



City of Sanibel  
Code Enforcement  
2475 Library Way  
Sanibel, FL 33957  
Phone: 239-472-4136

**NOTICE OF VIOLATION #2024-1197**

To: Strader Patrick N  
671 Durion Ct  
Sanibel FL 33957

CERTIFIED MAIL# 70221670000121588112

SUBJECT PROPERTY 671 Durion Ct, Sanibel FL 33957

This notice is to inform you that a violation of the Florida Building Code and of the City of Sanibel's Code of Ordinances has been found to exist at the above subject property. The City of Sanibel's Code Enforcement Officer observed: that the pool is not secured and does not have the proper barrier.

The Florida Building Code and City Code section(s) cited as a result of these violations are indicated in the attachment and this notice serves as a written order to achieve compliance.

**HOW TO COMPLY:**

You are directed to abate the cited violations immediately by carrying-out the following compliance actions:

- Secure the pool with a temporary safety fence within 10 days of receipt of this notice.
- Apply for and obtain a pool fence or screen enclosure permit within 45 days of receipt of this notice.

**YOU MUST CALL THE CODE ENFORCEMENT OFFICER AT (239) 472-4136 TO REQUEST A COMPLIANCE INSPECTION ONCE THE VIOLATION HAS BEEN ABATED.**

THIS VIOLATION MUST BE CORRECTED AS STATED ABOVE. FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE THE CODE ENFORCEMENT OFFICER TO SCHEDULE A HEARING ON THIS MATTER BEFORE THE HEARING EXAMINER. IF YOU ARE FOUND TO BE IN VIOLATION, A NONCRIMINAL FINE MAY BE IMPOSED FOR EACH DAY OF VIOLATION. IF THE VIOLATION IS CORRECTED AND THEN RECURS, OR IF THE VIOLATION IS NOT CORRECTED BY THE TIME SPECIFIED FOR CORRECTION, THE CASE MAY BE PRESENTED TO THE HEARING EXAMINER EVEN IF THE VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING DATE SCHEDULED.

ISSUED BY: \_\_\_\_\_

  
Albert Sanchez, Code Enforcement Officer, City of Sanibel

DATE: 4/13/2024



**ATTACHMENT CODE ENFORCEMENT CASE NUMBER**  
**2024-1197**

The City Code section(s) cited as a result of these violations are indicated below and this notice serves as a written order to achieve compliance:

**Florida Building Code, Residential, Private Swimming Pools**

**R4501.17.1 Outdoor swimming pools.**

Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1.1 through R4501.17.1.14.

**R4501.17.1.1**

The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade the barrier may be at ground level or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).

**R4501.17.1.2**

The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier as herein described below. One end of a removable child barrier shall not be removable without the aid of tools. Openings in any barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

**R4501.17.1.3**

Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.

**R4501.17.1.4**

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 13/4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

**R4501.17.1.5**

Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/4 inches (44 mm) in width.

**R4501.17.1.6**

Maximum mesh size for chain link fences shall be a 2 1/4-inch square (57 mm) unless the fence is provided with slats fastened at the top or bottom which reduce the openings to no more than 1 3/4 inches (44 mm).

#### **R4501.17.1.7**

Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 13/4 inches (44 mm).

#### **R4501.17.1.8**

Access gates, when provided, shall be self-closing and shall comply with the requirements of Sections R4501.17.1.1 through R4501.17.1.7 and shall be equipped with a self-latching locking device located on the pool side of the gate. Where the device release is located no less than 54 inches (1372 mm) from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside. Gates that provide access to the swimming pool must open outward away from the pool. The gates and barrier shall have no opening greater than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the release mechanism.

#### **R4501.17.1.9**

Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

1. All doors and windows providing direct access from the home to the pool shall be equipped with an exit alarm complying with UL 2017 that has a minimum sound pressure rating of 85 dBA at 10 feet (3048 mm). Any deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the access. Separate alarms are not required for each door or window if sensors wired to a central alarm sound when contact is broken at any opening.

Exceptions:

a. Screened or protected windows having a bottom sill height of 48 inches (1219 mm) or more measured from the interior finished floor at the pool access level.

b. Windows facing the pool on floor above the first story.

c. Screened or protected pass-through kitchen windows 42 inches (1067 mm) or higher with a counter beneath.

2. All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with positive mechanical latching/locking installed a minimum of 54 inches (1372 mm) above the threshold, which is approved by the authority having jurisdiction.

3. A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms. For purposes of this paragraph, the term "swimming pool alarm" does not include any swimming protection alarm device designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

#### **R4501.17.1.10**

Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections R4501.17.1.1 through R4501.17.1.9 and Sections R4501.17.1.12

through R4501.17.1.14. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.

**Sanibel Code-Sec. 1-15. Violations; general penalty.**

(c) Any condition caused or permitted to exist in violation of any of the provisions of this Code or any ordinance of the city shall be deemed a public nuisance and shall be subject to abatement by the city. Each day that such condition continues shall be regarded as a new and separate offense.

