

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
DATE: MAY 20, 2026

Agenda Item:

Consideration of a request for a code enforcement lien mitigation (case # 24100037) from SWFL PARK PLACE L.L.C. relating to the property at 20660 Park Place, Estero, FL 33928 in the Estero River Heights Community.

Staff does not recommend accepting the owner's request to release the Village's code enforcement lien against the property. Staff recommends the owner be required to pay the full cost of the lien (\$24,000.00) as well as the Village's costs of investigation (\$300.19).

Description:

There is one code enforcement lien on the subject property for work without permits. The current owner has requested a lien release.

SWFL Park PL, LLC, acquired the residential property at 20660 Park Pl, Estero, FL 33928 in October of 2023. The owner was cited in October of 2024 for a "permits required" violation. As part of an audit by FEMA, 20660 Park Pl was on a list of FEMA addresses that were deficient for doing work without permits because of damage/flooding from Hurricane Ian. Village staff afforded ample time for voluntary compliance to occur prior to setting the cases for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on October 17, 2025. The owner was notified by certified mail but did not attend the hearing. The Special Magistrate imposed a \$200.00 daily fine beginning on November 20, 2025 which, when recorded at 2025000328226, became a lien on the property. A code enforcement lien in the amount of \$24,000.00 (plus \$307.38 in costs of investigation) now amounts to \$24,307.38. This amount accumulated over 120 days of non-compliance based on the calculation from November 20, 2025, the date of the order imposing fines; to March 19, 2026, the date the Village staff determined the property had been brought into compliance.

The property owner, Mr. Coppens, is disputing the violations and the lien, since he purchased the property after the hurricane and damage was already done. Mr. Coppens, however, did additional work on the property after he purchased it. No permits were

issued for the work done at that time. Mr. Coppens, owner of SWFL Park Pl, LLC, is using the property as a rental and has had it listed on VRBO and Airbnb.

The owner has submitted the attached document (Request for Fine Review) requesting the release of lien against the property. He has claimed he was not notified of the Magistrate hearing and has placed blame on the floodplain manager. He requested to speak to her supervisor, Community Development Director Gibbs. Upon further investigation by the supervisor and Building Official, staff found that Mr. Coppens did not submit sufficient cost documentation for the improvements and renovations made to the home. Mr. Coppens argued that he did not need to submit additional information. Staff found that Mr. Coppens was treated consistent with all owners related to the proper documentation of costs. Mr. Coppens eventually submitted sufficient information.

Staff does not believe the owner's justification is sufficient to reduce the lien. The property does have significant market value, and the owner appears to be of reasonable economic means. On more than one occasion through phone conversations with the Code Enforcement Manager and Community Development Director, the owner has stated that he owns 36 other properties.

Action Requested:

While staff does not recommend granting the applicant's request, the decision to grant a partial or total release of a code enforcement lien is within the sole discretion of Village Council.

Financial Impact: The Village would recover all the code fines and cost of investigation.

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