



# REQUEST FOR VILLAGE OF ESTERO SPECIAL MAGISTRATE CODE ENFORCEMENT LIEN REDUCTION

This form is for applicants seeking to reduce the fine or assessed costs resulting from a Code Enforcement Order by the Village of Estero Special Magistrate. This form may only be used if the violation has been corrected. The process cannot be used to reduce liens imposed for other Code Enforcement processes (such as lot mowing, securing pools, or lot clean-up).

Submit this form by email to [knight@estero-fl.gov](mailto:knight@estero-fl.gov)

<b>Name of Applicant:</b>	Andrew Coppens	SWFL PARK PLACE L.L.C.
<b>Mailing Address:</b>	11467 Ranchette Rd	
<b>City, State, Zip:</b>	Fort Myers FL 33928	
<b>Phone Number:</b>	2397288180	
<b>Email Address:</b>	coppensandrew@gmail.com	

<b>Code Enforcement Case Number</b> (shown on recorded Order):	
Provide a copy of the recorded document OR provide an instrument number or the Official Records Book and Page numbers below.	
<b>INSTR # or Official Records Book/Page</b> (shown on recorded Order):	
<b>Property Address:</b>	20660 Park Place Estero FL 33928
<b>STRAP Number:</b>	29-46-25-E4-05000.0030

**Relationship of Applicant to the property:**

- Owner of the property or Owner's Representative
- Contract Purchaser
- Other (specify): \_\_\_\_\_

**Relationship of Applicant to the violation resulting in the Order:**

- Applicant was the owner of the property at the time of violation
- Applicant acquired the property after the imposition of the fine/costs
  - Purchased property from: \_\_\_\_\_
- Seeking to purchase the property
- Other (specify): \_\_\_\_\_

Has the Division of Code Enforcement verified the violation has been corrected? Yes  No

- Who corrected the violation?**
- Respondent
  - County
  - New Owner
  - Unknown

**The burden is on the Applicant to show why the fine/costs should be reduced.**

**SUMMARIZE YOUR REQUEST FOR FINE REVIEW, INCLUDING THE FACTORS TO BE CONSIDERED BY THE SPECIAL MAGISTRATE (Attach additional pages, if necessary):**

Dear Special Magistrate,

I am writing to formally request the reduction and waiver of fines associated with the Code Enforcement violation placed on my property located at 20660 Park Place Estero FL 33928 following the damage sustained during Hurricane Ian.

Upon purchasing the property, my intention was to restore it and make it my primary residence. However, after completing the necessary renovations, I decided to change my plans. Most importantly, I was completely unaware of any Code Enforcement violation until a year later when a notice was finally placed on the garage door. There was never an official violation notice posted on the front of the house, nor did I receive any written communication regarding this issue.

Upon learning of the violation, I promptly acted to rectify the situation by pulling the appropriate permit on September 10, 2025. Unfortunately, throughout this process, I encountered continued challenges with the floodplain manager. Key information regarding permit requirements was not disclosed upfront, leading to numerous additional requests and delays. Despite my efforts to comply with the requirements, the lack of clear communication from the floodplain manager contributed to significant delays in the permit approval process, which ultimately resulted in the accrual of fines.

I wish to emphasize that I have maintained thorough documentation of my communications throughout this ordeal, including approximately 40 emails addressing my concerns and complaints to higher management regarding the handling of my case. I firmly believe that had the floodplain manager provided comprehensive information from the outset, these fines could have been avoided.

Given the circumstances, I respectfully request that the Village of Estero consider waiving the fines associated with this Code Enforcement violation. I have demonstrated my commitment to addressing the violation in a timely manner and have complied with all requirements to resolve this matter.

Thank you for your consideration. I look forward to your response.

Applicant's Signature: Andrew Coppens

Date: 4/8/2026

April 8, 2026



STATE OF FLORIDA  
**LEE COUNTY PROPERTY APPRAISER**  
 MATTHEW H. CALDWELL



**Mailing Address:**  
 P.O. Box 1546  
 Fort Myers, Florida 33902-1546  
**Telephone:** (239) 533-6100

**Physical Address:**  
 2480 Thompson Street  
 Fort Myers, Florida 33901-3074  
**Website:** [www.leepa.org](http://www.leepa.org)

April 24, 2026

10274424

SWFL PARK PLACE L L C  
 PO BOX 62684  
 FORT MYERS, FL 33906

Re: 2025 Tax Roll Value

20660 PARK PL ESTERO 33928  
 29-46-25-E4-05000.0030

In the chart below you will find the tax roll values from the 2025 ad valorem tax roll. These values represent the Lee County Property Appraiser's determination of Just Value for ad valorem tax purposes for the 2025 tax roll.

	<b>JUST VALUE</b>
Total Value	\$634,376
Land Value	\$326,472
Land Extra Features Value	\$15,757
Building Value	\$247,476
Building Extra Features Value	\$44,671

Please note that these are allocated values, developed as of January 1 of the tax roll year, and they may not reflect the current value of your property. If you believe that our conclusions and methods are not useful for your purposes, I encourage you to consult an independent professional.

Please be advised that we are providing this information as a proactive courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew H. Caldwell".

Hon. Matthew H. Caldwell



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 16<sup>th</sup> 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><b>CORRECTION;</b> 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

2. 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**

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.

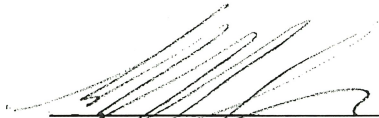
4. A fine in the amounts shown above commencing on dates shown above is hereby confirmed and imposed. This fine shall continue to accrue until such time as the property is brought into compliance at which time the Respondent shall notify the Code Compliance Manager. **Additionally, a fine of \$307.38 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 20<sup>th</sup> Day of November 2025

OFFICE OF THE SPECIAL MAGISTRATE  
VILLAGE OF ESTERO, FLORIDA



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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 20<sup>th</sup> 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, 2026

Notary Public - State of Florida



Print, Type or Stamp of Notary

HH 688210

Commission Number, if any

SEAL: