



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

04/25/2025

TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

ROBERTSON CHRISTOPHER & ROBERTSON
SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931,
Respondent.

Case Number:	20240736
Certified Mail:	9589 0710 5270 0636 6431 59
Regular Mail	

SITE ADDRESS: 4855 DOLPHIN LN
PARCEL STRAP NO: 284624W40010D0020

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 9 a.m. JUNE 6 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>

NO ADDITIONAL NOTICE OF THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend this hearing, the Code Enforcement Special Magistrate will consider the case, even though you are not present, and may assess fines or take any other action(s) that may affect your rights. If you believe you have come into compliance, it is your responsibility to contact the Code Enforcement Division so that an inspection can be performed to determine compliance.

Terri Weich

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

HEARING

EXHIBIT

A

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



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

04/25/2025

TOWN OF FORT MYERS BEACH,
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Terri Weich

Code Enforcement Officer
Town of Fort Myers Beach

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TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FMB Case Number:	20240736
Certified Mail:	
Regular Mail:	
DOAH Case Number:	[Not Applicable]

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LANE
FORT MYERS BEACH FL 33931

Site Address: 4855 DOLPHIN LANE
Fort Myers Beach, FL 33931
Parcel Strap No. 284624W40010D0020

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Weich, who is the Code

Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20240736 FOR DOING WORK ON THE RESIDENCE WITHOUT THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO ENCLOSING LOWER LEVEL AND NEW WINDOWS, AND SIDING.



At property 271 IBIS STREET., Fort Myers Beach, FL 33931

1. I personally mailed by certified mail a copy of the NOTICE OF HEARING MAY 7, 2025 to the following:

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LANE
FORT MYERS BEACH FL 33931

Certified Mail No. 9589 0710 5270 0636 6431 59

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 4855 DOLPHIN LANE, Fort Myers Beach, FL 33931, which is the subject property. I took a photographs of the Notice I posted on the MAY 7, 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 MAY 7, 2025 are attached.
4. In addition, Code Compliance Officer T. Weich 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 *T. Weich*
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 8th day of May, 2025, by T. Weich. She 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 2026



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

04/25/2025

Case Number:	20240736
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TOWN OF FORT MYERS BEACH,
Petitioner,

vs.

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931,
Respondent.

SITE ADDRESS: **4855 DOLPHIN LN**
 PARCEL STRAP NO: **284624W40010D0020**

NOTICE OF CODE ENFORCEMENT HEARING

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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 accessed in advance of the hearing at the link below:

[/Meetings-Agendas](#)

J.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 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

24-796

Postmark Here

NOX

Sent To

Robinson
 4855 Dolphin

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

THE HEARING WILL BE PROVIDED TO YOU. If you fail to attend the hearing, the Special Magistrate will consider the case, even though you are not present. It is your responsibility to contact the Code Enforcement Division so that an appeal can be filed in compliance.

Terri Weich
 Code Enforcement Officer
 Town of Fort Myers Beach

IF YOU ARE A PERSON WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS HEARING, PLEASE CONTACT THE TOWN OF FORT MYERS BEACH, 2525 ESTERO BLVD. FORT MYERS BEACH, FL 33904, AT LEAST 72 BUSINESS HOURS BEFORE THE HEARING.

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5/7/25, 8:17 AM

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



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

04/25/2025

Case Number:	20240735
Certified Mail:	9589 0710 5270 0638 6431 59
Regular Mail:	

TOWN OF FORT MYERS BEACH,
Political

vs.

ROBERTSON CHRISTOPHER & ROBERTSON
ANNON
DOLPHIN LN
FORT MYERS BEACH, FL 33931,
Respondent.

SITE ADDRESS: 4855 DOLPHIN LN
PARCEL STRAP NO: 284624W40010D0020

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Toni Welch
Code Enforcement Officer
Town of Fort Myers Beach

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IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT HEARING, SUCH PERSON WILL BE HELD TO BE Liable FOR THE PROCEEDING AND FOR ALL COURT COSTS. SUCH PERSON WILL BE HELD TO BE Liable FOR THE DAMAGES AND EXPENSES OF A COURT REPORTER FOR THE HEARING AND EVIDENCE BY A COURT REPORTER UPON WHICH THE APPEAL IS TO BE BASED.

5/7/25, 8-



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May 7, 2025 9:21:30 AM
Town of Fort Myers Beach

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS FOR SUCH PURPOSE MAY NEED TO ENQUIRE AT THE TOWN CLERK'S OFFICE.



State of Florida
 Department of Banking and Finance
 Division of Consumer Services
 1901 North West 21st Street
 Fort Myers, Florida 33901
 (813) 934-2000

NOTICE OF VIOLATION
 YOU ARE HEREBY NOTIFIED that you have violated the provisions of the Florida Consumer Protection Act, Chapter 817, F.S., and the Florida Deceptive and Unconscionable Practices Act, Chapter 501, F.S., by failing to provide the following information to your customer:

1. The name of the lender.
 2. The name of the servicer.
 3. The date of the first payment due.
 4. The amount of the first payment due.
 5. The date of the next payment due.
 6. The amount of the next payment due.
 7. The date of the final payment due.
 8. The amount of the final payment due.

If you fail to provide this information to your customer within 30 days of the date of this notice, you may be subject to a civil penalty of up to \$1,000 per violation.

This notice is being sent to you by first-class mail and by electronic mail.

