



OFFICE OF THE SPECIAL MAGISTRATE
ORDER OF IMPOSITION OF FINE & CLAIM OF LIEN

Village of Estero
9401 Corkscrew Palms Circle
Estero, FL 33928

Case #: 24100037

Certified #: 7021 1970 0001 9497 5060

Petitioner,

Vs

SWFL PARK PLACE LLC
PO BOX 62684
FORT MYERS, FL 33906

Respondent(s)

The Village of Estero Special Magistrate, having reviewed evidence and sworn testimony by Affidavit, enters the following Findings of Fact:

1. That the Village of Estero Special Magistrate did issue on the 16th day of October 2025 an Order finding violation in the above captioned case commanding the Respondent to bring the violations specified in said Order into compliance or be subject to a fine in the amounts shown within commencing on the dates shown below plus an additional fine to cover costs incurred by the Village in the amount of **\$307.38**

2.

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
1	CHAPTER 7 - VILLAGE FLOOD PLAIN CODE	7-301(D) PERMITS The Village's Floodplain Code (FC) provides for regulations regarding the review of construction permits to ensure each Development will be compliant with flood reduction standards. Specifically, Village Code § 7-301(D) requires a permit application be submitted for Development which may not only be reviewed by the Building Official for compliance with the FBC, but may also be reviewed by the Floodplain Administrator for compliance with flood prevention regulations. Pursuant to Village Code § 7-301(H), any Development which occurs without the required permit to allow for FC compliance is a violation of Village Code.	NOVEMBER 19, 2025

	Ordinance / Regulation	Violation Description / Correction	Order Date to Comply by
2	FLORIDA BUILDING CODE	<p>FLORIDA BUILDING CODE 102.2 Building</p> <p>The provisions of the Florida Building Code shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the Florida Building Code, Existing Building. The following buildings, structures and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the legislature and provided by law.</p> <p>CORRECTION; Complete with Building code and Floodplain codes to obtain a permit for the work that was done to the structure at 20660 Park Place after hurricane Ian.</p>	NOVEMBER 19, 2025
3	FLORIDA STATE STATUTES	<p>FLORIDA STATUTE § 553.79(1)(a)</p> <p>Permits; applications; issuance; inspections States that it is illegal to construct, alter, repair, modify, demolish, or erect a building in Florida without a permit from the appropriate authority. This includes any person, firm, corporation, or governmental entity.</p>	NOVEMBER 19, 2025
4	VILLAGE CODE	<p>VILLAGE CODE 1-902</p> <p>Statewide Effectiveness of Florida Building Code. The statewide effectiveness of the Florida Building Code (FBC) is codified in F.S. ch. 553. The FBC is hereby adopted by reference and made a part of this chapter and supplemented with the addition of the following: Fees for renewal, reissuance, or extension of a building permit may also require the payment of new or increased impact fees that have become effective since the first issuance of the permit.</p>	NOVEMBER 19, 2025

- That said violations occurred on the following described real property situate, lying and being in the Village of Estero, Florida, to-wit:

STREET ADDRESS: 20660 PARK PL, ESTERO, FL 33928

FOLIO: 294625E4050000030

LEGAL DESCRIPTION: ESTERO RIVER HEIGHTS UNIT 3 PB 25 PG 133 LOT 3

- That the Respondent did not comply with the Final Order on or before the date specified therein. Upon complying with this Final Order, the Respondent **SHALL NOTIFY STANLEY KNIGHT, The**

Code Enforcement Compliance Manager, who shall have the property inspected and notify the Special Magistrate Clerk if compliance has occurred.

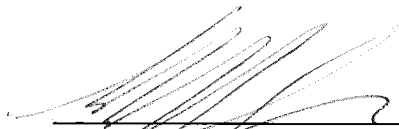
4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Manager. **Additionally, a fine of \$307.38 to cover costs incurred in the prosecution of this matter is confirmed and imposed.**
5. The fine and costs shall constitute a lien against the above-described real property pursuant to Chapter 162, Florida Statutes and Article VI – Code Enforcement of the Village of Estero Code of Ordinances, as currently enacted or as may be amended from time to time. The Special Magistrate Clerk is directed to record a true copy of this order in the Public Records of Lee County, Florida. Any such lien which accrues more than (90) days after the date it is recorded and which remains unpaid, may be referred to a collection agency which shall result in the imposition of additional collection fees.

You may request, in writing, a hearing before the Special Magistrate to contest the finding of non-compliance and imposition of fines. Said hearing shall be limited to consideration of whether the violations were timely complied. A written request for a hearing MUST BE MADE TO THE OFFICE OF THE SPECIAL MAGISTRATE AND RECEIVED WITHIN TWENTY (20) DAYS OF THE DATE OF THIS NOTICE. You will be notified of a hearing date and time. If no timely request is received, this Order Imposing Fine and Claim of Lien entered by the Special Magistrate will be recorded in the Public Records of Lee County, constituting a lien on the subject real property.

Respondents may appeal a final administrative order of the Special Magistrate for the Village of Estero to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of the Order to be appealed.

DONE AND ORDERED in the Village of Estero, Lee County, Florida this 20th Day of November 2025

OFFICE OF THE SPECIAL MAGISTRATE
VILLAGE OF ESTERO, FLORIDA



Patrick Neale
VILLAGE OF ESTERO, SPECIAL MAGISTRATE

SPECIAL MAGISTRATE CLERK AFFIDAVIT

Dated on November 20, 2025

Village of Estero Special Magistrate Clerk

By: Tammy Duran
Tammy Duran

I certify that, under the penalty of perjury that the above written statements are true and accurate to the best of my knowledge.

STATE OF FLORIDA
COUNTY OF LEE

the foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 20th Day of November 2025 by Tammy Duran and Patrick Neale, Special Magistrate, respectively, of the Village of Estero, who are personally known to me and who did not take an oath.

My Commission Expires:

Heather Fisk

Notary Public, State of Florida at Large

Heather Fisk

Comm.: HH 688210

Expires: Jun. 16, 2025

Notary Public - State of Florida



Print, Type or Stamp of Notary

HH 688210

Commission Number, if any

SEAL: