



City of Sanibel

Code Enforcement
2475 Library Way
Sanibel, FL 33957
239-472-4555

NOTICE OF VIOLATION **CASE NO. 2025-001700**

To: 928 LIMPET LLC
1400 SKILLMAN RD
CEDAR RAPIDS, IA 52403
Certified Mail # 9589 0710 5270 0785 2279 89
SUBJECT PROPERTY: 928 Limpet Dr., Sanibel FL 33957
STRAP: 204623T1001000010

Dear 928 LIMPET LLC;

This Notice is to inform you that violation(s) of the City of Sanibel's Land Development Code (the "LDC"), Chapter 14, Article IV, has been found to exist at the above-referenced subject property. Pursuant to LDC Section 14-5, **it is unlawful and prohibited to begin construction without first obtaining all required permits** and paying for all fees and charges.

The City of Sanibel's Code Enforcement Officer observed the following conditions:

- Building a pool cage enclosure without permits,
- Interior remodel after water damage without a permits,
 - Violating Sec 14-5 (1) Beginning or continuing the construction of any building, structure or system regulated by this chapter without first obtaining all required permits and paying all fees and charges for those permits.

This notice serves as a written order to achieve compliance (abate) **within 15-days** of receipt of this Notice of Violation by obtaining a building permit approval and paying all fees and charges.

Failure to comply with the requirements of this Notice of Violation will result in the City pursuing enforcement action in accordance with LDC Chapter 1, Section 1-15, for the violations cited above at the subject property. Enforcement action may include scheduling a hearing before Sanibel's Code Enforcement Special Magistrate.

ISSUED BY: *Glenn Nixon*

DATE: 10/23/2025

Glenn Nixon, Code Enforcement Manager, City of Sanibel



City of Sanibel

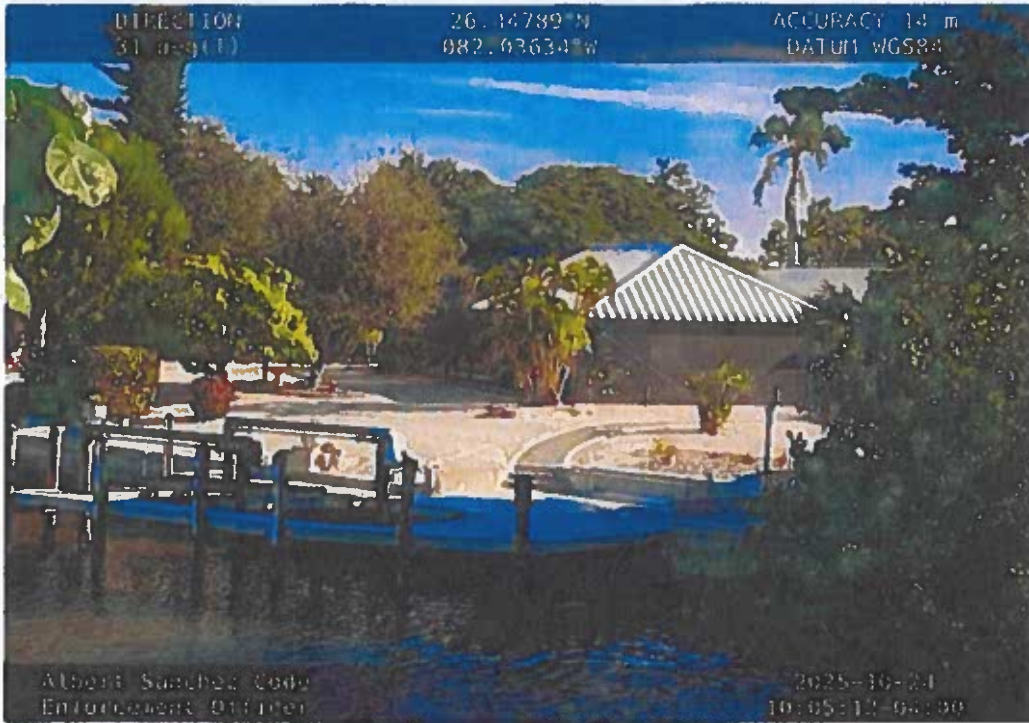
Code Enforcement
2475 Library Way
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Attachment A

Sec. 14-5. Violations.