**DISTRESSED PROPERTIES.**

**Sanibel Code-Sec. 126.1311** Intent and Purpose. It is the intent and purpose of this Division to protect the health, safety, and welfare of the citizens of the City, reduce the potential for economic decline as a result of public nuisances on improved parcels, protect the aesthetic standards deemed essential by the Sanibel Community, and to preserve and protect property values within the City of Sanibel.

**Sanibel Code-Sec. 126-1312 Definitions.**

The following terms, whether or not in capitalized text, when used in this Division will have the following meanings, except where the context clearly indicates and requires a different meaning.

*Building* means a structure which is designed, built or occupied as a shelter or roofed enclosure for persons, animals or property; or a shelter located on a foundation or other support and used for residential, business, mercantile, storage, commercial, professional, industrial, institutional, assembly, educational or recreational purposes.

*Enforcing Official* means the City Manager, or designee.

*Improved Property* means Property which has located upon it a Building, Structure or other physical improvements.

*Inspection* means a close viewing of the property and the exterior of any structures located thereon from any legal vantage point and includes viewing of any interior portions of the structure which are visible from the outside of the structure.

*Nuisance* means any item, thing, manner, or condition whatsoever that is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property or could otherwise be a hazard to the public health, safety or general welfare.

*Owner* means every person or entity which, alone or jointly with others, has legal or equitable title to any Property, dwelling, dwelling unit, mobile dwelling unit, Building, or Structure.

*Person in Charge:* Unless otherwise required by the context, shall mean and be deemed to include a property owner, agent, occupant lessee, contract purchaser, or other person having possession or control of Property.

*Property* means any real property, or portion thereof, located in the City of Sanibel.

*Structure* means anything constructed, installed or portable, the use of which requires a location on land. It includes a movable structure while on land which can be used for housing, business, commercial, agricultural, or office purposes, whether temporarily or permanently. Structure also includes, but is not limited to, fences, tiki or chikee huts and the like, swimming pools, poles, pipelines,

transmission lines, game courts and tracks.

*Vacant Building* means a building that appears to be partially or substantially empty of furnishings or appliances or not otherwise legally occupied, or exists with any condition that on its own or combined with other conditions present would lead a reasonable person to believe that there is no intent or actions by the current Owner or Person in Charge to occupy in the immediate future a Property or Building. Such conditions include, but are not limited to: overgrown and/or dead vegetation; accumulations of newspapers, circulars and/or flyers; disconnected utilities; accumulation of trash, junk and/or debris; broken or boarded up windows and/or doors; the absence of merchandise consistent with retail sale; and statements by neighbors or service providers (e.g. utility company, post office, etc.) that the Property or Building is unoccupied.

This definition is not intended to include and does not include the temporary or seasonal absence of an owner from a residential dwelling or a commercial building for which a tenant is being actively sought.

**Sanibel Code-Sec. 126-1313 Declaration of Distressed Property.**

(1) Any Improved Property within the City of Sanibel upon which is located an occupied or Vacant Building, as defined in this Division, and which has located upon or within such Improved Property a Nuisance condition which constitutes, or may constitute, a threat to the health, safety or welfare of any person, as determined by the City's Enforcing Official pursuant to this Code of Ordinances, is hereby declared a Distressed Property and is in violation of this Code.

(2) Any Improved Property within the City of Sanibel that is in a condition which fails to meet the minimum maintenance requirements and security standards set forth in Section 126-1314 of this Division, based upon the Inspection of the Enforcement Official from any public right-of-way or adjacent property (where legally authorized) is hereby declared to be a Distressed Property and is in violation of this Code.

**Sanibel Code-Sec. 126-1314 Maintenance and Security Standards.**

**A. Maintenance Requirements.**

1. Improved Property shall be maintained in accordance with the terms and conditions set forth herein, all applicable City codes and ordinances, State laws, relevant sanitary codes, and the Florida Building Code concerning external or visible maintenance.

2. All front, side, and rear yard areas shall be free of litter, refuse and debris as defined in Sections 30-31, 30-34 and 30-36 of the Sanibel Code, except temporary storage or placement of refuse and debris for appropriate disposal.

3. Pools, fountains, hot tubs and spas shall be maintained so the water contained within in them remains free and clear of hazards, pollutants, debris, fungal or plant growth and shall not produce noxious odors nor act as a breeding ground for mosquitos. Pools, fountains, hot tubs and spas shall comply with the requirements of City codes and ordinances and the Florida Building Code.

4. The exterior of a structure shall be kept and maintained in good repair, structurally sound and sanitary without excessive mold, mildew, or peeling and chipped paint to the degree that it detracts from the overall appearance of the property when viewed from any adjacent property (where authorized) or any public right-of-way or becomes a hazard to the public health, safety or general welfare. Walls shall be free of holes, loose or rotten wood, be weatherproofed and coated with paint, siding or similar protection to prevent deterioration.