Date: 05/07/2025
 Time: 09:21:33 AM

State of Florida
 Department of Banking and Finance
 Division of Consumer Services
 1901 North West 21st Street
 Fort Myers, Florida 33901
 (813) 934-2000

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 YOU ARE HEREBY NOTIFIED that you have violated the provisions of the Florida Consumer Protection Act, Chapter 817, F.S., and the Florida Deceptive and Unconscionable Practices Act, Chapter 501, F.S., by failing to provide the following information to your customer:

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Date: 05/07/2025
 Time: 09:21:33 AM

May 7, 2025 9:21:33 AM
 Town of Fort Myers Beach

5/7/25, 8:17 AM

iworq.net/iworq/0_Pages/popupEditLetterPrint.php?sid=DNDTYDVLDOV9YRYKHXY



Town of Fort Myers
NOTICE OF CODE ENFORCEME
2731 Oak Street Fort Myers Beach
Phone: (239) 765-0202 Fax: (2

04/25/2025

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Regular Mail

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SHANNON
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Respondent.

SITE ADDRESS: 4855 DOLPHIN LN
PARCEL STRAP NO: 284624W40010D0020

NOTICE OF CODE ENFORCEME

YOU ARE HEREBY NOTIFIED that, pursuant to Chapter
Article V of the Town of Fort Myers Beach Land Development Code,
an Enforcement Officer has documented that (an) uncorrected violation(s) of
the Code exists on the above-described property (a **NOTICE OF VIOLATION**,
is enclosed herewith), exists on the above-described property.
Enforcement Special Magistrate concerning the violation(s) has been scheduled for
JUNE 6 2025 in the Council Chambers at Town Hall, located at 2731 Oak Street, Fort Myers Beach, FL 33931.

A copy of the evidentiary case file and all materials prepared for
in relation to this hearing can be viewed and accessed in advance of the hearing at
<http://www.fortmyersbeachfl.gov/209/Meetings-Agenda>

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

May 7, 2025 8:59:18 AM

NO ADDITIONAL NOTICE OF THE HEARING IS REQUIRED
this hearing, the Town of Fort Myers Beach

Town of Fort Myers Beach

Property Data

STRAP: 28-46-24-W4-0010D.0020 Folio ID: 10228689

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 4/29/2025 11:43 AM

Owner Of Record - Tenants by Entirety
[\[Change Mailing Address\]](#)

ROBERTSON CHRISTOPHER &
 ROBERTSON SHANNON
 4855 DOLPHIN LN
 FORT MYERS BEACH FL 33931

Site Address

Site Address maintained by E911 Program Addressing

4855 DOLPHIN LN
 FORT MYERS BEACH FL 33931

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



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

Property Description

Do not use for legal documents!

HOLIDAY SHORES BLK D PB 9 PG 33 LOT 2 LESS PAR 2-A

[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 33 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,118
1st Year Building on Tax Roll	1974
Historic Designation	No

Township	Range	Section	Block	Lot
46	24E	28	0010D	0020
Municipality	Latitude	Longitude		
Town of Fort Myers Beach	26.4374	-81.91839		

[View Parcel on Google Maps](#)

Image of Structure



◀ Photo Date November of 2018 ▶ View other photos

Last Inspection Date: 11/15/2018

Property Values / Exemptions / TRIM Notices

Generated on 4/29/2025 11:43 AM

Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2025 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	1,629,912	1,629,902	1,629,912	1,376,170	50,000	0	1,326,170
2023 / Additional Info	2023 (Final Value)	1,595,022	1,296,072	1,595,022	1,336,087	50,000	0	1,286,087
2022 / Additional Info	2022 (Final Value)	1,297,172	917,900	1,297,172	1,297,172	50,000	0	1,247,172
2021 / Additional Info	2021 (Final Value)	889,067	603,900	889,067	842,967	0	0	842,967

2020 / Additional Info	2020 (Final Value)	766,334	603,900	766,334	766,334	0	0	766,334
2019 / Additional Info	2019 (Final Value)	745,321	603,900	745,321	745,321	0	0	745,321
2018 / Additional Info	2018 (Final Value)	743,507	603,900	743,507	654,643	0	0	654,643
2017 / Additional Info	2017 (Final Value)	595,130	370,500	595,130	595,130	0	0	595,130
2016	2016 (Final Value)	579,177	370,500	579,177	547,149	0	0	547,149
2015	2015 (Final Value)	497,408	370,500	497,408	497,408	0	0	497,408
2014	2014 (Final Value)	488,502	370,500	488,502	428,137	50,500	0	377,637
2013	2013 (Final Value)	421,810	313,600	421,810	421,810	50,500	0	371,310
2012	2012 (Final Value)	498,390	390,000	498,390	498,390	0	0	498,390
2011	2011 (Final Value)	557,602	465,000	557,602	557,602	0	0	557,602
2010	2010 (Final Value)	582,221	465,000	582,221	582,221	0	0	582,221
	2009 (Final Value)	628,240	540,000	628,240	628,240	0	0	628,240
	2008 (Final Value)	753,780	655,780	753,780	753,780	0	0	753,780
	2007 (Final Value)	755,210	655,780	0	755,210	0	0	755,210
	2006 (Final Value)	781,930	626,410	0	781,930	0	0	781,930
	2005 (Final Value)	686,000	621,370	0	686,000	0	0	686,000
	2004 (Final Value)	665,880	591,370	0	665,880	0	0	665,880
	2003 (Final Value)	535,170	475,610	0	535,170	0	0	535,170
	2002 (Final Value)	308,370	244,170	0	308,370	0	0	308,370
	2001 (Final Value)	284,700	204,170	0	284,700	0	0	284,700
	2000 (Final Value)	235,130	154,170	0	235,130	0	0	235,130
	1999 (Final Value)	214,150	144,170	0	214,150	0	0	214,150
	1998 (Final Value)	211,050	142,250	0	211,050	0	0	211,050
	1997 (Final Value)	206,920	137,250	0	206,920	0	0	206,920
	1996 (Final Value)	210,770	137,250	0	210,770	0	0	210,770
	1995 (Final Value)	214,190	123,750	0	214,190	0	0	214,190
	1994 (Final Value)	214,690	121,500	0	214,690	0	0	214,690
	1993 (Final Value)	215,840	121,500	0	215,840	0	0	215,840
	1992 (Final Value)	199,640	121,500	0	199,640	0	0	199,640

