52,500	0	92,320	25,000	0	67,320
	1995 (Final Value)	94,250	52,500	0	94,250	25,000	0	69,250
	1994 (Final Value)	95,820	52,500	0	95,820	25,000	0	70,820
	1993 (Final Value)	100,770	52,500	0	100,770	25,000	0	75,770
	1992 (Final Value)	94,560	52,500	0	94,560	25,000	0	69,560

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 4/3/2025)**   
Generated on 4/4/2025 11:15 AM

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

**Property Details (2024 Tax Roll)**    
Generated on 4/4/2025 11:15 AM

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

**Taxing Authorities**  
Generated on 4/4/2025 11:15 AM  
**TOWN OF FT MYERS BEACH / 032**

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWM-DISTRICT-WIDE / 110	Water District	SFWM 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 4/4/2025 11:15 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
100.00	09/13/2006	<a href="#">2006000363199</a>	<a href="#">01</a>		I
230,000.00	07/31/2002	<a href="#">3699/1661</a>	<a href="#">06</a>		I
45,000.00	07/01/1980	<a href="#">1441/1312</a>	<a href="#">06</a>		I
17,500.00	08/01/1969	<a href="#">547/60</a>	<a href="#">06</a>		V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **7** and **20** 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 4/4/2025 11:15 AM

Permit Number	Permit Type	Date
<a href="#">234854</a>	Demolition	08/02/2023
<a href="#">RES199612280</a>	Building Addition	12/09/1996
<a href="#">703309</a>	Residential	03/12/1987
<a href="#">RES000703309</a>	Residential	03/12/1987

**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 4/4/2025 11:15 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
29-46-24-08-0000F.0160	<a href="#">N/A</a>	Reserved for Renumber ONLY	01/12/1995

### Solid Waste (Garbage) Roll Data

Generated on 4/4/2025 11:15 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		0	0.00

Garbage	Collection Days	Horticulture
Thursday	Thursday	Thursday
Recycling		

<b>Flood and Storm Information</b>				
Generated on 4/4/2025 11:15 AM				
		Flood Insurance <a href="#">Find my flood zone</a>		
Community	Panel	Version	Date	Evacuation Zone
071C	0558	G	11/17/2022	A

Generated on 4/4/2025 11:15 AM  
[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

Prepared by:  
Janet L. Snyder  
American Acquisition Title, Inc.  
1500 Colonial Blvd. - Suite 206  
Ft. Myers, Florida 33907

File Number: FM-06-1059

### General Warranty Deed

Made this A.D. By Carol A. Anderson, asingle woman , whose address is: 4202 Prairie Drive, Champaign IL 61822, hereinafter called the grantor, to Carol A. Anderson, asingle woman and Stacey A. Welch, a single woman as joint tenants with full rights of survivorship, whose post office address is: 4202 Prairie Drive, Champaign IL 61822, hereinafter called the grantee:

(Whenever used herein the term "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 considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

Lots 16 and 17, Block F, HYDE PARK, according to the Map or Plat thereof recorded in Plat Book 7 Page 20, Public Records of Lee County, Florida

Parcel ID Number: 29 46 24 W3 0080F 0160

**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 December 31, 2006.

**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:

Krisa K. Kocher  
Witness Printed Name KRISKA K. KOCHER

Carol A. Anderson (Seal)  
Carol A. Anderson  
Address:

Carol S. Morris  
Witness Printed Name CAROL S. MORRIS

Stacey A. Welch (Seal)  
Address:

State of ~~Florida~~ ILLINOIS  
County of ~~Lee~~ CHAMPAIGN

The foregoing instrument was acknowledged before me this September 13, 2006, by Carol A. Anderson, asingle woman, who is/are personally known to me or who has produced identification. \_\_\_\_\_ as

Meloyne L. Jeffers  
Notary Public  
Print Name: Meloyne L. Jeffers  
My Commission Expires: \_\_\_\_\_





# Lee County Tax Collector

## Noelle Branning

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

### 2024 Real Estate Tax Notice

**Account Number:**  
29-46-24-W3-0080F.0160  
**Alternate Key:**  
2100536048  
**Millage Code:**  
032

**Site Address/Legal Description:**  
121 STRANDVIEW AVE  
HYDE PARK BLK F PB 7 PG 20 LOTS 16 + 17



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

Exemptions/Values	
Market Value	966,967
Assessed Value	966,967
Taxable Value	484,734

★ See message below.