5. The roof and flashing shall be sound, tight and not have defects that admit leaks. Roof drains, gutters and

downspouts shall be maintained in good repair and properly affixed. Roof water shall not be discharged in a manner that creates a public nuisance.

6. Every exterior stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained and kept in sound condition and minimally safe repair.

7. The roof, siding, awnings, chimneys, sheds, and other exterior structural elements of a property shall be kept and maintained in good repair and anchored in such a manner as not to become flying projectile in high winds.

#### **B. Security Requirements**

1. Improved Property that is determined to have a Vacant Building upon Inspection shall be kept in a secure manner so as to be kept inaccessible to wildlife or unauthorized persons. A secure manner shall include, but not be limited to, the closure and locking of all windows, doors, gates and other building or structure openings of such size that may allow access to the interior of a building or structure. Broken doors and windows shall be secured and repaired or completely replaced within 10 days of being damaged to the point that such door or window does not secure the building.

2. Any excavations, swimming pools, hot tubs, spas, at grade fountains or other attractive nuisances shall be properly secured and comply with the requirements of the City Code of Ordinances and the Florida Building Code.

**Sanibel Code-Sec. 126-1315 Joint Responsibility.** If more than one person or entity is a Person in Charge of Property, then all such persons or entities shall be jointly and severally liable for abating the Distressed Property violation.

**Sanibel Code-Sec. 126-1316 Abatement by the Person in Charge.** Within ten (10) days after receipt of the mailing or service of a notice of violation, the Person in Charge shall remove or correct the nuisance or violation, or shall apply for an Abatement Plan as provided in Section 1317 of this Division. In the event that the nuisance or violation is not cured or corrected within the period of time specified, or (2) an Abatement Plan is not applied for, as required, or (3) in the event the Abatement Plan is denied by the City and a date for abatement is specified but not complied with, or (4) if an approved Abatement Plan is not complied with as to timeframes or requirements, the violation shall be enforced as authorized in this Division.

#### **Sanibel Code-Sec. 126-1317 Abatement Plan**

1. Should the violation to be remedied be costly or extensive, the Person in Charge or their designee may apply for an abatement plan with the Planning Department. The application shall include the following:

- a. Justification for the need of an abatement plan including, but not limited to, excessive costs or extensive work to remedy; and
- b. A detailed plan describing each violation to be remedied; and
- c. A timeline for completing each violation to be remedied.

2. The Planning Department shall review the application and either approve, deny, or modify the abatement plan within five (5) business days of receipt of the abatement plan. Written notice of the Planning Department's decision shall be provided to the Person in Charge or their designee, and the Owner, if identifiable and different from the **Person in Charge**.

3. The Person in Charge or their designee shall apply for any and all of the requisite building and development permits, if any, within fourteen (14) days of the issuance of an approved abatement plan and

follow all requirements and timeframes of the approved Abatement Plan. Failure to do so shall render the approved abatement plan null and void, unless an extension or amendment is approved, in writing, by the Planning Department.

**Sanibel Code-Sec. 126-1318. Exceptions.** This Chapter shall not apply to a Building and/or Property that is actively undergoing construction or repair as evidenced by a valid building permit and the Person in Charge is progressing diligently to complete the repair or construction. This exception does not apply to requirements relevant to public safety and health concerns.

**Sanibel Code-Sec. 126-1319 Enforcement.** A violation of this Ordinance shall be enforced pursuant to any of the alternative means of enforcement authorized in Section 1-15 of the Sanibel Code of Ordinances.

**Sanibel Code-Sec. 126-1320 Appeals.** The Person in Charge shall have the right to contest the abatement notice by filing a written appeal of that decision to the City Council, addressed to the office of the City Manager, within **ten (10) days** after any hand delivered or mailed Notice of Violation is received or otherwise legally served upon the Person in Charge. Any person aggrieved by the requirements of this ordinance may seek an appeal in accordance with procedures set forth in Section 14-270 of the Sanibel Code.

# USPS Tracking®

Tracking

FAQs



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Tracking Number:

70221670000121588112



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## Latest Update

Your item was picked up at the post office at 10:47 am on April 30, 2024 in SANIBEL, FL 33957.