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

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

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

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

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

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

Property Details (Current as of 4/28/2025) 

Generated on 4/29/2025 11:43 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
121	Single Family Residential, Bay, Sound, Harbor, Pass	3792.00	Square Feet
100	Single Family Residential	7800.00	Square Feet

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1974	77
BOAT LIFT	1974	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1974	1988

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,118
FLL - FINISHED LOWER LEVEL	N	572
JAZ - JACUZZI	N	24
LCP - LOWER CARPORT / OPEN PORCH	N	1,032
PLR - POOL RESIDENTIAL	N	580
PPT - POOL PATIO	N	862
STP - STOOP	N	550

Building Features

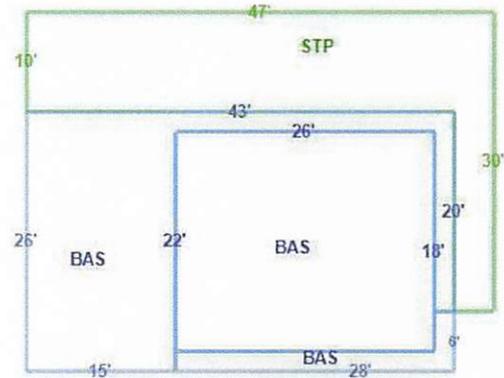
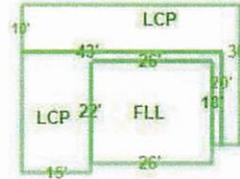
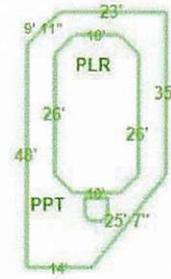
Description	Year Added	Units
BOAT HOUSE - OPEN	1974	312
POOL - RESIDENTIAL	2018	580
PATIO - BRICK AND TILE	2018	862
JACUZZI - TYPE B	2018	1
A/C-POOL HEATERS	2018	1

Building Front Photo



Photo Date: November of 2018

Building Footprint



Property Details (2024 Tax Roll)

Generated on 4/29/2025 11:43 AM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
121	Single Family Residential, Bay, Sound, Harbor, Pass	3792.00	Square Feet
100	Single Family Residential	7800.00	Square Feet

Land Features

Description	Year Added	Units
SEAWALL - CONCRETE	1974	77
BOAT LIFT	1974	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1974	1988

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,118
FLL - FINISHED LOWER LEVEL	N	572
JAZ - JACUZZI	N	24
LCP - LOWER CARPORT / OPEN PORCH	N	1,032
PLR - POOL RESIDENTIAL	N	580
PPT - POOL PATIO	N	862
STP - STOOP	N	550

Building Features

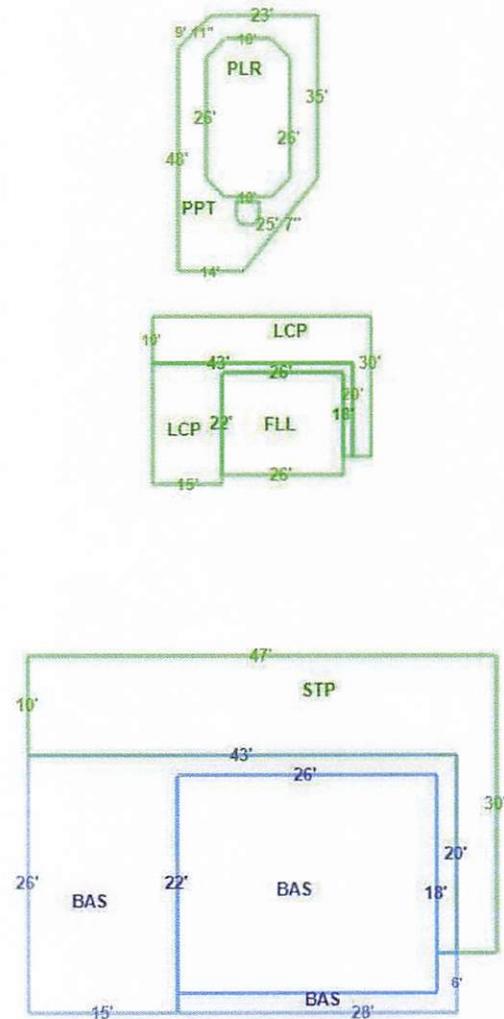
Description	Year Added	Units
BOAT HOUSE - OPEN	1974	312
POOL - RESIDENTIAL	2018	580
PATIO - BRICK AND TILE	2018	862
JACUZZI - TYPE B	2018	1
A/C-POOL HEATERS	2018	1

