



## City of Sanibel

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

### **NOTICE OF VIOLATION** **CASE NO. 2025-001659**

To: **NGUYEN BINH & TRANG**

4921 SUNSET LN

ANNANDALE VA 22003

Certified Mail #9589 0710 5270 0785 2133 40

SUBJECT PROPERTY: 611 East Rocks Dr, Sanibel FL 33957

(STRAP: 28-46-22-T1-00205.0070)

Dear **NGUYEN BINH & TRANG**:

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:

- Adding a roof structure to the back of the residence without permits.  
Sec. 14-5(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.

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: 8/14/2025

Glenn Nixon, Code Enforcement Manager, City of Sanibel



## City of Sanibel

Code Enforcement  
2475 Library Way  
Sanibel, FL 33957  
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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 8-13-25





GIS Photos

10-2-22



1-8-23



GIS Photos

2-3/24



2-6-25







City of Sanibel  
800 Dunlop Rd  
Sanibel, FL 33957  
Phone (239) 472-4136

Permit NO.: ROOF-2023-011280 Permit IVR Number: 125,056.00

# Permit

Permit Type: ROOF

Work Classification: EMERGENCY ROOF

Permit Status: Issued Bldg Permit

Issue Date: 02/07/2024

Expiration: 08/05/2024

## Location Address

611 EAST ROCKS DR, SANIBEL, FL 33957

## Parcel Number

284622T1002050070

## Contacts

BINH & TRANG NGUYEN

Owner

VO L

Applicant/Authorized  
Agent

8688 PEGASUS DR  
(626)235-6508

volehiep@yahoo.com

VO L

Contractor

8688 PEGASUS DR  
(626)235-6508

volehiep@yahoo.com

**Description:** New shingles roof replacement. Previously shingles was installed.

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. All construction debris must be legally removed from site and disposed of in compliance with all Federal, State, and Local rules and regulations

Valuation: \$0.00

Total Sq Feet: 0.00

## Inspection Requests:

Inspection\_Phone

Fees	Amount
Building Permit Roof Fee	\$40.00
Building Recorded Notice of Commencement Fee	\$5.00
Florida DBPR Building Permit Surcharge Fee	\$2.00
Florida DCA Building Permit Surcharge Fee	\$2.00
<b>Total:</b>	<b>\$49.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$49.00</b>
Credit Card	\$49.00
<b>Amount Due:</b>	<b>\$0.00</b>

Inspections:	
Inspection Type	
Roof Dry-In	501
Roof in Progress	502
Final Roof	599

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."  
THIS PERMIT EXPIRES SIX(6) MONTHS AFTER ISSUANCE IF NO INSPECTIONS HAVE BEEN COMPLETED WITH AN APPROVAL.

THIS FORM SERVES AS YOUR CITY OF SANIBEL BUILDING PERMIT. NO SIGNATURE BY THE BUILDING DEPARTMENT NEEDS TO BE COMPLETED IN THE BELOW SIGNATURE LINE FOR THIS FORM TO BE OFFICIAL.

February 07, 2024

Issued By: City of Sanibel Building Dept.

Date

Original roof permit

NEW PERMIT

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (2)

Fees (4)

Bonds

Activities

Files (13)

Print Documents

Conditions

Tasks

ROOF-2023-011280 • ROOF • City of Sanibel Building Dept.

Location

611 EAST ROCKS DR  
SANIBEL, FL 33957

Project

Apply Date

05/23/2023

Work Class

EMERGENCY ROOF

Permit Status

Issued Bldg Permit

\$0.00

PAY FEES

Recent Workflow Activity

Last Completed Action: 587 days ago

Issue Permit (Generic Action)

Next Action

Receive RNOC Document (Generic Action)

Next Action

Roof Decking Attachment Affidavit Form Submittal (Generic Action)

Next Action

Roof to Wall Connection Affidavit Form Submittal (Generic Action)

Workflow Completion Summary

Completed 22%

In Progress 9%

Not Started 78%

Permit Description

New shingles roof replacement. Previously shingles was installed. This permit has been issued on condition that if the owner decides to perform additional permitted work to the structure other than this permit's 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 accordance with all Federal, State, and local rules and

Applicant: L. VO

ID-000009281

Mobile Phone (526) 235-6508

Email volet@sanibel.com

Tasks

No Tasks Attached

No updated documents for added section of roof to the open roof permit as of 1/7/2026

NEW PERMIT

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (2)

ATTACHMENTS (9)

REVIEW FILES (4)

Latest Version

Allow new CSS uploads

File Category	File Name	Version	Uploaded	Uploaded By	File Status
Roof Application	Scan2023-05-23_135224 (1).v1.pdf	1	08/11/2023, 3:29 PM	VO L	Resubmitted
Roof Underlayment Product Approval Material	20111701.v1.pdf	1	08/11/2023, 7:40 AM	VO L	Resubmitted
Roof Underlayment Product Approval Material	TILE BORAL NOA.v1.pdf	1	08/11/2023, 7:24 AM	VO L	Resubmitted
Roof Application	Scan2023-05-23_135224.v1.pdf	1	05/23/2023, 1:54 PM	VO L	Required For Resubmittal

**Code Officer Affidavit**

**As it pertains to Code Case-CODE-001659-2025**

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

- ☐ **On August 14th, 2025, I posted the Notice of Violation on the property location at 611 East Rocks 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.**



**8/14/2025**

**Signature of Code Officer**



PNOV 8-14-25

DIRECTION  
307 deg(T)