Get More Out of USPS Tracking:



Delivered

Delivered, Individual Picked Up at Post Office

SANIBEL, FL 33957

April 30, 2024, 10:47 am

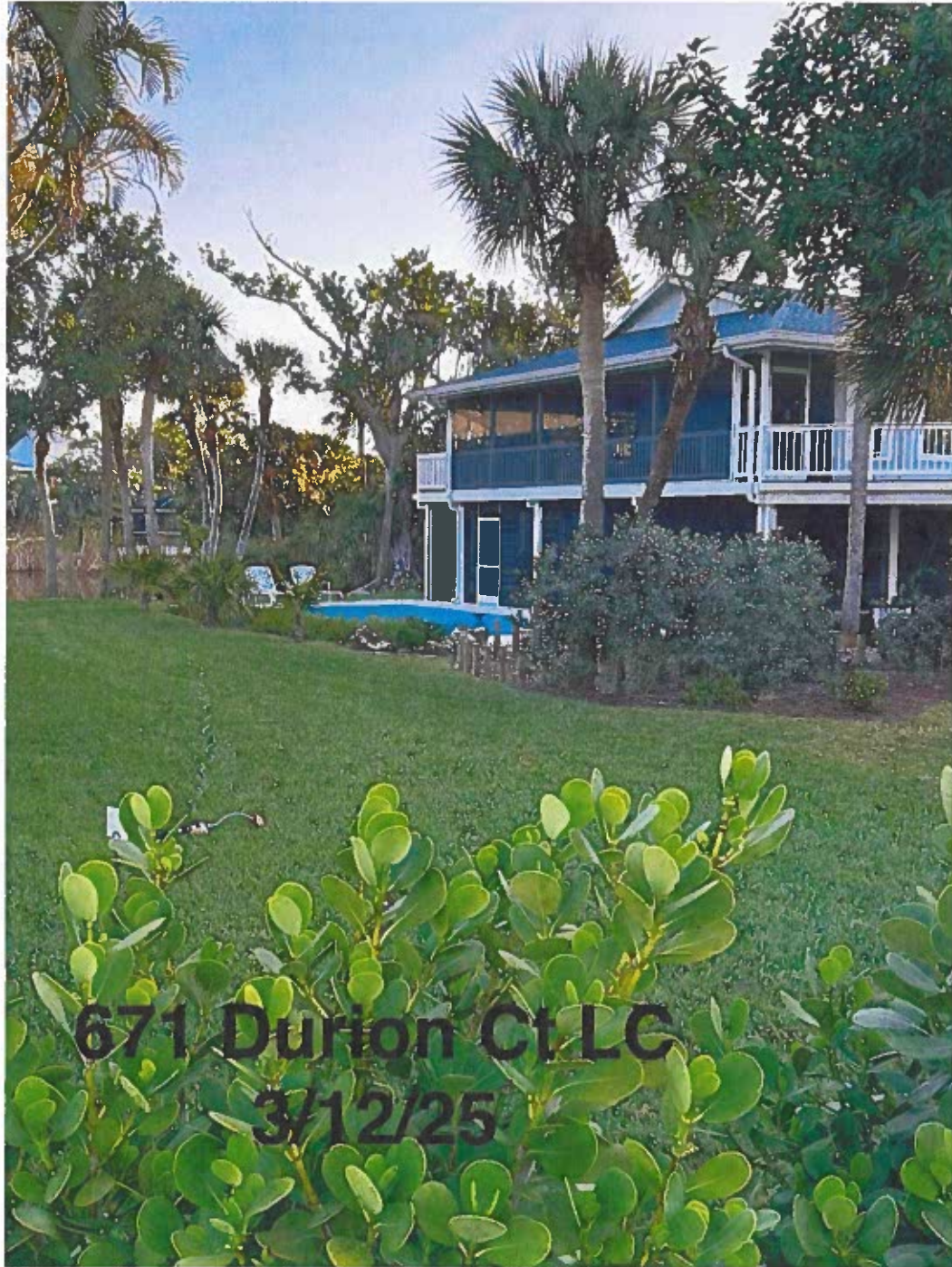
See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®







## City of Sanibel

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

### **NOTICE OF VIOLATION** **CASE NO. 2024-1197**

To: **STRADER PATRICK N**  
671 DURION CRT  
SANIBEL FL 33957  
Certified Mail # 70221670000121585869  
SUBJECT PROPERTY: 671 Durion Crt., Sanibel FL 33957  
(STRAP: 28-46-22-T1-00206.0300)

Dear: **STRADER PATRICK N**

This Notice is to inform you that violation(s) of the City of Sanibel's Land Development Code (the "LDC"), Chapter 126, Article XIV, Division 17, has been found to exist at the above-referenced subject property. **The City has declared the above subject property as a Distressed Property, pursuant to LDC Section 126-1313, for failure to maintain or secure the subject property in accordance with LDC Section 126-1314.** The City of Sanibel's Code Enforcement Officer observed the following conditions that must be abated within 10-days of receipt of this Notice of Violation mailing:

The City Code section(s) cited as a result of the violation(s) are indicated in the attachment, and this notice serves as a written order to achieve compliance (abate) within 10-days of receipt of this Notice of Violation mailing. In accordance with LDC Section 126-1316, you are notified of the following requirement:

- 1. Pool is missing fence or pool cage. Any excavations, swimming pools, hot tubs, spas, at grade fountains or other attractive nuisances shall be properly secured and comply with the requirements of the City Code of Ordinances and the Florida Building Code.  
Sec. 126-1314(b)((2)) Unprotected pool**



## City of Sanibel

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

### **Sec. 126-1316. - Abatement by the person in charge.**

Within ten days after receipt of the mailing or service of a notice of violation, the person in charge shall remove or correct the nuisance or violation, or shall apply for an abatement plan as provided in section 126-1317 of this division. In the event that: (1) the nuisance or violation is not cured or corrected within the period of time specified; or (2) an abatement plan is not applied for, as required; or (3) in the event the abatement plan is denied by the city and a date for abatement is specified but not complied with; or (4) if an approved abatement plan is not complied with as to timeframes or requirements, the violation shall be enforced as authorized in this division.

In accordance with LDC Section 126-1317, you may apply for an Abatement Plan by submitting an application for the above subject property within 10 days of receipt of this mailing. Section 126-1317 states:

### **Sec. 126-1317. - Abatement plan.**

- (a) Should the violation to be remedied be costly or extensive, the person in charge or their designee may apply for an abatement plan with the planning department.

The application shall include the following:

1. Justification for the need of an abatement plan including, but not limited to, excessive costs or extensive work to remedy; and
  2. A detailed plan describing each violation to be remedied; and
  3. A timeline for completing each violation to be remedied.
- (b) The planning department shall review the application and either approve, deny, or modify the abatement plan within five business days of receipt of the abatement plan. Written notice of the planning department's decision shall be provided to the person in charge or their designee, and the owner, if identifiable and different from the person in charge.
- (c) The person in charge or their designee shall apply for any and all of the requisite building and development permits, if any, within 14 days of the issuance of an approved abatement plan and follow all requirements and timeframes of the approved abatement plan. Failure to do so shall render the approved abatement plan null and void, unless an extension or amendment is approved, in writing, by the planning department.



## City of Sanibel

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

Please contact [code.enf@mysanibel.com](mailto:code.enf@mysanibel.com) should you wish to apply for an Abatement Plan. Any application must be complete by addressing all requirements of LDC Section 126-1317 shown above.

If you do not apply for an Abatement Plan, improvements to abate all violations listed above, to the above-referenced subject property, must be completed within 10-days of receipt of this mailing.

Failure to comply with the requirements of this Notice of Violation will result in the City pursuing enforcement action in accordance with LDC Chapter 126, Article XIV, Division 17, for the violations cited above at the subject property. Enforcement action may include scheduling a hearing before Sanibel's Code Enforcement Hearing Officer.

ISSUED BY: *Albert Sanchez*

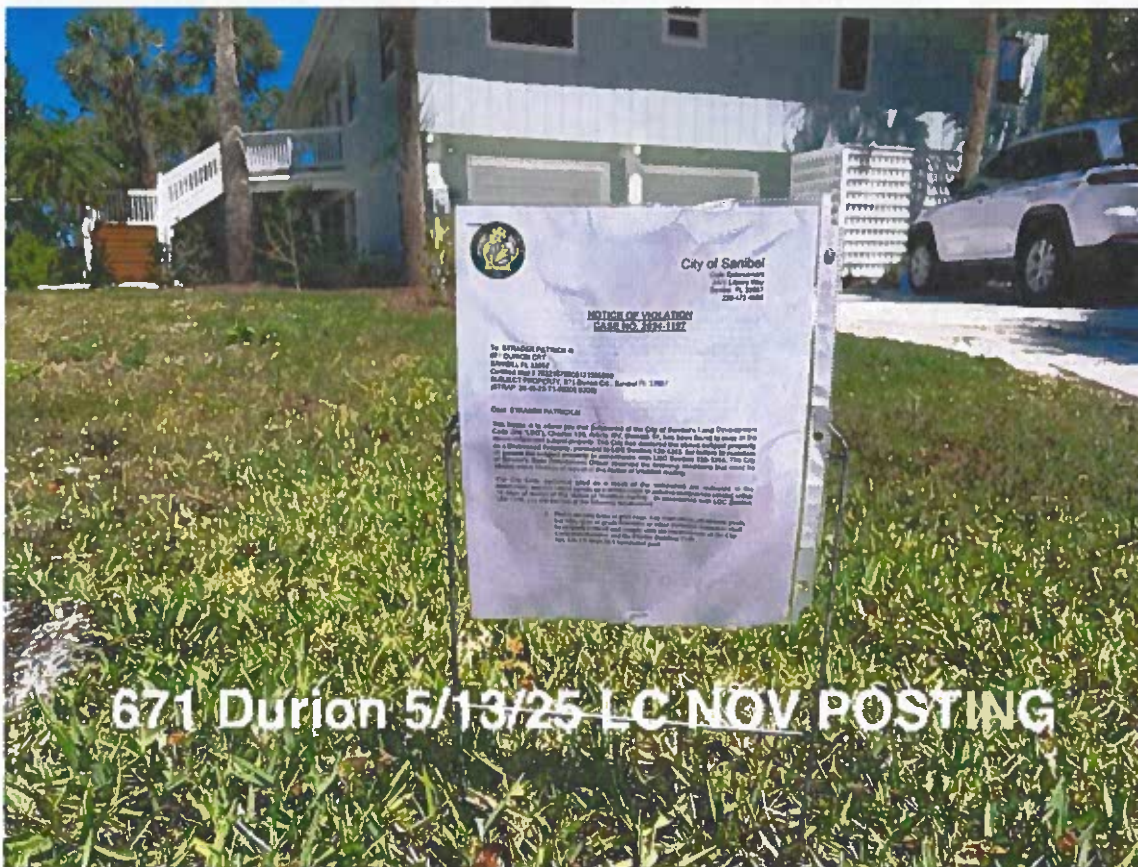
DATE: 5/13/2025

Albert Sanchez, Code Enforcement Officer, City of Sanibel





671 Durion 5/13/25 LC NOV POSTING



671 Durion 5/13/25 LC NOV POSTING

**Code Officer Affidavit**

**As it pertains to Code Case-CODE-001197-2024**

**I, Lisamarie Cardona, Code Officer for the City of Sanibel, swear and affirm that the following information is true and accurate:**

☐ **On May 13th, 2025, I posted the Notice of Violation on the property location**

**at 671 Durion Ct, 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.**

 05/13/2025

**Signature of Code Officer**



DIRECTION  
356 deg(T)

26.43550°N  
082.11346°W

ACCURACY 14 m  
DATUM WGS84



Albert Sanchez Code  
Enforcement Officer

2025-05-12  
15:30:50-04:00



### Database Search

**Property Information**

**Deed/Recording Information**

**Tangible Personal Property Information**

Search by Address for '671 durion' found 1 match

STRAP / Folio ID	Owner	Site Address	Property Description	Links
28-46-22-11-00206 0300 10023292	STRADER PATRICK M 671 DURION CRT SANBEL FL 33957	671 DURION CT SANBEL FL 33957	THE ROCKS UNIT 4 BLK 6 PB 29 PG 29 LOT 30 • ADJOINING 20 FT AREA	<a href="#">Parcel Details</a> <a href="#">Tax Estimator</a> <a href="#">View Comps</a> <a href="#">2024 TRIM</a> <a href="#">Aerial Viewer</a> <a href="#">Variance Report</a> <a href="#">Change Address</a> <a href="#">Report Property Damage</a>