Building Front Photo



Photo Date: November of 2018

Building Footprint



TOWN OF FT MYERS BEACH / 032

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
FORT MYERS BEACH FIRE CONTROL DIST / 032	Independent District	FORT MYERS BEACH FIRE CONTROL DIST 100 VOORHIS ST FORT MYERS BEACH FL 33931
FORT MYERS BEACH MOSQUITO CONTROL / 035	Independent District	FORT MYERS BEACH MOSQUITO CONTROL PO BOX 2837 FORT MYERS BEACH FL 33932-2837
FORT MYERS BEACH PUBLIC LIBRARY DIST / 033	Independent District	FORT MYERS BEACH PUBLIC LIBRARY DIST 2755 ESTERO BLVD FORT MYERS BEACH FL 33931
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
TOWN OF FORT MYERS BEACH FLORIDA / 118	Municipal	TOWN OF FORT MYERS BEACH 2523 ESTERO BLVD FORT MYERS BEACH FL 33931
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	10/08/2021	2021000333856	11		I
100.00	10/12/2012	2012000237178	11		I
400,000.00	04/02/2012	2012000078501 Sales Questionnaire Complete	37		I
0.00	04/02/2012	2012000078499	11		I
0.00	03/23/2012	2012000078500	11		I
0.00	10/31/2008	2012000078498	11		I
0.00	05/28/2007	2012000078497	11		I
100.00	02/06/2006	2006000099131	01		I

100.00	02/01/1991	2205/3490	01	
115,000.00	04/01/1980	1421/1836	06	

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **9** and **33** 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 4/29/2025 11:43 AM

Permit Number	Permit Type	Date
236288	Building Remodel / Repair	02/20/2024
FNC16-0103	Fence	03/27/2017
ELE15-0371	Electric	12/08/2015
POL15-0061	Pool & Spa	12/01/2015
SOL15-0002	Building Miscellaneous	03/24/2015
BLD13-0011	Building Window / Door Replacement	01/24/2013
ROF2006-01227	Roof	02/07/2006
DSH2006-00013	Boathouse, Dock & Shoreline	01/12/2006

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 4/29/2025 11:43 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-24-01-0000D.0020	N/A	Reserved for Renumber ONLY	01/12/1995

Solid Waste (Garbage) Roll Data

Generated on 4/29/2025 11:43 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	R - Residential Category		1	320.38
	Collection Days			
Garbage	Recycling		Horticulture	
Thursday	Thursday		Thursday	

Flood and Storm Information

Generated on 4/29/2025 11:43 AM

Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone

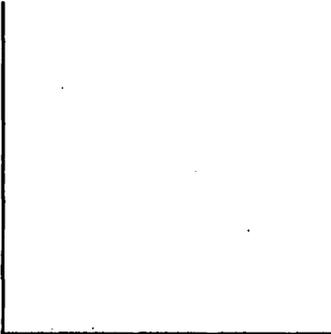
Generated on: 4/29/2025 11:43 AM

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000333856, Doc Type D, Pages 2, Recorded 10/11/2021 at 2:27 PM, Deputy Clerk WMILLER ERECORD
Rec Fees: \$18.50 Deed Doc: \$0.70

Prepared by and Return Recorded Original to:

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

Property Appraiser Parcel I.D. No. 28-46-24-W4-0010D.0020
Grantee Taxpayer I.D. No. _____
Documentary Stamp Tax on Transfer: \$00.70



Reserved For Recorder

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 8 day of OCTOBER, 2021, between **Glinda J. Robertson, an unmarried person, whose post office address is 4855 Dolphin Lane, Fort Myers Beach, FL 33931, hereinafter called Grantor, and Christopher Lee Robertson and Shannon Jean Robertson, Husband and wife, as tenants by the entirety, whose post office address is 4855 Dolphin Lane, Fort Myers Beach, FL 33931, hereinafter called Grantee.**

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

Lot 2, Block D, Holiday Shores, according to the map or plat thereof on file and recorded in Plat Book 9, at Page 33, in the Public Records of Lee County, Florida, less and except the following described property:

Starting at the Southeasterly corner of Lot 2, Block D, Holiday Shores Subdivision, according to the map or plat thereof on file and recorded in the office of the Clerk of the Circuit Court of Lee County, Florida, in Plat Book 9, Page 33, thence Northeasterly along the Southeasterly line of Lot 2, a distance of 201.28 feet more or less (215 feet more or less according to the recorded plat) to the waters of Estero Bay and the Northeast corner of said Lot 2; thence Northwesterly along the water of said bay a distance of 41 feet more or less to the place of beginning; thence continue Northwesterly along the water of said bay a distance of 41 feet more or less to the Northwesterly corner of said Lot 2; thence Southwesterly along the Northwesterly line of said Lot 2 a distance of 79.28 feet more or less; thence continue Southeasterly along a line parallel to the Northeasterly side of Dolphin Lane, a distance of 41 feet more or less; thence continue Northeasterly along a line parallel to the Southeasterly line of said Lot 2, to the waters of Estero Bay a distance of 91.48 feet more or less.

Description of Right-of-way Easement:

A Right-of-way Easement for purposes of ingress and egress only more particularly described as follows:

Starting at the Southeasterly corner of Lot 2, Block D of Holiday Shores Subdivision according to the map or plat thereof on file and recorded in the Office of the Clerk of the Circuit Court of Lee County, Florida. in Plat Book 9, Page 33; thence Northwesterly along the Southwesterly line of aforesaid Lot 2 and the Northeasterly line of Dolphin Lane (25.00 feet wide) a distance of 62.00 feet to a point and the principal place of beginning; thence continuing along the Northeasterly line of Dolphin Lane a distance of 15.00 feet; thence Northeasterly parallel to the Southeasterly line of aforesaid Lot 2 a distance of 97.40 feet; thence Southeasterly parallel to the Northeasterly line of Dolphin Lane a distance of 15.00 feet; thence Southwesterly parallel to the Southeasterly line of afore-said Lot 2 a distance of 97.40 to the place of beginning.

