

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
November 5, 2025

Agenda Item:

Consideration of a request for a code enforcement lien mitigation from Deborah Stapleton relating to the property at 20248 Luettich Lane, Estero, FL 33928 (in the Broadway Mobile Home Village).

Staff recommends accepting the owner's request to release the Village's code enforcement lien against her property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$204.60) in consideration of the waiver.

Description:

Deborah Stapleton (the current owner) acquired the residential property at 20248 Luettich Lane in November of 2012. The owner was cited in December of 2022 for failure to obtain necessary building permits and for illegally converting a screened porch into an enclosed structure. Village staff afforded ample time for voluntary compliance to occur prior to setting the case for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on April 6, 2023. The Special Magistrate imposed a \$250.00 daily fine beginning on May 17, 2023 which, when recorded at 2023000201506, became a lien on the property. A code enforcement lien in the amount of \$217,500.00 (plus \$204.60 in costs of investigation) now amount to \$217,704.60. This amount accumulated over 870 days of non-compliance based on the calculation from May 17, 2023; the date of the order imposing fines to October 3, 2025; the date the Village staff determined the property had been brought into compliance.

The property owner initially disputed the need for a permit, resisted coming into compliance, and did not attend the Special Magistrate hearing. However, the owner has finally obtained the needed demolition permit and has demolished the unauthorized enclosure. Staff verified compliance on October 3, 2025.

The owner has submitted the attached document requesting a release of the lien against her property. The property does not have significant market value, and the owner is of little economic means. Therefore, foreclosure of the lien would not likely allow the lien to be satisfied.

Action Requested:

Staff recommends accepting the owner's request to release the Village's code enforcement lien against her property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$204.60) in consideration of the waiver.

Financial Impact: The Village would be foregoing the ability to recover any portion of the over \$217,000 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachments:

1. Code Enforcement Case Overview
2. Request for Fine Review
3. Special Magistrate Order Finding Violation
4. Special Magistrate Order of Imposition of Fine