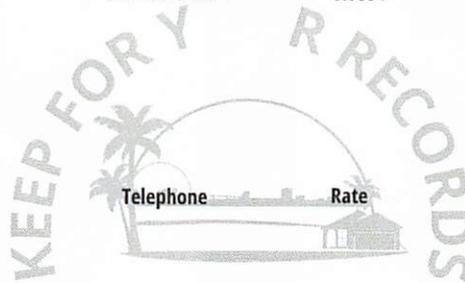
ANDERSON CAROL A &  
WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822

Paid 11/29/2024 EEX-00-02939695 \$8,683.34

#### Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	484.734	0	484.734	1,823.71
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	966.967	0	966.967	2,173.74
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	966.967	0	966.967	2,937.65
TOWN OF FORT MYERS BEACH	239-765-0202	0.9900	484.734	0	484.734	479.89
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	484.734	0	484.734	45.95
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	484.734	0	484.734	15.85
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	484.734	0	484.734	49.73
FORT MYERS BEACH FIRE CONTROL DISTRICT	239-590-4200	2.8000	484.734	0	484.734	1,357.26
FORT MYERS BEACH MOSQUITO	239-247-1205	0.1123	484.734	0	484.734	54.44
FORT MYERS BEACH LIBRARY	239-463-9691	0.1612	484.734	0	484.734	78.14
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	484.734	0	484.734	9.69
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	484.734	0	484.734	19.10

#### Non-Ad Valorem Assessments Levying Authority



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

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$9,045.15

### 2024 Real Estate Tax Notice

Account: 29-46-24-W3-0080F.0160

Site Address: 121 STRANDVIEW AVE

Alternate Key: 2100536048

#### PAY ONLY ONE AMOUNT

##### If Received By:

- Nov 30, 2024
- 
- 
- 
- 

##### Amount Due:

\$0.00

★ If the address below is not correct, visit [LeePA.org](http://LeePA.org) to update your address.

ANDERSON CAROL A &  
WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822

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

Return with payment

Phone/Email Contact: \_\_\_\_\_

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

Paid 11/29/2024 EEX-00-02939695 \$8,683.34





## IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

**Ad Valorem Taxes** cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

### Governmental Office Responsibilities



#### Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

##### Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral Plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: [LeeTC.com](http://LeeTC.com)



#### Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

##### Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: [LeePA.org](http://LeePA.org)



#### Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill.

Visit [LeeTC.com/property-taxes](http://LeeTC.com/property-taxes) for instructions on viewing your bill.

### Payment Options



**Pay Online:** [LeeTC.com/pay-online](http://LeeTC.com/pay-online)



**Kiosk:** Payment kiosks are located in all service centers: [LeeTC.com/locations](http://LeeTC.com/locations)



**Mail:** PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)



**Phone:** (239) 533-6000



**In Person:** visit [LeeTC.com](http://LeeTC.com) to make an appointment

**eChecks, checks, cash and money orders are FREE.** All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

**Note:** If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

### Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

**Real Estate:** 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges. **Tangible Personal Property:** 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

### Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website [LeeTC.com](http://LeeTC.com). Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

#### You can print a receipt in three easy steps:

- 1 Visit [LeeTC.com/pay-online](http://LeeTC.com/pay-online) and click property taxes.
- 2 Enter your name or address in the search field and select your record.
- 3 Find your annual bill, then click Print (PDF) for a receipt.

### Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

**4%** if paid in **NOVEMBER**

**3%** if paid in **DECEMBER**

**2%** if paid in **JANUARY**

**1%** if paid in **FEBRUARY**

**Property Sold:** forward this notice to the new owner(s).

### Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, [LeeTC.com](http://LeeTC.com).



**NOTICE:** Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

**Our Mission:** Deliver 5-Star service quickly and efficiently through an organizational culture that values customers, team, and community.

**HEARING**

**EXHIBIT**

**B**

- Notice of Violation



Town of Fort Myers Beach  
**CODE COMPLIANCE**  
 2731 Oak Street Fort Myers Beach, FL 33931  
 Phone: (239) 765-0202 Fax: (239) 765-0909

08/06/2024

CASE NUMBER:	20240721
CERTIFIED MAIL:	9589071052700183635416
REGULAR MAIL:	

**ANDERSON CAROL A + WELCH STACEY A**  
**4202 PRAIRIEWEST DR**  
**CHAMPAIGN, IL 61822**

SITE ADDRESS: **121 STRANDVIEW AVE**  
 PARCEL STRAP NO: **294624W30080F0160**

**NOTICE OF VIOLATION**

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

The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier.