The following acts are unlawful and prohibited:

- (1) Beginning or continuing the construction of any building, structure or system regulated by this chapter without first obtaining all required permits and paying all fees and charges for those permits.
- (2) Changing the construction of any building, structure or system, or portion of such building, structure or system, without first submitting the proposed plan and specification changes to the building official and obtaining approval.
- (3) Substituting any material for that prescribed on the plans and specifications filed with and approved by the building official, without first submitting the proposed substitution to the building official and obtaining approval.
- (4) Proceeding with construction or work upon any building, structure or system, or portion of such building, structure or system, after receiving a lawful order of the city manager or building official to stop work, or upon the posting of a lawful stop work order upon the premises.
- (5) Failing to comply with a lawful order to rehabilitate or demolish and remove any building, structure, or system, or portion of such building, structure, or system, which the building official finds to be inconsistent with the requirements of this chapter or other pertinent codes or ordinances.
- (6) Operating or engaging in business in violation of the licensing, certification, registration or competency approval requirements of this chapter or of general law enforceable under this chapter, including operation without, or beyond the scope of, a license, certification registration or competency approval.
- (7) Misrepresenting, concealing, or failing to disclose the extent, cost or value of work being performed.
- (8) Covering or concealing any electrical wiring until the building official has both inspected and approved it.
- (9) Concealing improper or insufficient products, work or installation methods.
- (10) Making false or fraudulent misrepresentations or failing to disclose information in connection with any requirement of this chapter.
- (11) Engaging the services of, contracting with, or allowing work to be done by any person who is not properly licensed, registered, certified or approved by the proper authority, or who has failed to obtain the proper permits.
- (12) Providing, by a franchisee of the city, electrical service or installing a meter for such service without prior approval from the building official.
- (13) Engaging in the business of vegetation contracting, performing vegetation contracting work, or holding oneself out as a vegetation contractor without possessing a current and valid city vegetation certificate of competency.
- (14) Performing or allowing the performance of vegetation contracting work without on-site supervision by a duly certified vegetation contractor.
- (15) Doing any act otherwise prohibited by this chapter or failing to do any act required by this chapter.



Initial Photos

Property Data

STRAP: 20-16-23-01-00100-0010 - Folio ID: 1012573

For Roll Value Letter: **2025**

Owner (if different from Site Owner)
(for Mailing Address)

028 LIMPET LLC
1400 SKILLMAN RD
CEDAR RAPIDS IA 52403

Site Address

Site Address for Boarding and Bill Payment Addressing

028 LIMPET DR
SANIBEL FL 33957

Property Description
(for use on legal documents)

SHELL HARBOR 3RD ADDN PG 25 PG 02 LOT 1

[View Recorded Plat at LeeClark.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website using 25 and 02 for the book and page numbers

Attribute and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,628
1st Year Building on Tax Roll	1973
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	20	00100	0010
Municipality	Latitude	Longitude		
City of Sanibel	26.4484	-82.03586		

[Go Map/View] [View Coordinates]