Page 1 of 1

Modify Current Search

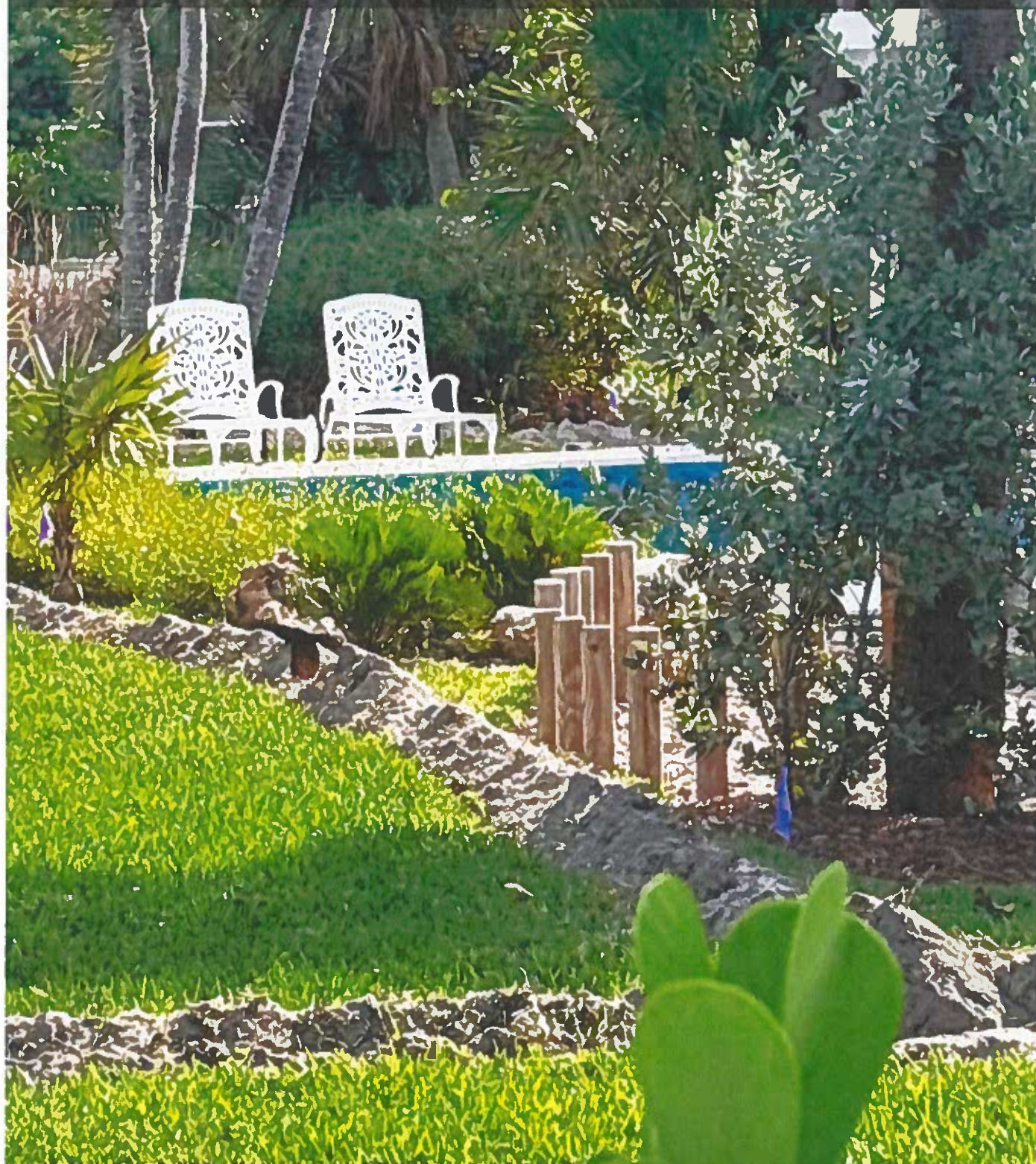
New Search



DIRECTION  
47 deg(T)

26.43567°N  
082.11368°W

ACCURACY 3 m  
DATUM WGS84



1808

2025-05-23  
09:40:57-04:00



DIRECTION  
24 deg(T)

26.43561°N  
082.11360°W

ACCURACY 4 m  
DATUM WGS84



1808

2025-05-23  
09:40:42-04:00





# City of Sanibel

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

RECEIVED CITY OF SANIBEL  
JUL 21 2025 AM 10:12

## **NOTICE OF HEARING** **CASE NO. 2024-001197**

CITY OF SANIBEL vs: Patrick N. Strader  
671 Durion Ct.  
Sanibel, FL 33957  
SUBJECT PROPERTY: 671 Durion Ct., Sanibel FL 33957  
STRAP: 28-46-22-T1-00206.0300

YOU ARE HEREBY NOTIFIED THAT ON: August 11, 2025 @ 1 p.m.

A Hearing will be held on **August 11, 2025**, before the Sanibel Code Enforcement Hearing Examiner/ Special Magistrate. This hearing will commence at 1 p.m. at **Sanibel Recreation Center (3880 Sanibel Captive Rd)**, 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 5/16/2025 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: 7/21/2025

*Scott R. Ryan* - *Kelly, mmc*  
HEARING EXAMINER / CITY CLERK

Method of Service: Certified Mail # 9589 0710 5270 0785 2133 95  
Posted notice  
Included: Notice of Violation  
C: City Attorney, John Agnew

ACCURACY 12 m  
DATUM WGS84



2025-07-21  
14:26:46-04:00





Manage Permit

ACC-2025-021027 (671 DURION CT SANIBEL, FL 33957)

NEW PERMIT

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (1)

Fees (5)

Bonds

Activities

Files (9)

Print Documents

Conditions

Tasks

Internal Notes (1)

ACC-2025-021027 • ACCESSORY

671 DURION CT  
SANIBEL, FL 33957

Issue Date  
07/21/2025

Work Class  
FENCE (POOL)

Permit Status  
In Review

\$194.00

PAY FEES

Recent Workflow Activity

Current Action 6 days ago  
**SAN Building Review Simple w/Planning (Receive Submittal)**  
Due: 07/31/2025  
Waiting On

1. Natural Resources (Erin Reed)

2. Planning (Jacelyn L'Archevesque)

3. Public Works (Olan Doherty)

Next Action

Initial Vegetation Permit (Evaluation) (Inspection)

Next Action

Wildlife Inspection (Inspection)

Next Action

Issue Vegetation Permit Combo (Generic Action)

Next Action

Issue Development Permit Combo (Generic Action)

Workflow Completion Summary

Completed 0%

In Progress 9%

Not Started 91%

91%

Permit Description

Mesh fence

Strader, Patrick

ID-000007156

Applicant Contractor

Mobile Phone  
(954) 873-8959

Email  
patrick.strader@ps

Linked Accounts

Tasks

No Tasks Attached

July Permit search 7/21/25

21

**Code Officer Affidavit**

**As it pertains to Code Case-CODE-001197-2024**

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

**On July 21, 2025, I posted the Notice of Hearing on the property location**

**at 671 Durion Ct., 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.**

A handwritten signature in black ink, appearing to be 'Albert Sanchez', written over a horizontal line.