These items are a violation of the following Town Codes:

*Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.*

*Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.*

*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.*

**COMPLIANCE:**

The following action is needed to bring the violation(s) into compliance. Please mow and maintain grass and/or weeds below 12 inches in height. Repair pool filtration system if necessary, clean and maintain appropriately creating a sanitary pool with clean and clear water and/or contact permitting to get necessary permit(s) to remove the pool/structure from property and add required allowable pool barrier if

necessary..

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

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

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

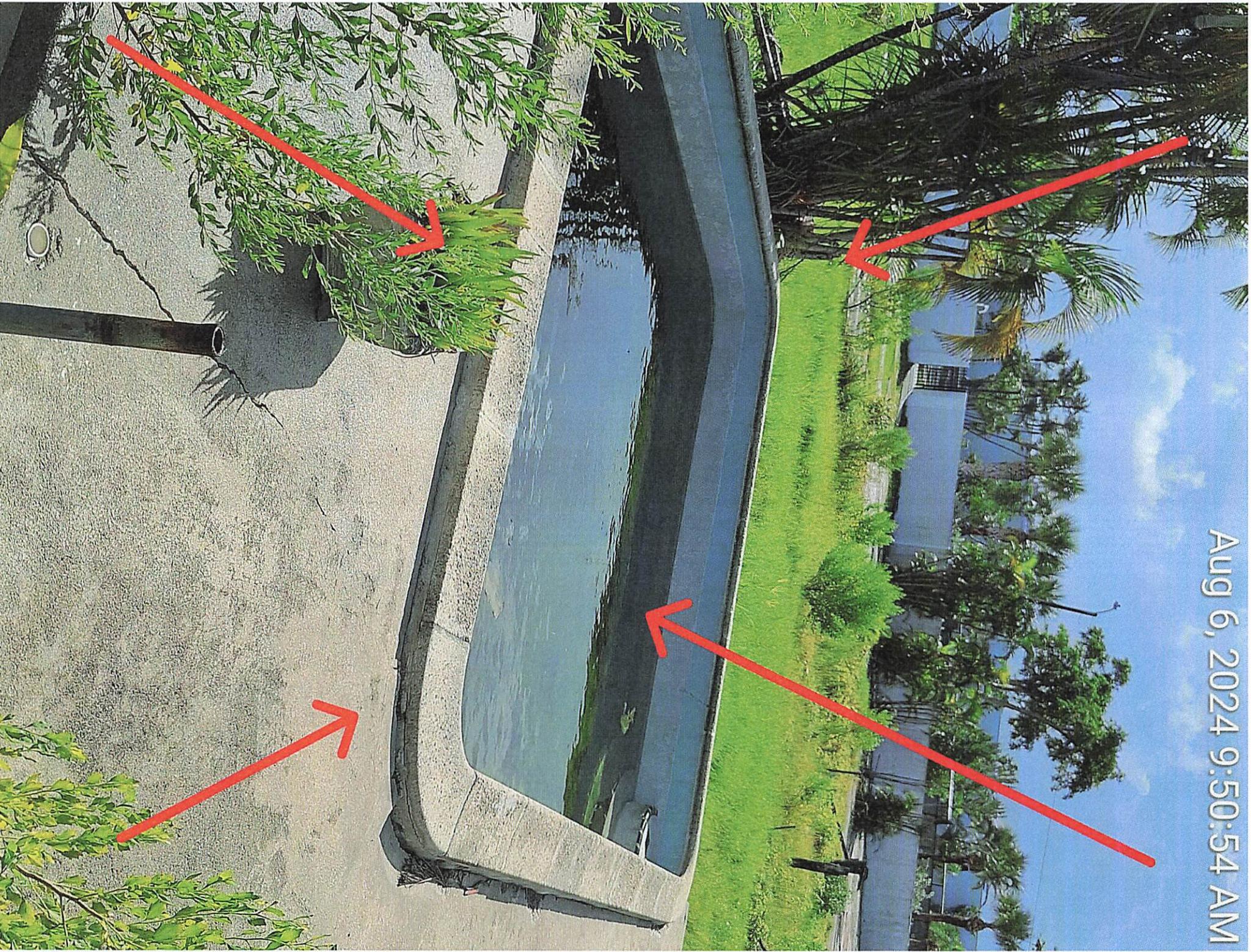
You will be provided with a Notice of Hearing specifying the date, time and location of the hearing if one is scheduled. Please be aware that under Florida Statutes, Chapter 162 and Town of Fort Myers Beach Land Development Code, Section 2-427(b), a fine of up to \$250.00 per day for the first violation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

