



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*

Glenn Nixon, Code Enforcement Manager, City of Sanibel

DATE: 8/14/2025



City of Sanibel

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

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

DIRECTION
55 deg(T)

26.43519°N
082.11334°W

ACCURACY 16 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-08-13
14:20:05-04:00

DIRECTION
61 deg(T)

26.43517°N
082.11338°W

ACCURACY 14 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-08-13
14:20:08-04:00

GIS Photos

10-2-22



1-8-23





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

Applicant/Authorized Agent

VO L

volehiep@yahoo.com

VO L
8688 PEGASUS DR
(626)235-6508

Contractor

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

Inspection Requests:

Total Sq Feet: 0.00

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
Total:	\$49.00

Payments	Amt Paid
Total Fees	\$49.00
Credit Card	\$49.00
Amount Due:	\$0.00

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

Manage Permit Search

ROOF-2023-011280 (611 EAST ROCKS DR SANIBEL, FL 33957)

NEW PERMIT

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

Summary

Recent Workflow Activity

- Last Completed Action: 587 days ago
 Issue Permit (Generic Action)
- Next Action:
 Receive RNOOC 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

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/permited 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 in accordance with all Federal, State, and Local laws and regulations.

VL L, VO
ID-000009281
Applicant... Contractor
Mobile Phone (626) 235-6508
Email: vlwhite@yahoo.com

Tasks

i No Tasks Attached

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

ROOF-2023-011280 (611 EAST ROCKS DR SANIBEL, FL 33957)

NEW PERMIT

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_11_v1.pdf	1	08/11/2023, 3:39 PM	VOL	Resubmitted
Roof Underlayment Product Approval Material	20111701_v1.pdf	1	08/11/2023, 7:40 AM	VOL	Resubmitted
Roof Underlayment Product Approval Material	TILE BORAL NOA_v1.pdf	1	08/11/2023, 7:24 AM	VOL	Resubmitted
Roof Application	Scan2023-05-23_135224_v1.pdf	1	05/23/2023, 1:54 PM	VOL	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
682.11341°W

ACCURACY 14 m
DATUM WGS84



Albert Sanchez
Code Enforcement
Officer

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

SVIO 12-30-25

DIRECTION
227 deg(T)

26.43548°N
082.11354°W

ACCURACY 5 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-12-30
10:43:48-05:00

DIRECTION
284 deg(T)

26.43508°N
082.11337°W

ACCURACY 26 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-12-30
10:48:19-05:00



City of Sanibel

RECEIVED
CITY OF SANIBEL
Code Enforcement
2475 Library Way
Sanibel, FL 33957
D 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

Scotty Lynn Kelly
HEARING EXAMINER/ CITY CLERK

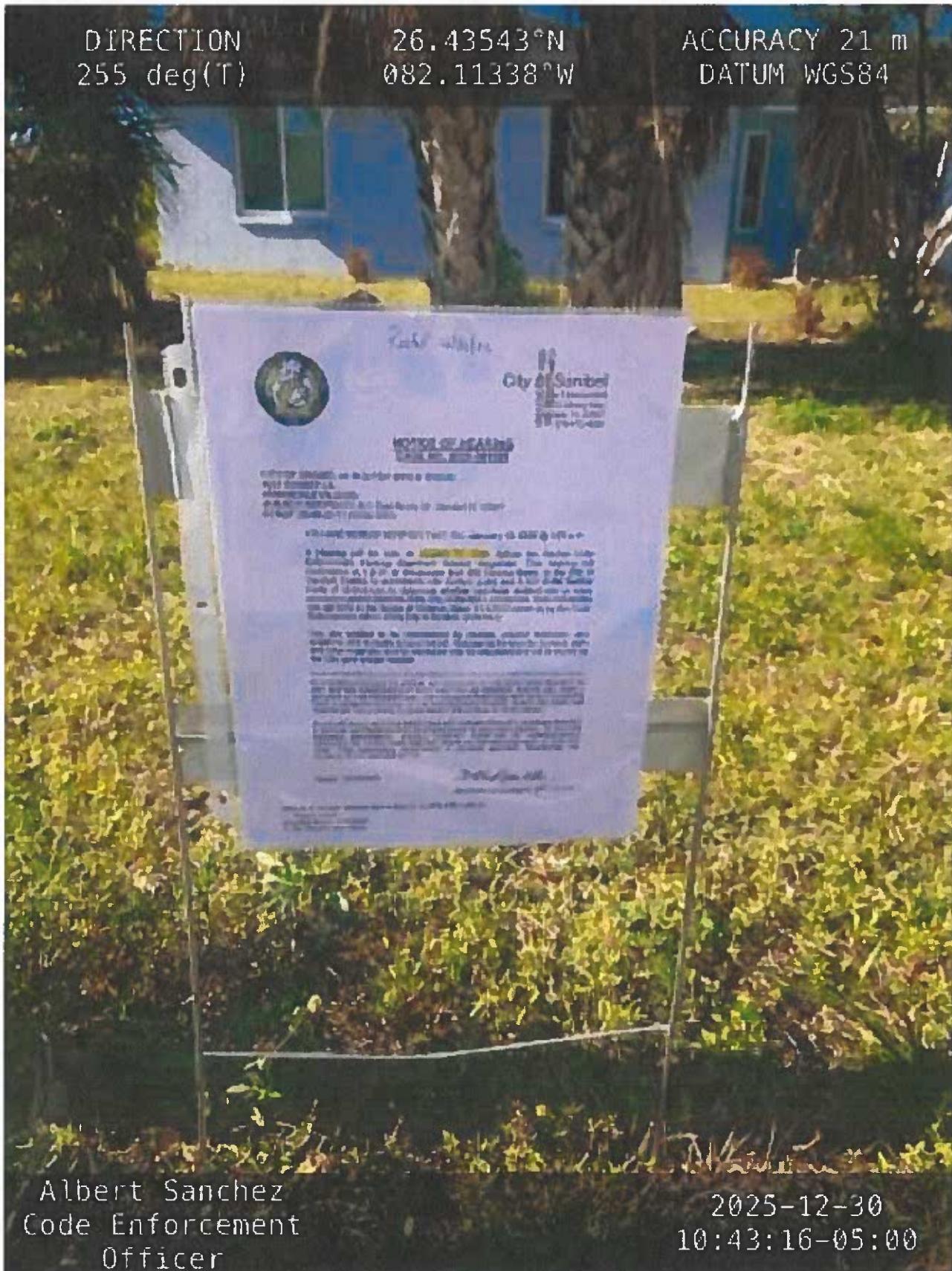
Method of Service: Certified Mail # 9589 0710 5270 0785 2289 62
Posted notice