**7/21/2025**

**Signature of Code Officer**







City of Sanibel  
Building Department  
2475 Library Way  
Sanibel, FL 33957



7022 1670 0001 2158 5869

quodient

FIRST-CLASS MAIL  
IMI

\$009.64<sup>00</sup>

05/14/2025 ZIP 33957  
0410M30258079

US POSTAGE

*Handwritten:*  
N 517-75  
0006/16/25

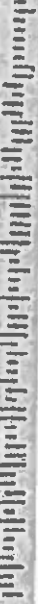
*STADEN PATRICK N*  
*671 DURIOW CRT*  
*- Sanibel, FL. 33957*

UTFK1: 93333120215

NIXTE 339 DE 1 0006/16/25

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 33957321575 \*0601-09018-14-24



SENDER: COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

*STADEN PATRICK N*  
*671 DURIOW CRT*  
*SANIBEL, FL. 33957*



9590 9402 8238 3030 1967 31

2. Article Number (Transfer from service label)

7022 1670 0001 2158 5869

PS Form 3811, July 2020 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ Agent ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
if YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Domestic Return Receipt



# USPS Tracking®

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Get the free Informed Delivery® feature to receive automated notifications on your packages

Learn More

Tracking Number:  
**9589071052700785213395**

Copy

Add to Informed Delivery

Latest Update

Your item was delivered to an individual at the address at 10:12 am on July 24, 2025 in SANIBEL, FL 33957.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

SANIBEL, FL 33957

July 24, 2025, 10:12 am

See All Tracking History

What Do USPS Tracking Statuses Mean?

Text & Email Updates

USPS Tracking Plus®

Remove X

**Communications:**

5/13/25 Posting the NOV, Patric said "Oh the city is getting serious about this now."

5/23/25 GN spoke with Patrick who said he would come to Permitting and complete the permit. Entered into Abatement Plan 5/27 with 45 days to complete installation and inspections.

7/10/25 GN emailed Patrick to advise he needed to apply for the fence permit and get fence installed, or I will need to schedule for hearing.

NOH posted 9:00am and Patrick applied for the fence permit later that day.

8/1/25 Permit issued and GN called Patrick to advise the permit was available, fence needs to be installed and inspected. Voicemail left no repl.

8/1/25 GN sent an email to Patric to remind him the fence permit was ready and he needed to have the fence installed to avoid the hearing. Patrick replied thanking me, and that he would have the fence installed this weekend.



## City of Sanibel

2475 Library Way  
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239-472-4555

Applicant Name:	Patrick Strader
Subject Property:	671 Durion Ct., Sanibel, FL 33957
Applicant Phone & Email:	patrick.n.strader@gmail.com 954-873-8959
Code Case Number:	Code 2024-001197

I, Patrick Strader (property owner/authorized agent), have read and understand the City of Sanibel Code of Ordinances, Subsection B – "Land Development Code," specifically Chapter 126, Article 14, Division 17 for Distressed Properties. I understand as the property owner and/or authorized agent, that I am liable for resolving those violation conditions as identified within the Notice of Violation, a copy of which has been attached to this Abatement Plan application

In accordance with Section 126-1317, I am submitting this Abatement Plan for review and approval to resolve these violation conditions within a reasonable timeframe. I propose the following:

Justification (may include, but is not limited to, excessive costs or extensive work to remedy):

I have not completed a building permit to install a child protection fence for the open pool in my back yard. I previously thought the hedge row was sufficient. I have had several other projects and repairs due to flooding and damage to the home from hurricanes.

Detailed Plan (describe each violation and how it will be remedied):

I will be meeting with Permitting to submit and owner/builder permit for the pool fence today, 5/23, or if they are too busy, Tuesday 5/27 to complete the permit and buy the material for the project and close the violation.



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Timeline (provide reasonable timeline for completing each violation to be remedied):

I will have the fence installed with the completed closed permit within 45 days.

By signing below, I understand that failure to comply with this Abatement Plan (if approved) may result in additional Code Enforcement action as provided for within Section 1-15 of the City of Sanibel Code of Ordinances and Chapter 162, Florida Statutes, which may include accumulation of daily fines and possible lien(s).

  
Property Owner/ Authorized Agent

5/27/25  
Date

\_\_\_\_\_  
Title/Position, if Authorized Agent

Staff Official Use Only:

Approved: ☒ Denied: ☐

Reviewer's Initials: jam

Date: 5/29/2025

**Standard Administrative Costs**  
**for Hearing Case Through First Hearing**  
**Case #2024-001197**

<b><u>CHARGE</u></b>	<b><u>PER HOUR</u></b>	<b><u>NO. HOURS or INSPECTIONS</u></b>	<b><u>TOTAL</u></b>
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			\$
		<b>TOTAL COSTS TO DATE</b>	\$ 424.78

The City of Sanibel requests that the Hearing Examiner find a violation in case #2024-001197. We further request that the respondent be given not more than 0 days to abate the violation and that prosecution costs of \$ 424.78 be assessed to the respondent.

*Glenn Nixon*

Glenn Nixon Code Enforcement Manager  
City of Sanibel, Florida