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

and said Grantor does hereby covenant that the premises are free from all encumbrances made by Grantor and does hereby warrant the title to said land, and will defend the same against lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

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

Signed in the presence of:

x Kerry Buchholz
KERRY BUCHHOLZ
(Wit. 1 name typed/printed)

Glinda J. Robertson (SEAL)
Glinda J. Robertson

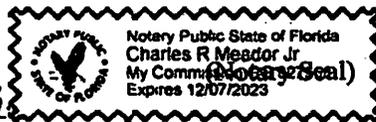
[Signature]
[Signature]
(Wit. 2 name typed/printed)

STATE OF FLORIDA

COUNTY OF LEE

EXECUTION OF the foregoing instrument was acknowledged before me, by means of [x] physical presence or [] online notarization, this 9 day of October, 2021, by Glinda J. Robertson, who is (CHECK ONE OF THE FOLLOWING AS APPLICABLE) [] personally known to me, or [x] who has produced (Florida Driver License) as identification.

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



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

08/14/2024

CASE NUMBER:	20240736
CERTIFIED MAIL:	7022 2410 0000 8469 1215
REGULAR MAIL:	

**ROBERTSON CHRISTOPHER & ROBERTSON
 SHANNON
 4855 DOLPHIN LN
 FORT MYERS BEACH, FL 33931**

SITE ADDRESS: 4855 DOLPHIN LN
 PARCEL STRAP NO: 284624W40010D0020

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 **Terri Weich** indicates that the following items are in violation:

Work on property without permits, including but not limited to Lower Level enclosure.

These items are a violation of the following Town Codes:

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. **APPLY FOR AND RECEIVE ALL PERMITS REQUIRED FOR THE WORK COMPLETED AND UNDERWAY.**

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 239-284-0030 or code@fmbgov.com if you have any questions concerning this Notice of Violation.

