

HEARING EXAMINER AGENDA (New/Continued)

May 18, 2026

Notice is hereby given that the Lee County Hearing Examiner will hold hearings on May 18, 2026 at 9:30 a.m., at the Hearing Examiner Meeting Room, 1500 Monroe Street, Fort Myers, Florida to consider the following petitions:

CASES TO BE HEARD

VIO2023-05277 HEX2026-01262	LA STYLE INC SUBJECT: No permit- cleared indigenous vegetation and protected native trees without a permit, cleared within the dripline of protected native trees. LOCATION: 508 MEADOW RD, LEHIGH ACRES, FL 33973 STRAP NO.: 05-45-26-L1-03036.0050 CODE OFFICER: Sarah M Eyster CODE SECTION: Lee County Land Development Code (LDC) Sections 10-101(a) and 14-411
VIO2025-03492 HEX2026-01264	NELSON MTL INC SUBJECT: No permit - removed indigenous vegetation and protected native trees without a permit LOCATION: 2644 MEADOW RD, LEHIGH ACRES, FL 33974 STRAP NO.: 28-45-27-L1-06027.0230 CODE OFFICER: Sarah M Eyster CODE SECTION: Lee County Land Development Code (LDC) Sections 14-411 and 10-101(a)
VIO2025-04927 HEX2026-01265	GARCIA PABLO AMADOR COBOS SUBJECT: No permit - removal of indigenous vegetation and protected native trees without a permit and clearing within the dripline of protected trees LOCATION: 2852 MEADOW RD, LEHIGH ACRES, FL 33974 STRAP NO.: 27-45-27-L4-10052.0100 CODE OFFICER: Sarah M Eyster CODE SECTION: Lee County Land Development Code (LDC) Sections 14-411, 14-383, and 10-101(a)
VIO2025-06389 HEX2026-01080	TAYLOR RICHARD J & TAYLOR ANNE-CAROLINE BROWN SUBJECT: No Permit - Enclosure/Addition of Screened porch without the required permit LOCATION: 4540 ESCONDIDO LN, UPPER CAPTIVA, FL NA STRAP NO.: 05-45-21-L2-06000.0290 CODE OFFICER: Dorothy Reynolds CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-09605 REN BUHAI & ZENG YAN
 HEX2026-01291 SUBJECT: Commercial Vehicles - The parking/storing of Commercial Box Truck and Trailer is not permitted in MH-1 zoned area

LOCATION: 4975 SANDPIPER DR, SAINT JAMES CITY, FL 33956
 STRAP NO.: 10-45-22-02-00000.0750
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 34-1181 for parking a truck/commercial vehicle in a residential or agricultural zoning district.

VIO2025-09943 VALENTA MILOSLAV JR
 HEX2026-01293 SUBJECT: No Permit - Roof (Main Structure) replaced without a permit

LOCATION: 3728 GASPARILLA ST, SAINT JAMES CITY, FL 33956
 STRAP NO.: 23-45-22-01-00008.0430
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-09944 VALENTA MILOSLAV JR
 HEX2026-01316 SUBJECT: No Permit - Detached Garage remodeled (enclosed, roof, windows, doors, addition) without a permit

LOCATION: 3728 GASPARILLA ST, SAINT JAMES CITY, FL 33956
 STRAP NO.: 23-45-22-01-00008.0430
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10070 ASHMORE RANDY L & TERRA V
 HEX2026-00978 SUBJECT: Development Order -- Work being done without a development order (speed bump)

LOCATION: 19801 CORKSCREW ESTATES CT, ESTERO, FL 33928
 STRAP NO.: 21-46-27-00-00001.3130
 CODE OFFICER: Britta D Belchamber
 CODE SECTION: Lee County Land Development Code Sections 10-7 & 10-101(a) for failing to obtain a development order for work completed.

VIO2025-10075 THOMPCKINS MARTY MARTIN TR FOR 3507 LEE BLVD TRUST
 HEX2026-01269 SUBJECT: No Permit - Operating "Believe Dream Luxury Ballroom" without a Certificate of Occupancy with consumption of alcohol on premises

LOCATION: 3507 LEE BLVD, #103, LEHIGH ACRES, FL 33971
 STRAP NO.: 26-44-26-L4-07029.0070
 CODE OFFICER: Noel Castellano
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 111.1 for failing to obtain a certificate of occupancy OR failing to obtain certificate of use approval.