Included: Notice of Violation
C: City Attorney, John Agnew

DIRECTION
255 deg(T)

26.43543°N
082.11338°W

ACCURACY 21 m
DATUM WGS84



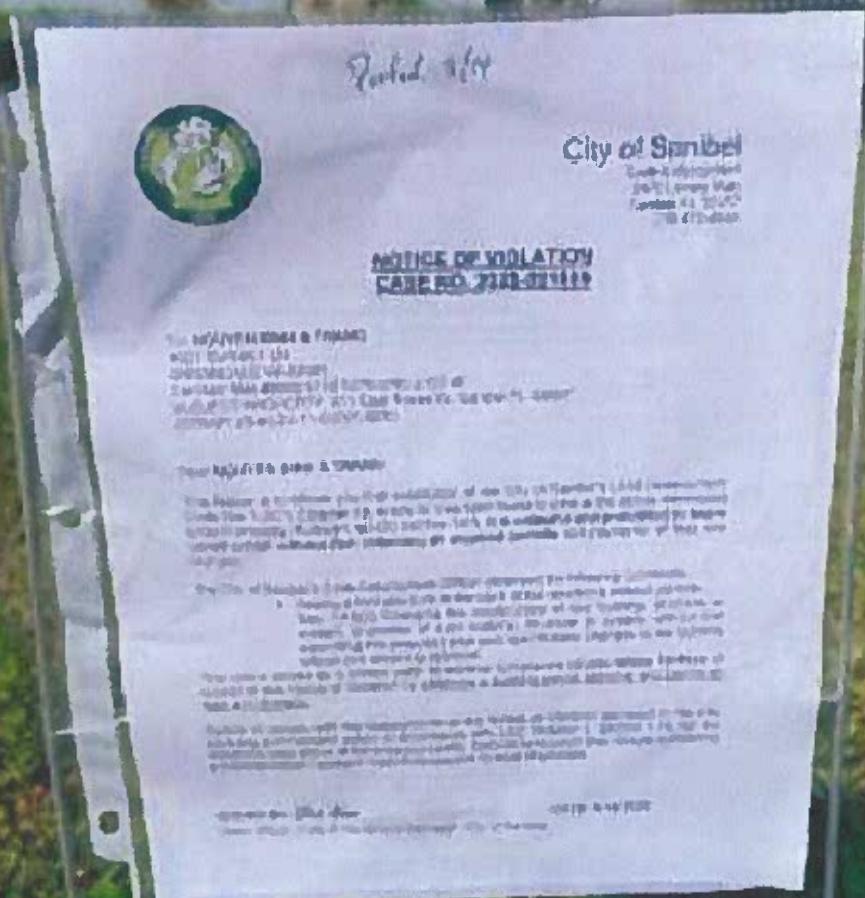
Albert Sanchez
Code Enforcement
Officer

2025-12-30
10:43:16-05:00

DIRECTION
282 deg(T)

26.43536°N
082.11342°W

ACCURACY 24 m
DATUM WGS84



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

HSVIO Inspection 1-7-2026

DIRECTION
286 deg(T)

26.43512°N
082.11333°W

ACCURACY 12 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2026-01-07
11:22:49-05:00

DIRECTION
228 deg(T)

26.43548°N
082.11353°W

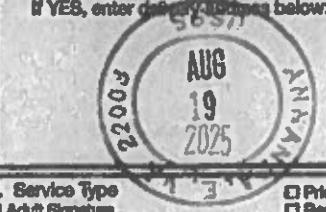
ACCURACY 9 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2026-01-07
11:21:59-05:00

NOV Signed Aug 19, 2025

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ 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.		<p>A. Signature </p> <p><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
1. Article Addressed to: Nguyen Binh & Trang 4921 Sunset Ln Annandale, VA 22003		B. Received by (Printed Name) <input type="text"/> C. Date of Delivery <input type="text"/>	
 9590 9402 9273 4295 8943 49		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="text"/>  56571 AUG 19 2025 22003 40 All All Restricted Delivery	
3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery			
PS Form 3811, July 2020 PSN 7630-02-000-9063 Domestic Return Receipt			

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

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 8, 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

<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 #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