Pictometry Aerial Viewer

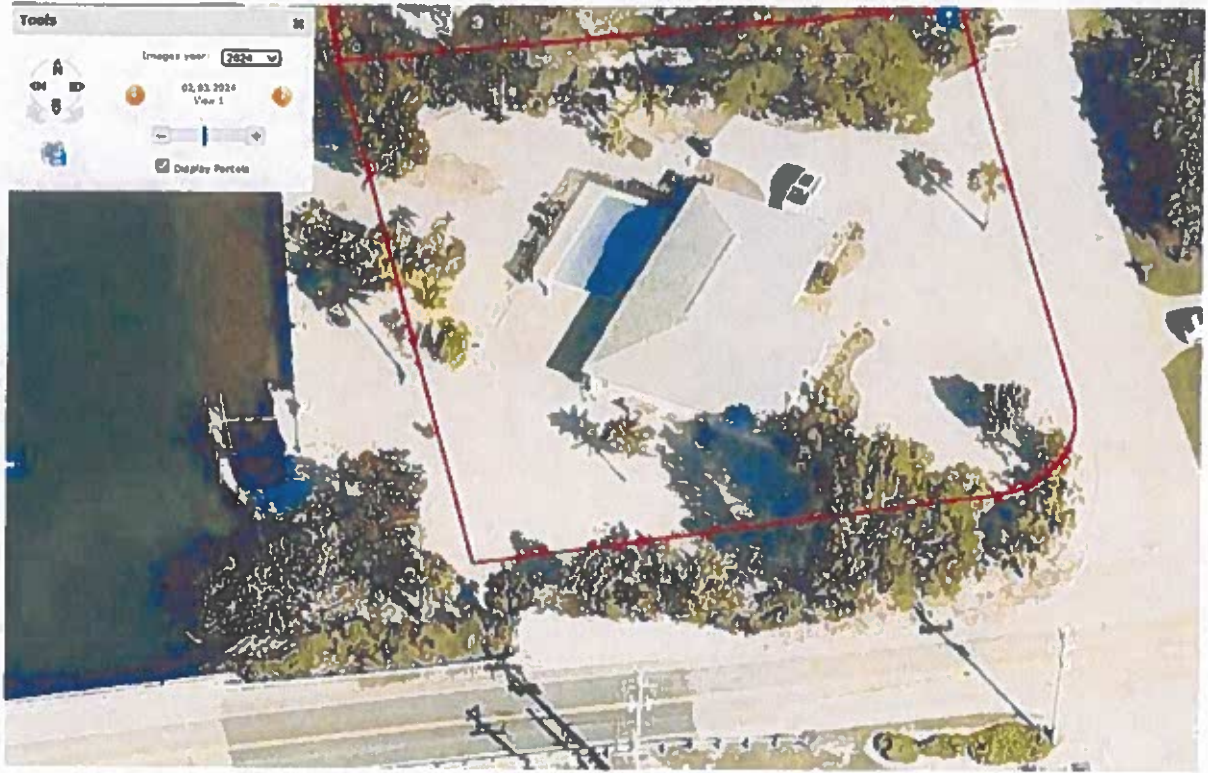
Image of Structure



Photo Date: October 2011



GIS-10/7/2022



GIS-02/03/2024

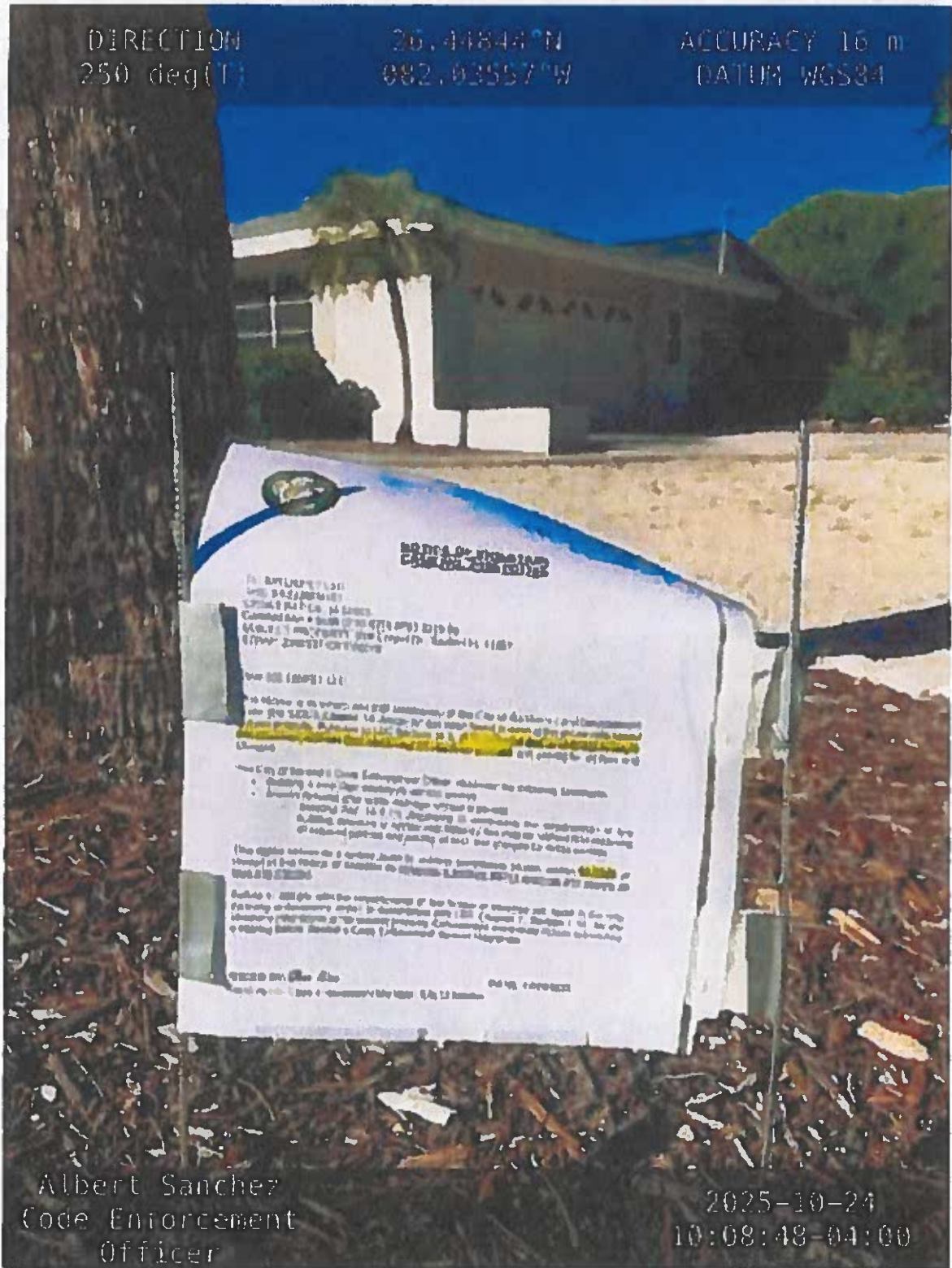


GIS-02/06/2025

DIRECTION
250 deg(T)

26.44844°N
882.03557°W

ACCURACY 16 m
DATUM WGS84



NOTICE OF VIOLATION
NOTICIA DE VIOLACIÓN

TO: [Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

NOTICE OF VIOLATION

Se notifica a usted que se ha detectado una violación de las ordenanzas de la ciudad de [Redacted] en el sitio de [Redacted].

- La ley de [Redacted] que prohíbe [Redacted]
- [Redacted]
- [Redacted]

Se le requiere que corrija la violación dentro de los [Redacted] días siguientes a la fecha de esta notificación.

Si no se corrige la violación, se iniciará un proceso de [Redacted] y se le cobrará una multa de [Redacted].

Albert Sanchez
Code Enforcement
Officer

2025-10-24
10:08:48-04:00

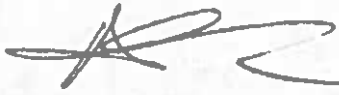
PNOV

Code Officer Affidavit

As it pertains to Code Case-CODE-001700-2025

I, Albert Sanchez, Code Officer for the City of Sanibel, swear and affirm that the following information is true and accurate:

- On October 24th, 2025, I posted the Notice of Violation on the property location at 928 Limpet Dr., Sanibel, Florida 33957, as demonstrated in the photos, and at City Hall located at 800 Dunlop Rd as provided for in Florida Statutes 162.12.**



10/24/2025

Signature of Code Officer

918 Rooftop	
Permits and Inspections (20 results)	
ROOF-2023-010824 Roof	Closed
Status	Roof This permit has been issued on condition that if the owner decides to perform additional permitted work on the structure other than this permits scope of work or to modify the work described, that the City of Sanibel will review the comparison of the cost of this