Please contact the Town of Fort Myers Beach Code Enforcement Division at 239-460-7560 or [code@fmbgov.com](mailto:code@fmbgov.com) if you have any questions concerning this Notice of Violation.

Respectfully,

Code Enforcement Officer  
Town of Fort Myers Beach

Aug 6, 2024 9:50:54 AM



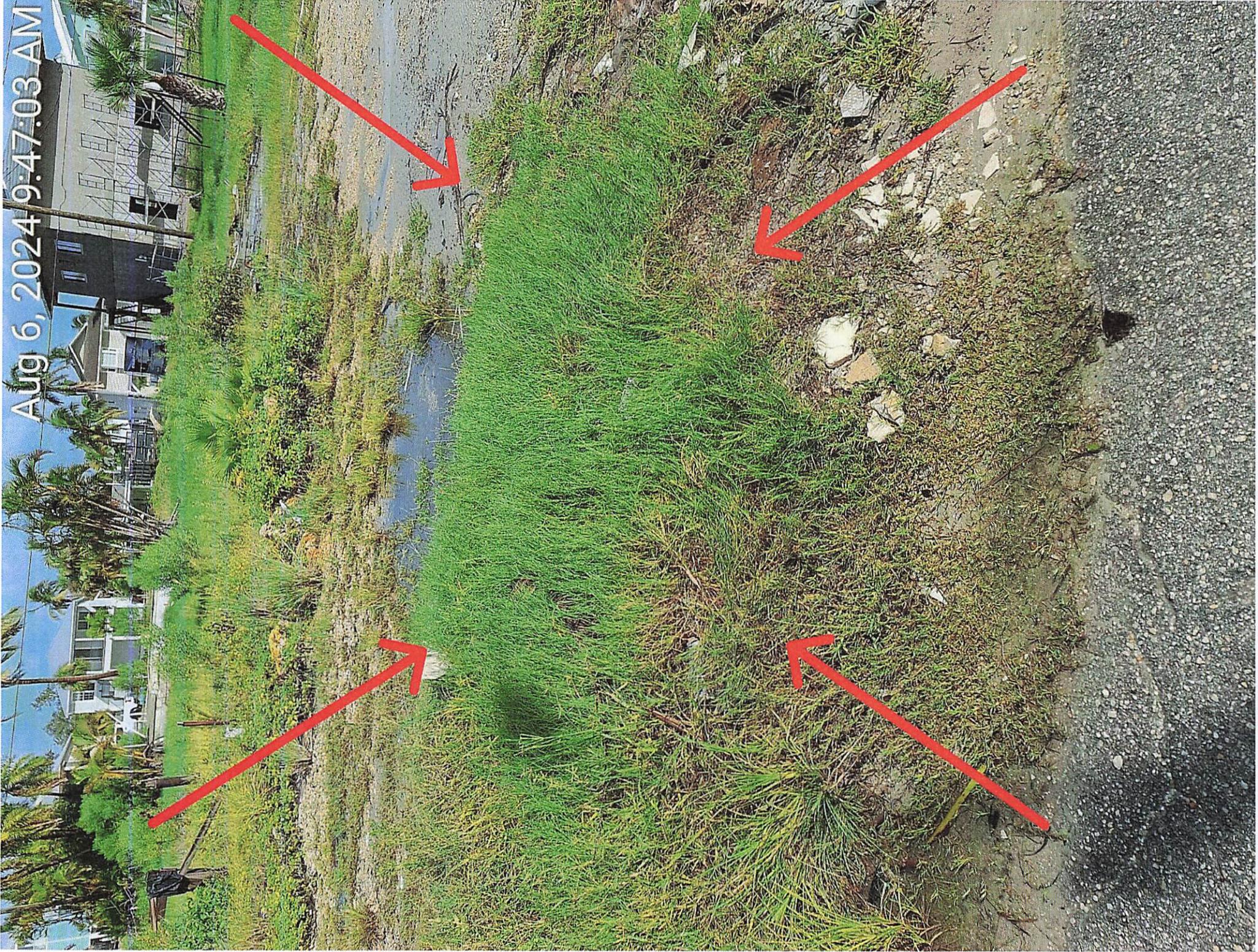
Aug 6, 2024 9:47:29 AM



Aug 6, 2024 9:47:20 AM



Aug 6, 2024 9:47:03 AM





TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

<b>FMB Case Number:</b>	<b>20240721</b>
<b>Certified Mail:</b>	
<b>Regular Mail:</b>	
<b>DOAH Case Number:</b>	<b>[Not Applicable]</b>

ANDERSON CAROL A +  
WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN IL 61822  
Respondent,

Site Address: 121 Strandview Ave,  
Fort Myers Beach, FL 33931  
Parcel Strap No. 29-46-24-W3-0080F.0160

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA  
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared Marcio Chavez, who is the Code Compliance Coordinator for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20240721 for the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and pool barrier required, for the property 121 Strandview Ave Fort Myers Beach, FL 33931 attached



1. I personally mailed by certified mail a copy of the Notice of Violation 04/4/2025 to the following:
  - a. ANDERSON CAROL A +WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN IL 61822  
Certified Mail No. 9589071052700183635416  
(Property Owner)

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 121 Strandview Ave, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the 4<sup>th</sup> day of April 2025. A true, accurate and unaltered copy of the photographs are attached.
3. I posted a copy of the Notice at the primary municipal government office for the Town of Fort Myers Beach, which is Town Hall and located at 2731 Oak Street, Fort Myers Beach, FL 33931 in the book and to a window for availability to view 24 hours a day and 7 days a week. True, accurate and unaltered copies of photographs I took of the Notice posted on the 30th day of January 2025 are attached.
4. In addition, Code Compliance Coordinator Officer Marcio Chavez posted a copy of the Notice of Violation to the Town Website for publication which is available 24 hours a day 7 days a week at <https://www.fortmyersbeachfl.gov/1294/Public-Notices>.



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

x Marcio Chavez  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of either  personal presence or  online notarization this 27<sup>th</sup> day of April, 2025, by Marcio Chavez. He  is personally known to me or  has produced \_\_\_\_\_ as identification.



[Notary Seal]

Danielle Batt  
Notary Public, State of Florida  
Print Name: Danielle Batt  
My Commission Expires: July 14<sup>th</sup> 2026



# Town of Fort Myers Beach

## CODE COMPLIANCE

2731 Oak Street Fort Myers Beach, FL 33931

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

08/06/2024

CASE NUMBER:	20240721
CERTIFIED MAIL:	9589071052700183635416
REGULAR MAIL:	

ANDERSON CAROL A + WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822

SITE ADDRESS: 121 STRANDVIEW AVE  
PARCEL STRAP NO: 294624W30080F0160

### NOTICE OF VIOLATION

in inspection of the above-referenced property on by Town of  
cer Marcio Chavez indicates that the following items are in

r weeds in excess of 12 inches, the maintaining  
ing possibly broken filtration system creating it  
of repair and/or removal and no required pool

Town Codes:

ner of any premises upon which is located any structure, which in  
, deteriorated or has become so out of repair as to be dangerous,  
nan habitation or occupancy, and such that it is unreasonable to  
uch structure; or if such structure is capable of being made safe by  
or to board up and hold for future repair or to demolish and remove  
a cessation of normal construction in accordance with the Florida  
ie owner to demolish and remove such structure, or board up until

Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.

Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.

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.

### COMPLIANCE:

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee \$ Town of Fort Myers Beach

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

Return Receipt (hardcopy) \$ AUG 06 2024

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

Total Postage and Fees \$ \_\_\_\_\_

Sent to Anderson Carol A + Welch Stacey A  
Street and Apt. No., or PO Box No. 4202 Prairiewest Dr.  
City, State, ZIP+4® Champaign, IL 61822

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

Case #20240721  
121 Strandview Ave

Sent by: MC

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Anderson Carol A + welch  
Stacey A  
4202 Prairiewest Dr.  
Champaign, IL 61822