Respectfully,



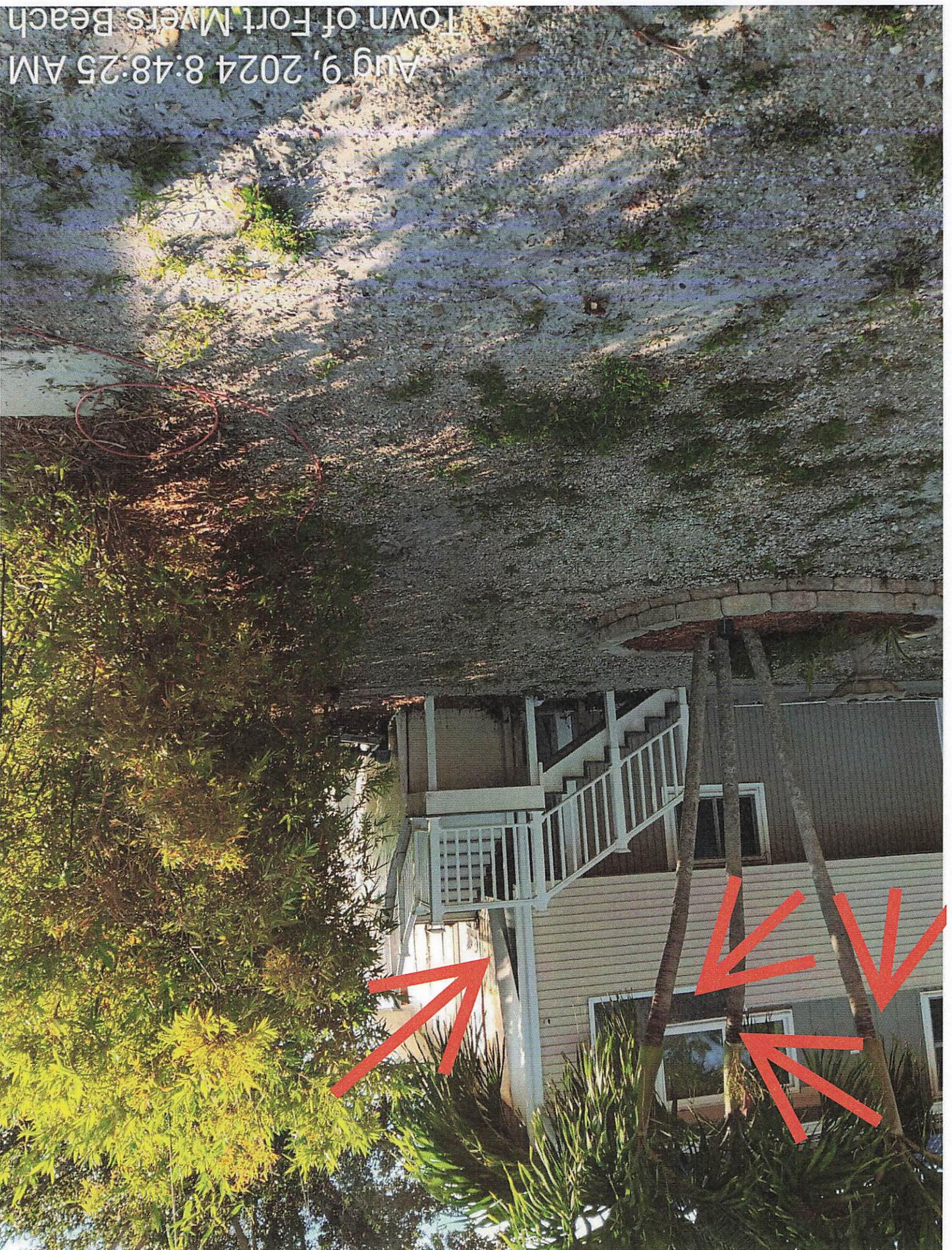
Terri Weich

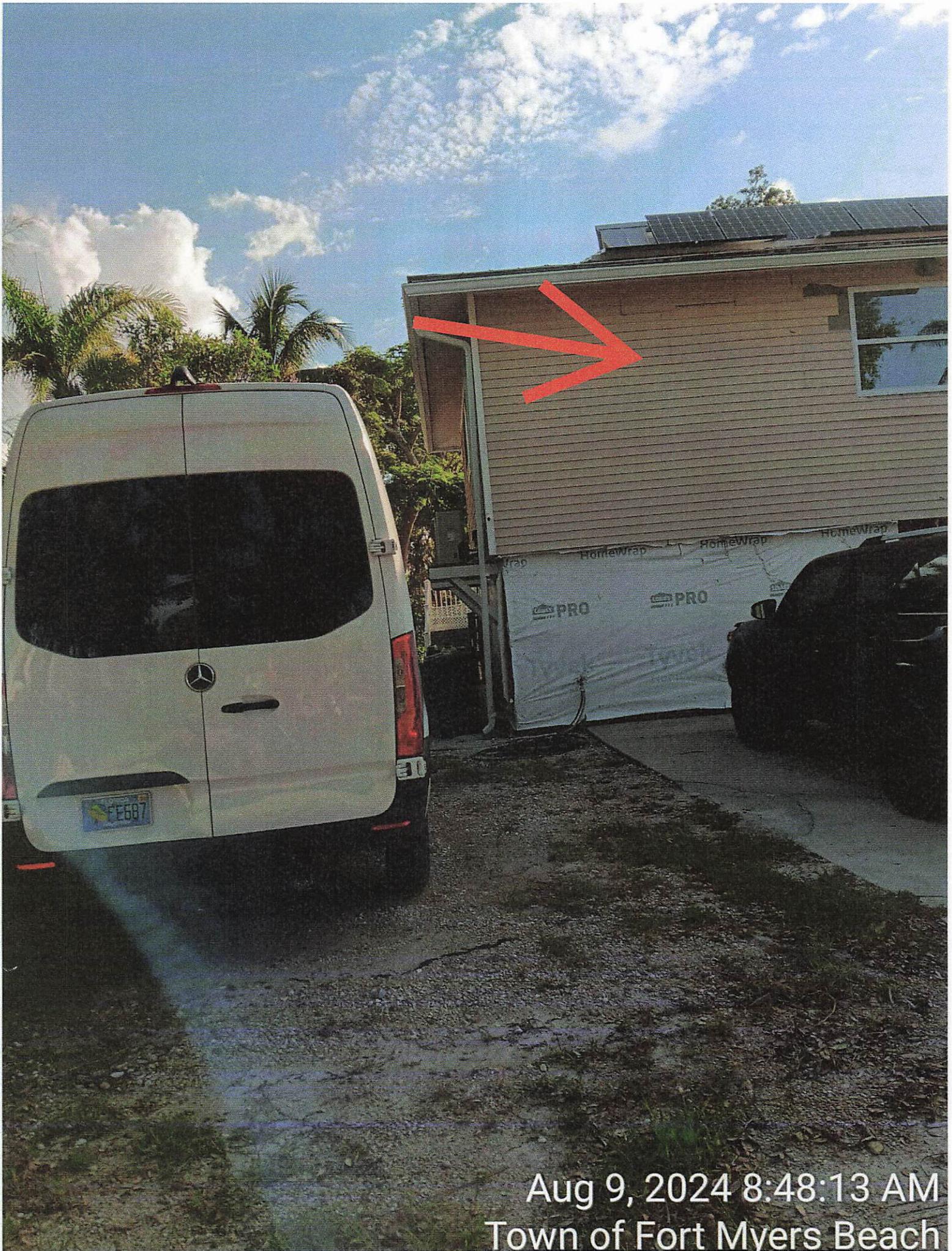
Code Enforcement Officer
Town of Fort Myers Beach



Aug 9, 2024 8:47:44 AM
Town of Fort Myers Beach

Aug 9, 2024 8:48:25 AM
Town of Fort Myers Beach





Aug 9, 2024 8:48:13 AM
Town of Fort Myers Beach



TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

FMB Case Number:	20240736
Certified Mail:	
Regular Mail:	
DOAH Case Number:	[Not Applicable]

ROBERTSON CHRISTOPHER& ROBERTSON SHANNON
4855 DOLPHIN LANE
FORT MYERS BEACH FL 33931

Site Address: 4855 DOLPHIN LANE
Fort Myers Beach, FL 33931
Parcel Strap No. 284624W40010D0020

Respondent,

AFFIDAVIT OF NOTICE AND POSTING

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME, the undersigned authority, personally appeared T. Weich, who is the Code

Compliance Officer for the Town of Fort Myers Beach, who was sworn and under oath, deposes and says the following regarding case #20240736 FOR DOING WORK ON THE RESIDENCE WITHOUT THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO ENCLOSING LOWER LEVEL AND NEW WINDOWS, AND SIDING.



At property 271 IBIS STREET., Fort Myers Beach, FL 33931

1. I personally mailed by certified mail a copy of the Notice of Violation 08-14-2024 to the following:

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LANE
FORT MYERS BEACH FL 33931

Certified Mail No. 7022 2410 0000 8469 1215

Copies of the certified mailing receipts are attached as evidence.