permit and any additional permit costs to the market value of the building to determine if the work is substantial improvement in compliance with the 50% rule. All work shall be in compliance with the 2020 Florida Building Codes 7th Edition. All construction debris must be legally removed from site and disposed of in compliance with all Federal, State, and Local rules and regulations.
Description	
Address	928 LAMPET DR, SANIBEL, FL 33957
Property	20462371001000010
Applicant	DIANA LOPEZ, Email: production@roofez.net, Work Phone: 2397886100
Date Entered	3 years ago (05/04/2023)
PLMS-2023-004928 Building	Closed
Status	Repair Road damage from lan This permit has been issued on condition that if the owner decides to perform additional permitted work to the structure other than this permits scope of work or to modify the work described, that the City of Sanibel will review the comparison of the cost of this permit and any additional permit costs to the market value of the building to determine if the work is substantial improvement in compliance with the 50% rule. All work shall be in compliance with the 2020 Florida Building Codes 7th Edition.
Description	
Address	918 LAMPET DR, SANIBEL, FL 33957
Property	204623710010000030
Property Owner	DONALD RICE
Date Entered	3 years ago (01/03/2023)
PLUM-2022-003893 Plumbing	Closed
Status	Repair domestic water system throughout home
Description	
Address	928 LAMPET DR, SANIBEL, FL 33957
Property	20462371001000010
Contractor	JOSHUA LEE DAVIS, Email: currantblueplumbing@gmail.com, Work Phone: 239-603-3209
Date Entered	4 years ago (05/13/2022)
2008-00004453 Dev Marine and Shoreline	Closed
Status	LOTTES - REPAIR NONCONFORMING BOAT DOCK BP 02P 06-04-09 CODE ENFORCEMENT VEGETATION
Description	
Address	928 LAMPET DR, SANIBEL, FL 33957