9590 9402 8344 3094 9294 81

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

PAMELA BARTKO

C. Date of Delivery

8/12/24

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

Case # 20240721 121 Strandview Ave

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Insured Mail Restricted Delivery (over \$500)

9589 0710 5270 0183 6354 16

Aug 7, 2024 12:08:45 PM







Town of Fort Myers Beach  
CODE COMPLIANCE  
2731 Oak Street Fort Myers Beach, FL 33931  
Phone: (239) 765-0202 Fax: (239) 765-0909

08/06/2024

CASE NUMBER:	20240721
CERTIFIED MAIL:	9589071052700183635416
REGULAR MAIL:	

ANDERSON CAROL A + WELCH STACEY A  
4202 PRAIRIEWEST DR  
CHAMPAIGN, IL 61822

SITE ADDRESS: 121 STRANDVIEW AVE  
PARCEL STRAP NO: 294624W30080F0160

**NOTICE OF VIOLATION**

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

The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier.

These items are a violation of the following Town Codes:

*Sec. 110.1 The code official shall order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or has become so out of repair as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction in accordance with the Florida Building Code, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the Building Official.*

*Sec. 34-1176 (C,1) In-ground Swimming Pools In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.*

*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.*

**COMPLIANCE:**

**HEARING**

**EXHIBIT**

**C**

- **Status of Compliance**



FMBgov.com

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

04/04/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

ANDERSON CAROL A + WELCH STACEY A

Respondent.

Case Number:	<b>20240721</b>
Certified Mail:	
Regular Mail:	

Site Address: 121 STRANDVIEW AVE  
Parcel Strap No.: 294624W30080F0160

**AFFIDAVIT OF NON-COMPLIANCE**

STATE OF FLORIDA )

COUNTY OF LEE )

BEFORE ME, the undersigned authority, personally appeared Officer Marcio Chavez, Code Enforcement Officer for the Town of Fort Myers Beach, FL, who after being duly sworn, deposes and says:

1. I, Marcio Chavez, am a person authorized by law to inspect violations of the Town of Fort Myers Beach Code contained herein and the statements set forth herein are based upon personal knowledge.

2. On 08/06/2024, ANDERSON CAROL A + WELCH STACEY A (property owner) was observed in violation of 34-1176 (C,1) of the Town of Fort Myers Beach Code of Ordinances, The overgrowth of grass and/or weeds in excess of 12 inches, the maintaining of a green and/or stagnant pool indicating possibly broken filtration system creating it to be unsafe and unsanitary in need of repair and/or removal and no required pool barrier., at the property located at 121 STRANDVIEW AVE, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/06/2024, and sent certified mail to the address of record, 4202 PRAIRIEWEST DR, CHAMPAIGN, IL 61822, posted to the violation property located at 121 STRANDVIEW AVE, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. ANDERSON CAROL A + WELCH STACEY A was/were given 30 Days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/06/2024.

5. I performed an inspection of the Subject Property on 04/04/2025, and the Subject Property remains in violation with the Town of Fort Myers Beach Ordinance. There does not appear to be any progress made towards compliance at 121 STRANDVIEW AVE, Fort Myers Beach, FL 33931.

6. I have attached Exhibit A, which are photographs of the Subject Property, which I personally took, and which fairly represent the violation on the Subject Property I personally observed on 08/29/2024. These photographs have not been altered in any way.

6. I have attached Exhibit A, which are photographs of the Subject Property, which I personally took, and which fairly represent the current condition of the Subject Property I personally observed on 04/04/2025. These photographs have not been altered in any way.

7. I have personal knowledge of all these facts, and each is true to the best of my knowledge and belief.

8. The Town of Fort Myers Beach hereby has requested a hearing before the Special Magistrate that and an order be issued affording the appropriate relief, including an order to correct the above listed violation(s) and/or the imposition of an administrative fine not to exceed \$250.00 for each day each violation continues past the date for compliance or \$500.00 for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

**FURTHER AFFIANT SAYETH NAUGHT.**



Signature of Affiant

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was certified and subscribed before me by means of  physical presence OR  online notarization, this 24<sup>th</sup> day of April, 2025, by Marcio Chavez,  who is personally known to me OR  who has produced \_\_\_\_\_ as identification.