VIO2025-10096 GREGORY CHARLES W + GREGORY CHALRES W JR
 HEX2026-01295 SUBJECT: No Permit - Remodeling - Windows, AC unit, Drywall, Electrical without a perm
 LOCATION: 5885 LULOMA LN, BOKEELIA, FL 33922
 STRAP NO.: 21-44-22-07-00000.0140
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10195 SINGLETARY MATHEW + SINGLETARY RICHARD
 HEX2026-01296 SUBJECT: NO PERMIT - Tiki Hut without a permit
 LOCATION: 3552 RITA LN, SAINT JAMES CITY, FL 33956
 STRAP NO.: 02-46-22-11-0000E.0100
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10237 STERENBERG FRANK N TR FOR STERENBERG FAMILY TRUST
 HEX2026-01298 SUBJECT: No Permit - Carport and accessory structure no permit
 LOCATION: 4988 SANDPIPER DR, SAINT JAMES CITY, FL 33956
 STRAP NO.: 10-45-22-02-00000.092A
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10331 KIWE HOLDINGS LLC
 HEX2026-01299 SUBJECT: No Permit - Roof without a permit
 LOCATION: 4840 FLAMINGO DR, SAINT JAMES CITY, FL 33956
 STRAP NO.: 10-45-22-01-00000.038B
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10332 KIWE HOLDINGS LLC
 HEX2026-01300 SUBJECT: No Permit - Remodeling - Windows without a permit
 LOCATION: 4840 FLAMINGO DR, SAINT JAMES CITY, FL 33956
 STRAP NO.: 10-45-22-01-00000.038B
 CODE OFFICER: Dorothy Reynolds
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.1 for failing to obtain a required permit.

VIO2025-10359 CATHERMAN MONTE
HEX2026-01301 SUBJECT: Building and/or Property Maintenance - Damaged Dock in need of repair

LOCATION: 3868 PHOENIX DR, SAINT JAMES CITY, FL 33956
STRAP NO.: 02-46-22-10-00000.1020
CODE OFFICER: Dorothy Reynolds
CODE SECTION: Lee County Land Development Code Section 6-115(c)(4) for failing to maintain docks/seawalls in a secure and attractive manner.

VIO2026-00006 COMMUNITY IN FORT MYERS LLC
HEX2026-01302 SUBJECT: RECURRING- Development Order - Work without the required DO - Open Storage on vacant lot

LOCATION: 15981 TORTUGA ST, BOKEELIA, FL 33922
STRAP NO.: 31-43-22-00-00014.0000
CODE OFFICER: Dorothy Reynolds
CODE SECTION: Lee County Land Development Code Sections 10-7 & 10-101(a) for failing to obtain a development order for work completed.

VIO2026-00044 CHURCH OF GOD C/O: INTERNATIONAL WORSHIP CENTER
HEX2026-01281 SUBJECT: Permitted Use - Storage of 2-separate enclosed commercial trailer are not permitted in RS-1 zoned district.

LOCATION: 940 PONDELLA RD, NORTH FORT MYERS, FL 33903
STRAP NO.: 04-44-24-00-00061.0000
CODE OFFICER: Michael Bork
CODE SECTION: Lee County Land Development Code Chapter 34-692/694/695

VIO2026-00249 CAPRISTO GARY JON TR FOR GARY JON CAPRISTO TRUST
HEX2026-01304 SUBJECT: Permitted Use - Commercial business " Superior Marine" storage of boats, trailers, vehicles/ RV repairs items that are not permitted in an AG-2 zoned district

LOCATION: 11931 SCALLOP DR, CAPE CORAL, FL 33991
STRAP NO.: 19-44-23-01-0000A.0070
CODE OFFICER: Dorothy Reynolds
CODE SECTION: Lee County Land Development Code Chapter 34-652/653/654

VIO2026-00303 CAPRISTO GARY JON TR FOR GARY JON CAPRISTO TRUST
HEX2026-01305 SUBJECT: Zoning Violation - Shipping Containers in AG-2 zoned property

LOCATION: 11931 SCALLOP DR, CAPE CORAL, FL 33991
STRAP NO.: 19-44-23-01-0000A.0070
CODE OFFICER: Dorothy Reynolds
CODE SECTION: Lee County Land Development Code Chapter 34-3050 and 34-3105

VIO2026-00315 GLOZIK HOLDINGS LLC
HEX2026-01196 SUBJECT: Zoning Resolution – Operating FP Property Restoration's on the property improperly, (Amended Scheduled Uses) not in compliance with Zoning Resolution Z-19-026.

LOCATION: 12651 GIRL SCOUT LN, FORT MYERS, FL 33913
STRAP NO.: 07-45-26-00-00001.1150
CODE OFFICER: Robinson Tisme
CODE SECTION: Lee County Land Development Code Chapter 34-622
Zoning Resolution – Operating FP Property Restoration's on the property improperly, (Amended Scheduled Uses) not in compliance with Zoning Resolution Z-19-026. comment

VIO2026-00759 BLUE LAKE CDD
HEX2026-01276 SUBJECT: Building and/or Property Maintenance - Boardwalk near the lake is in need of maintenance (missing some sections)

LOCATION: 0 SUBMERGED, FORT MYERS, FL
STRAP NO.: 20-46-26-L2-1100L.0000
CODE OFFICER: Britta D Belchamber
CODE SECTION: Lee County Land Development Code Section 6-115(c)(1) for failing to mainte building in a safe and sanitary condition and required devices/safeguards in good working order.

VIO2026-00777 ARREDONDO CELIA ROMAN
HEX2026-01277 SUBJECT: Permitted Use – The keeping and/or storing of construction equipment and materials/industrial items to include but not limited to concrete blocks, trailers, wood, fuel tank are not permitted in the underlying RS 1 zoning district.

LOCATION: 3031 33RD ST SW, LEHIGH ACRES, FL 33976
STRAP NO.: 12-45-26-L1-01007.0010
CODE OFFICER: Noel Castellano
CODE SECTION: Lee County Land Development Code Chapter 34-692/694/695

VIO2026-00895 WADDELL DANIEL
HEX2026-01329 SUBJECT: Development Order - Work done without a development order (Handicap parking added]- AG-2 zone.

LOCATION: 4751 JUSTINWOOD RD, FORT MYERS, FL 33905
STRAP NO.: 06-44-26-00-00017.0010
CODE OFFICER: Andrea Quiles
CODE SECTION: Lee County Land Development Code Sections 10-7 & 10-101(a) for failing to obtain a development order for work completed.

VIO2026-00945 OTT CYNTHIA G
HEX2026-01278 SUBJECT: Building and/or Property Maintenance - The storing of unregistered boats / trailers is not permitted.

LOCATION: 990 WINSOME RD, NORTH FORT MYERS, FL 33903
STRAP NO.: 09-44-24-11-0000F.0240
CODE OFFICER: Michael Bork
CODE SECTION: Lee County Land Development Code Section 6115-(d)(2)(g) for allowing outdoor storage on private property of boats and trailers that are not affixed with a current registration decal.

VIO2026-01119 VO L HIEP
 HEX2026-01279 SUBJECT: *** Repeat *** Expired Permit – RES2021-08226 expired as of 03/10/2023.

LOCATION: 4101 27TH ST SW, LEHIGH ACRES, FL 33976
 STRAP NO.: 03-45-26-L4-04031.0060
 CODE OFFICER: Noel Castellano
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.4 for failing to maintain an active permit.

VIO2026-01124 VO L HIEP
 HEX2026-01280 SUBJECT: ***Repeat*** Expired Permit – RES2021-08227 expired as of 03/10/2023.

LOCATION: 4103 27TH ST SW, LEHIGH ACRES, FL 33976
 STRAP NO.: 03-45-26-L4-04031.0050
 CODE OFFICER: Noel Castellano
 CODE SECTION: Lee County Land Development Code Section 6-111, adopting the Florida Building Code, as amended, Section 105.4 for failing to maintain an active permit.

VIO2026-01258 OMA REAL ESTATE INVESTORS LLC
 HEX2026-01307 SUBJECT: Building and/or Property Maintenance – Roof is in need of repair. It is covered in tarp/tar paper and is unfinished.

LOCATION: 359 ORTIZ AVE, FORT MYERS, FL 33905
 STRAP NO.: 04-44-25-16-00008.0010
 CODE OFFICER: Andrea Quiles
 CODE SECTION: Lee County Land Development Code Section 6-115 (c)(2)(a) for failing to maintain roof and exterior walls in a secure, waterproof, and attractive manner.