26.43527°N  
082.11341°W

ACCURACY 14 m  
DATUM WGS84



Albert Sanchez  
Code Enforcement  
Officer

2025-08-14  
10:19:12-04:00



SVIO 12-30-25





City of Sanibel

RECEIVED CITY OF SANIBEL  
2025 JAN 8 2:08 PM  
Code Enforcement  
2675 Library Way  
Sanibel, FL 33957  
239-472-4555

**NOTICE OF HEARING**  
**CASE NO. 2025-001659**

CITY OF SANIBEL vs :NGUYEN BINH & TRANG  
4921 SUNSET LN  
ANNANDALE VA 22003  
SUBJECT PROPERTY: 611 East Rocks Dr., Sanibel FL 33957  
STRAP: 28-46-22-T1-00205.0070

YOU ARE HEREBY NOTIFIED THAT ON: **January 12, 2026 @ 1:00 p.m.**

A Hearing will be held on **January 12, 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 8/14/2025 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: 12/30/2025



HEARING EXAMINER/ CITY CLERK

Method of Service: Certified Mail # 9589 0710 5270 0785 2289 62

Posted notice

Included: Notice of Violation

C: City Attorney, John Agnew







DIRECTION  
282 deg(T)

26.43536°N  
082.11342°W

ACCURACY 24 m  
DATUM WGS84



City of Sanibel  
Code Enforcement  
3401 Perry Way  
Sanibel, FL 34108  
(813) 725-4444

**NOTICE OF VIOLATION**  
**CASE NO. 2025-07119**

**TO: M/AVE ALBERTA D. FRANK**  
4021 BURGESS LANE  
SANIBEL, FL 34108  
CITY OF SANIBEL, FL 34108  
CITY OF SANIBEL, FL 34108  
CITY OF SANIBEL, FL 34108

**YOUR VIOLATION IS:**

The City of Sanibel is notified that the subject of this notice is in violation of the City of Sanibel's Code of Ordinances, Chapter 10, Article 1, Section 10-101, which states that no person shall use any property for a purpose other than that for which it was originally intended or for a purpose that is not in the public interest.

The City of Sanibel is notified that the subject of this notice is in violation of the City of Sanibel's Code of Ordinances, Chapter 10, Article 1, Section 10-101, which states that no person shall use any property for a purpose other than that for which it was originally intended or for a purpose that is not in the public interest.

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Signature of [Name]

08/14/2025

Albert Sanchez  
Code Enforcement  
Officer

2025-08-14  
10:19:07-04:00

**Code Officer Affidavit**

**As it pertains to Code Case-CODE-001659-2025**

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

- ☐ **On December 30th, 2025, I posted the Notice of Hearing on the property location at 611 East Rocks 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* 12/30/2025**

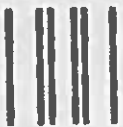

**Signature of Code Officer**





NOV Signed Aug 19, 2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"><li>■ Complete items 1, 2, and 3.</li><li>■ Print your name and address on the reverse so that we can return the card to you.</li><li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li></ul>		<b>A. Signature</b>  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
<b>1. Article Addressed to:</b> NGUYEN Binh & Trang 4921 Sunset Ln Annandale, VA 22003		<b>B. Received by (Printed Name)</b>	<b>C. Date of Delivery</b>
 9590 9402 9273 4295 8943 49		<b>D. Is delivery address different from item 1?</b> <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
<b>2. Article Description (Number from reverse side)</b> 9589 0710 5270 0785 2133 40		<b>3. Service Type</b> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail® <input type="checkbox"/> Insured Mail 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 7530-02-000-9063		Domestic Return Receipt	

USPS TRACKING#			<b>First-Class Mail</b> Postage & Fees Paid USPS Permit No. G-10
 9590 9402 9273 4295 8943 49			
<b>United States Postal Service</b>	<b>• Sender: Please print your name, address, and ZIP+4® in this box•</b>  City of Sanibel Code Enforcement 2475 Library Way Sanibel, Florida 33957		

NOH Certified mail delivery attempted

Tracking Number:


**9589071052700785228962**

 [Copy](#)  [Schedule a Redelivery](#)

### Latest Update

We attempted to deliver your item at 1:29 pm on January 5, 2026 in ANNANDALE, VA 22003 and a notice was left because an authorized recipient was not available. You may arrange redelivery by using the Schedule a Redelivery feature on this page or may pick up the item at the Post Office indicated on the notice beginning January 6, 2026. If this item is unclaimed by January 20, 2026 then it will be returned to sender.

Get More Out of USPS Tracking:

 [USPS Tracking Plus®](#)

### Delivery Attempt: Action Needed

#### Notice Left (No Authorized Recipient Available)

ANNANDALE, VA 22003

January 5, 2026, 1:29 pm

#### In Transit to Next Facility

January 4, 2026

#### Arrived at USPS Regional Facility

MERRIFIELD VA DISTRIBUTION CENTER

January 3, 2026, 12:54 pm

#### Arrived at USPS Origin Facility

TAMPA, FL 33630

December 31, 2025, 6:13 pm

#### Arrived at USPS Regional Origin Facility

FORT MYERS FL DISTRIBUTION CENTER

December 31, 2025, 11:03 am

#### Departed Post Office

SANIBEL, FL 33957

December 30, 2025, 5:02 pm

#### USPS picked up item

SANIBEL, FL 33957

December 30, 2025, 9:00 am



**Standard Administrative Costs**  
**for Hearing Case Through First Hearing**  
**Case #2025-001659**

<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 #001659. We further request that the respondent be given not more than 5 days to abate the violation by removing the unpermitted roof or receiving a permit and that prosecution costs of \$ 424.78 be assessed to the respondent.

*Glenn Nixon*

Glenn Nixon Code Enforcement Manager

18 City of Sanibel, Florida