2. I had a copy of the Notice posted at 4855 DOLPHIN LANE, Fort Myers Beach, FL 33931, which is the subject property. I took a photograph of the Notice I posted on the AUGUST 15, 2024. 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 AUGUST 15, 2024 are attached.
4. In addition, Code Compliance Officer T. Weich 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 *T. Weich*
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 8th day of May, 2025, by T. Weich. She 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 2026



Town of Fort Myers Beach

CODE COMPLIANCE

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

08/14/2024

CASE NUMBER:	20240736
CERTIFIED MAIL:	7022 2410 0000 8469 1215
REGULAR MAIL:	

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931

SITE ADDRESS: 4855 DOLPHIN LN
PARCEL STRAP NO: 284624W40010D0020

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 **Terri Weich** indicates that the following items are in violation:

Work on property without permits, including but not limited to Lower Level enclosure.

These items are a violation of the following Town Codes:

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

7022 2410 0000 8469 1215

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

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

OFFICIAL USE

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

Sent To: **Robertson**

Street and Apt. No., or PO Box No.: **4855 Dolphin**

City, State, ZIP+4®: **24-736**

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

COMPLIANCE:

he violation(s) into compliance. APPLY FOR AND RECEIVE COMPLETED AND UNDERWAY.

iolations into compliance within 30-days.

COMPLIANCE, IT IS YOUR OBLIGATION TO NOTIFY CODE VIOLATION PARTY CAN BE INSPECTED TO VERIFY THAT THE VIOLATION IS CORRECTED ON OR BEFORE THE ABOVE-SPECIFIED DATE.

the date specified above, or if the violation(s) is (are) brought to your attention, you may be scheduled for hearing before the Town of Fort Myers Beach Code Enforcement Division may, in their discretion, schedule the case for hearing before the Special Magistrate even if you have corrected the violation.

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



NOTICE OF VIOLATION

YOU ARE HEREBY NOTICED that in violation of the provisions of Part 1 of Code of Ordinances, the Town of Fort Myers Beach, Code Enforcement Officer Scott Moore has issued this notice to you.

Work on property address pending, including but not limited to: [REDACTED]

Set. 2-61: **Permit required.** Any home or building which requires a permit shall not be occupied until the Florida Building Code, which is hereby adopted in whole, unless the permit is issued by the Building Department and the building is in compliance with the provisions of this article and all other applicable codes and regulations are observed.

COMPLIANCE.

The following action is required to bring the violation into compliance with the applicable code: [REDACTED]

YOU ARE HEREBY ADVISED that the violation is not in compliance with the applicable code.

IF YOU FAIL TO CORRECT THE VIOLATION BY THE DATE SPECIFIED IN THIS NOTICE, the Town of Fort Myers Beach may be required to take action to bring the property into compliance with the applicable code. The cost of such action shall be the responsibility of the owner of the property. The cost of such action shall be the responsibility of the owner of the property.

You will be provided with a notice of hearing regarding this violation. If you wish to request a hearing, please contact the Code Enforcement Officer, Scott Moore, at (239) 339-1111, or visit the Town of Fort Myers Beach website at www.fortmyersbeach.com.

4855

Hello Summer



08/14/2024

CASE NUMBER:	20240736
CERTIFIED MAIL:	7022 2410 0000 8469 1215
REGULAR MAIL:	

**ROBERTSON CHRISTOPHER & ROBERTSON
SHANNON
4855 DOLPHIN LN
FORT MYERS BEACH, FL 33931**

**SITE ADDRESS: 4855 DOLPHIN LN
PARCEL STRAP NO: 284624W40010D0020**

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 **Terri Weich** indicates that the following items are violation:

Work on property without permits, including but not limited to Lower Level enclosure.

These items are a violation of the following Town Codes:

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

COMPLIANCE:

The following action is needed to bring the violation(s) into compliance. **APPLY FOR AND RE ALL PERMITS REQUIRED FOR THE WORK COMPLETED AND UNDERWAY.**

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 ENFORCEMENT SO THAT THE PROPERTY CAN BE INSPECTED TO VERIFY THA VIOLATION(S) HAS (HAVE) BEEN CORRECTED ON OR BEFORE THE ABOVE-SPE COMPLIANCE DATE.

If you fail to correct the violation(s) by the date specified above, or if the violation(s) is (are) 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 a hearing and seek a finding of a violation by the Special Magistrate even if you have corr violation prior to the time set for the hearing.

Aug 15, 2024 9:08:20 AM

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

04/29/2025

TOWN OF FORT MYERS BEACH,

Petitioner,

vs.

ROBERTSON CHRISTOPHER & ROBERTSON SHANNON

Respondent.

Case Number:	20240736
Certified Mail:	9589 0710 5270 0636 6431 59
Regular Mail:	

Site Address: 4855 DOLPHIN LN
Parcel Strap No.: 284624W40010D0020

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA)

COUNTY OF LEE)

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

1. I, Terri Weich, 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 , ROBERTSON CHRISTOPHER & ROBERTSON SHANNON (property owner) was observed in violation of section 6-441 of the Town of Fort Myers Beach Code of Ordinances, Work on property without permits, including but not limited to Lower Level enclosure., at the property located at 4855 DOLPHIN LN, Fort Myers Beach, FL 33931 ("Subject Property").