Permit Status 3-24-26



Summary		BUILDINGS (1)	INSPECTIONS (14)	LICENSES (1)	PERMITS (17)			
Details	Permit	Permit	Permit	Permit	Applic	Expires	Final	Details
Addresses (1)	0007-0023-01000	ROOF	BUILDING ROOF	Certificate of Completion	06/04/2023	12/28/2023	06/22/2023	No Roof: This permit has been issued on condition that if the owner decides to perform additional permitted work on the structure other than that permitted scope of work or to modify the work described, that the City of Seattle will review the completion of the work at the cost of this permit and any additional permit costs to the market value of the building to determine if the work is substantial improvement to compliance with the IBC code. All work shall be brought into compliance with the 2020 Florida Building Codes Title V (dition. All construction details must be legally stamped from site or a licensed professional with all Federal, State, and Local rules and regulations.
Additional Info	0116-0023-00000	PLUMBING	REPAIR RE PL	Certificate of Completion	05/23/2023	11/21/2023	05/24/2023	Repair domestic water system throughout home
Linked Records	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	BOAT DOCK/ST	Certificate of Completion	02/21/2004	02/27/2004	02/27/2004	LOHAS REPAIR HOMEOWNERS BOAT DOCK (SP 06-04-00 CODE ENFORCEMENT VEGETATION
Notes	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	BOAT DOCK/ST	Certificate of Completion	02/21/2004	07/23/2011	01/14/2011	REPLACE DECKING & stumps REPLACE DECKING STAIRS
Parcel Contacts	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	ROOF	Closed/Completed	05/01/2004	05/03/2006	06/13/2007	REEROOF
File	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	MECHANICAL	Closed/Completed	03/11/1996	03/13/1997	11/25/2016	CHANGEOUT
Conditions	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	SEWER CONVEYED RECORD	Converted	04/28/1992		06/20/1992	SPH
Assessor Info	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	SEWER CONVEYED RECORD	Converted	06/14/1976		03/11/1976	POOL
Other Info	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	SEWER CONVEYED RECORD	Converted	01/01/1980		12/21/1985	DRIVEWAY
Integral Notes	0008-0023-00000	BUILDING PERMIT (METRIC N.T.E.)	SEWER CONVEYED RECORD	Converted	01/01/1980		04/16/1985	DWYTS
History								

Permit Status 3-24-26



City of Sanibel

Code Enforcement
2475 Library Way
Sanibel, FL 33957
239-472-4555

NOTICE OF HEARING
CASE NO. 2025-001700

CITY OF SANIBEL vs : 928 LIMPET LLC
1400 SKILLMAN RD
CEDAR RAPIDS, IA 52403
SUBJECT PROPERTY: 928 Limpet Dr., Sanibel FL 33957
STRAP: 204623T1001000010

RECEIVED CITY OF SANIBEL
MAR 24 2026 PM 12:0

YOU ARE HEREBY NOTIFIED THAT ON: APRIL 13, 2026 @ 1 p.m.

