

J.K.

**MINUTES  
FORT MYERS BEACH  
Code Enforcement  
Town Hall  
2525 Estero Boulevard  
Fort Myers Beach, FL 33931**

**Wednesday, May 31, 2017**

**Hearing Examiner - Special Magistrate: Mr. Joe Madden**

Mr. Madden swore in those providing testimony.

Property Owner: RODRIGUEZ ROBERTO J + LILLIAM  
SUBJECT: Work without a permit – Stairs- Deck LDC Section: 6-111, adopting FBC 105.1  
LOCATION: 101 Dundee Rd.  
STRAP NO: 33-46-24-W2-005J0.0020  
CODE OFFICER: Joe Kontomanolis  
REFERENCE NO: CE17-0137

Mr. Kontomanolis inspected the property on March 8, 2017 and on March 26, 2017. He found the following condition: work without a permit - stairs and deck. The action necessary to correct the violation is to secure required permits and associated inspections.

Notice of violation was sent to the property owner via certified mail on March 11, 2017 and it was claimed. Notice of hearing was sent to the property owner via certified mail on April 3, 2017 and it was claimed.

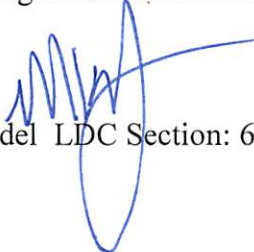
Mr. Kontomanolis presented pictures he took on March 8, 2017 and March 26, 2017 that accurately reflected the condition of the property. He inspected the property on May 30, 2017 and found the violation still existed.

If the hearing found a violation, the Town requested a finding of fact, obtain a permit and pass subsequent inspections by June 20, 2017; otherwise, a fine per day pursuant to code with \$175 in administrative costs will be charged. Mr. Kontomanolis noted that they submitted a building permit and it was being reviewed by Lee County.

Mr. Rodriguez stated that he informed the Town that they did not receive the first notice of violation. When they received the second one, they contacted the Town and have been working with them ever since. He submitted plans but they were rejected so he resubmitted plans. The County told him he would hear in a couple of weeks, but he has not heard anything after one month.

Mr. Madden found that a violation existed and gave Mr. Rodriguez until July 18, 2017 to comply; otherwise a fine of \$100 per day will be charged and an administrative fee of \$25 will be assessed.

Property Owner: LENTINI JOHN & MARIE D  
SUBJECT: Work without a permit – Remodel LDC Section: 6-111, adopting FBC 105.1



LOCATION: 250 Randy Lane  
STRAP NO: 28-46-24-W4-00336.0000  
CODE OFFICER: Molly Jacobs  
REFERENCE NO: CE17-0025

Ms. Jacobs inspected the property on January 23, 2017 and on April 24, 2017. She found the following condition: work without a permit - remodel. The action necessary to correct the violation is to secure required permit and associated inspections. Ms. Jacobs indicated that they have had multiple discussions with the owners and contractor. The contractor and the owner have agreed to pay the \$175.00 administrative fee and it will be abated by September 19, 2017.

Ms. Jacobs entered the letter of agreement into the record.

Mr. Madden found that a violation existed and gave the Respondent until September 19, 2017 to comply; otherwise a fine of \$150 per day will be charged and an administrative fee of \$175 will be assessed.

Cases CE17-0125 and CE17-0108 were abated. Cases CE16-0692, CE16-0660, CE16-0682 and CE17-0065 were continued.

Vote: \_\_\_\_\_ Signature: \_\_\_\_\_

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