3. A Notice of Violation was issued on 08/14/2024, and sent certified mail to the address of record, 4855 DOLPHIN LN, FORT MYERS BEACH, FL 33931, posted to the violation property located at 4855 DOLPHIN LN, Fort Myers Beach, FL 33931, and posted to Town Hall located at 2731 Oak St., Fort Myers Beach, FL 33931.

4. ROBERTSON CHRISTOPHER & ROBERTSON SHANNON was/were given 30-days to come into compliance with the Town of Fort Myers Beach Ordinance, which was on or before 09/16/2024.

5. I performed an inspection of the Subject Property on 04/24/2025, 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 4855 DOLPHIN LN, 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 08/09/2024. 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 X physical presence OR _____ online notarization, this 8th day of May, 2025, by Terri Weich, X who is personally known to me OR _____ who has produced _____ as identification.



Notary Public Signature

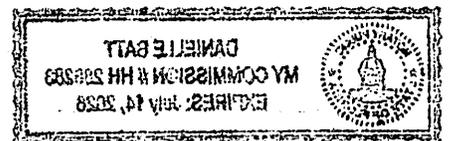
My Commission Expires: July 14 2026

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Handwritten signatures and scribbles located below the stamp.

Apr 24, 2025 10:12:54 AM
Town of Fort Myers Beach

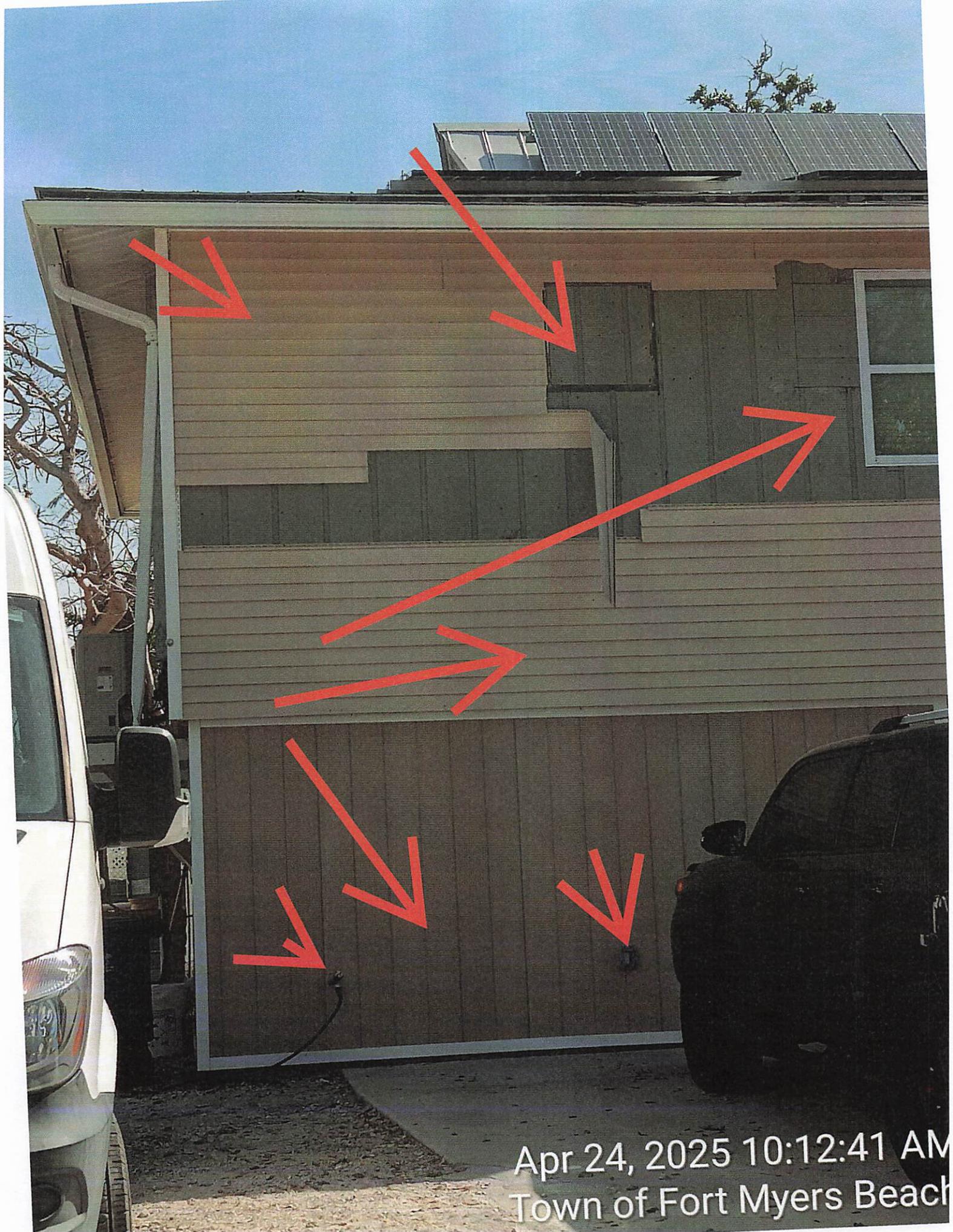




Apr 24, 2025 10:12:30 AM
Town of Fort Myers Beach



Apr 24, 2025 10:12:36 AM
Town of Fort Myers Beach



Apr 24, 2025 10:12:41 AM
Town of Fort Myers Beach



Apr 24, 2025 10:12:46 AM
Town of Fort Myers Beach



Apr 24, 2025 10:12:49 AM
Town of Fort Myers Beach

HEARING

EXHIBIT

D

- Violated Regulation(s)

See relevant highlighted section(s) of
applicable code

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.

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