A Hearing will be held on **April 13, 2026**, before the Sanibel Code Enforcement Hearing Examiner/ Special Magistrate. This hearing will commence at 1 p.m. at **Mackenzie Hall 800 Dunlop Road**, in the City of Sanibel, Florida, in accordance with Section 2-351 and 2-352 of the Sanibel Code of Ordinances to determine whether you have violated one or more provisions and/or sections of the City of Sanibel's ordinances. Said ordinances are set forth in the Notice of Violation dated 10/23/2025 sworn to by the Code Enforcement officer of the City of Sanibel. (Attached)

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for records, surveys, plats and other materials, and for witnesses may be requested and will be issued by the City upon proper request.

IF A PERSON DECIDES TO APPEAL ANY DECISION OF THE BODY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, SHE/HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING, TO INCLUDE HEARING IMPAIRMENT, SHOULD CONTACT DIRECTOR OF ADMINISTRATIVE SERVICES, NO LATER THAN ONE DAY PRIOR TO THE PROCEEDINGS AT (239) 472-3700. FOR ADDITIONAL ASSISTANCE IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE AT 711.

Dated:3/24/2026

HEARING EXAMINER/ CITY CLERK

Method of Service: Certified Mail # 9589 0710 5270 3273 1002 69

Posted notice

Included: Notice of Violation

C: City Attorney, John Agnew



PNOH

Code Officer Affidavit

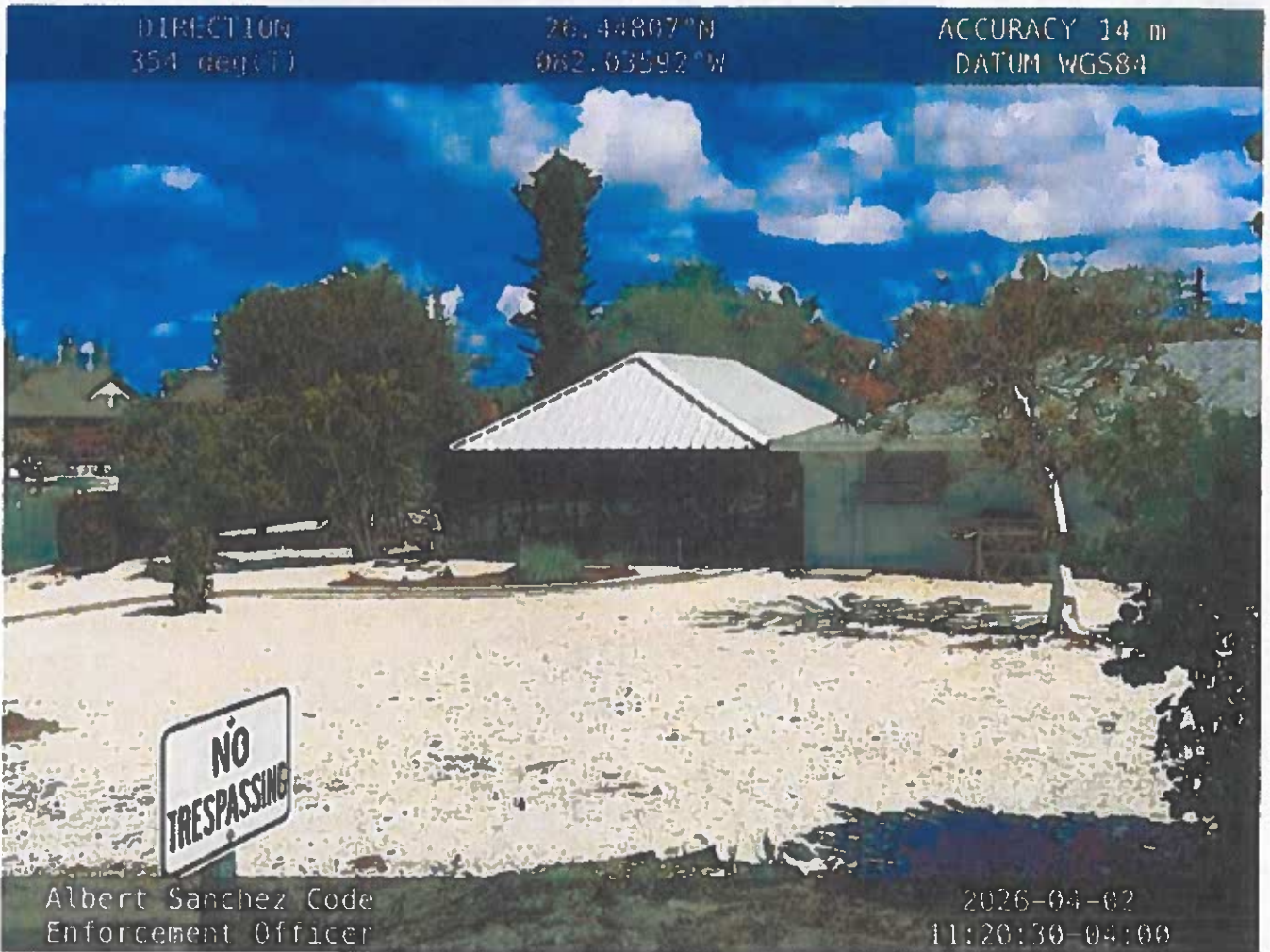
As it pertains to Code Case-CODE-001700-2026