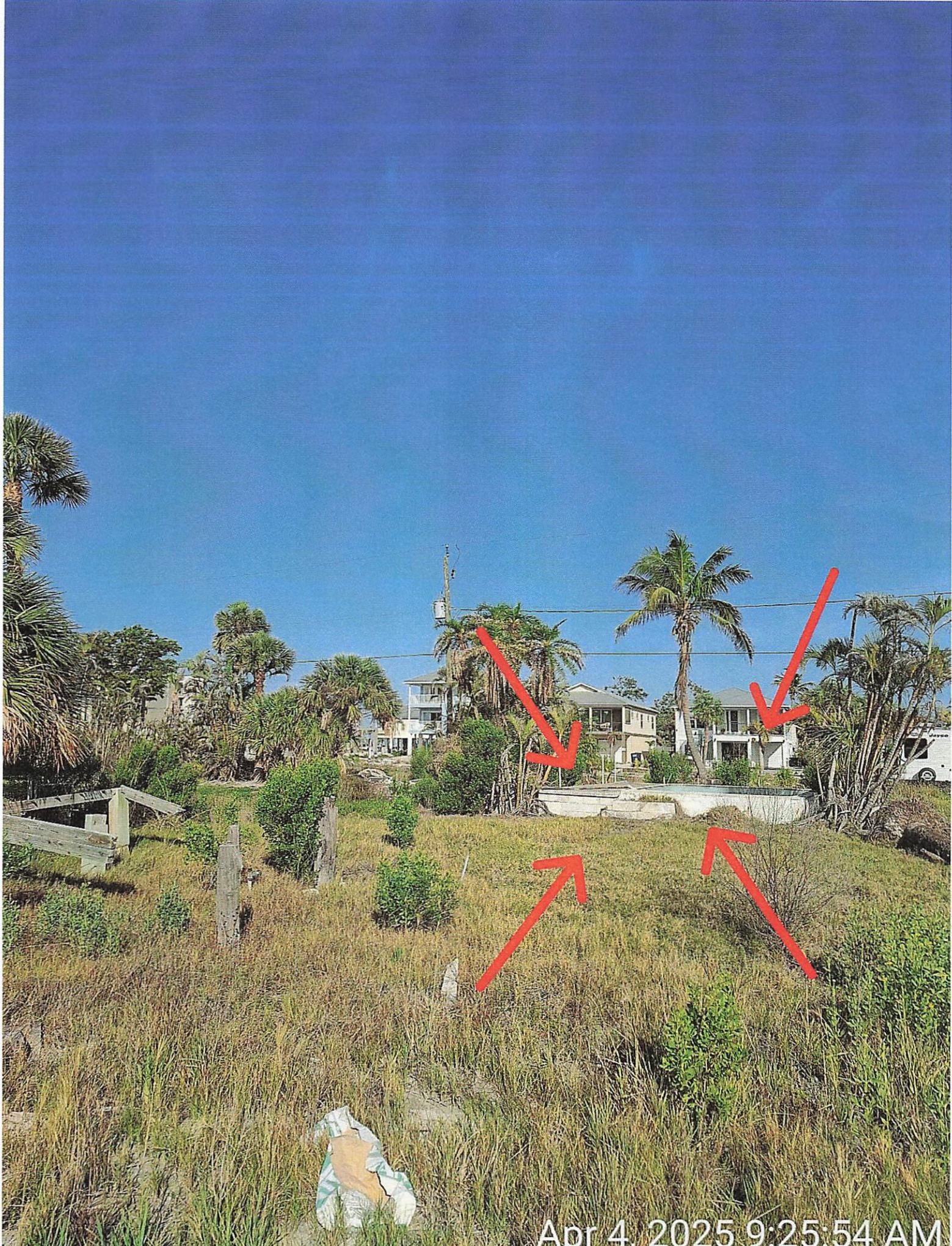


(SEAL)



Notary Public Signature

My Commission Expires: July 14 2026



Apr 4, 2025 9:25:54 AM

APR 4 2025 9:26:18 AM



HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of  
applicable code

### Sec. 34-1176 (C,1) In-ground Swimming Pools

In-ground swimming pools, hot tubs and spas. Every swimming pool, hot tub, spa, or similar facility shall be enclosed by a fence, wall, screen enclosure or other structure, not less than four feet in height, constructed or installed so as to prevent unauthorized access to the pool by persons not residing on the property. For purposes of this subsection, the height of the structure shall be measured from the ground level outside of the area so enclosed. The enclosure may be permitted to contain gates, provided they are self-closing and self-latching.