I, Albert Sanchez, Code Officer for the City of Sanibel, swear and affirm that the following information is true and accurate:

- On March 24th, 2026, I posted the Notice of Hearing on the property location at 928 Limpet Dr Sanibel, Florida 33957, as demonstrated in the photos, and at City Hall located at 800 Dunlop Rd as provided for in Florida Statutes 162.12.**

***Albert Sanchez* 3/24/2026**

Signature of Code Officer



DIRECTION
354 deg(T)

26.44807°N
082.03592°W

ACCURACY 14 m
DATUM WGS84

Albert Sanchez Code
Enforcement Officer

2026-04-02
11:20:30-04:00

HSVIO

SENDER INFORMATION ■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		RECIPIENT INFORMATION A. Signature X <i>Martin Knake</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee	
1. Article Addressed to: 928 Limpet LLC 1400 Skillman Rd Cedar Rapids, IA 52403		B. Received by (Printed Name) Martin Knake	C. Date of Delivery 10-29-25
2. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Return to Sender <input type="checkbox"/> Return to Sender Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-8063		Domestic Return Receipt	

9590 9402 9273 4295 8948 82	First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service	* Sender: Please print your name, address, and ZIP+4® in this box * City of Sanibel Code Enforcement 2475 Library Way Sanibel, Florida 33957

Certified Mail received NOV

USPS.COM

USPS Tracking

Tracking Number: 9589071052703273100269

Copy Add to Informed Delivery

Latest Update
Your item was picked up at a postal facility at 1:18 pm on March 31, 2026 in CEDAR RAPIDS, IA 52402.

Delivered
Delivered, Individual Picked Up at Postal Facility
CEDAR RAPIDS, IA 52402
March 31, 2026, 1:12 pm

See All Tracking History

What Do USPS Tracking Statuses Mean?

Track & Email Updates

USPS Tracking Plus

Certified Mail received NOH

Standard Administrative Costs
for Hearing Case Through First Hearing
Case #2025-001700

<u>CHARGE</u>	<u>PER HOUR</u>	<u>NO. HOURS or INSPECTIONS</u>	<u>TOTAL</u>
Inspections	\$50.00 each	3	\$150.00
Certified Mailings	\$11/\$35/Intl. each		\$ 22.00
City Attorney/case prep	\$280.00		\$
Staff Case review-at various stages during process with the Planning Director and/or City Manager.	\$75.00 per case		\$75
City staff required at hearing.	\$75.00 per hearing		\$75
Code Enforcement Mgr.	\$59.73	1	\$ 59.73
			\$
Deputy Planning Director	\$84.03		\$
Albert Sanchez	\$45.45		\$
Senior Planner	\$84.03		\$
Police Officer	\$52.85		\$
Sabine Schroeder	\$34.54		\$
City Manager	\$165.54		\$
Scotty Lynn Kelly	\$86.11	.5	\$43.05
Natural Resources Director	\$110.65		\$
Building Official	\$115.49		\$
Dana Dettmar	\$56.86		\$
Joel Caouette	\$62.13		
Deputy Building Official	\$77.30		
Hearing Examiner Tony Gargano, Esq			\$
		TOTAL COSTS TO DATE	\$ 424.78

The City of Sanibel requests that the Hearing Examiner find a violation in case #2025-001700. We further request that the respondent be given not more than 15 days to abate the violation and that prosecution costs of \$ 424.78 be assessed to the respondent.

Glenn Nixon