



City of Sanibel

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

NOTICE OF VIOLATION **CASE NO. 2025-001571**

To: **SISTO OMAR**
9005 SW 102ND CT
MIAMI FL 33176
Certified Mail # 70221670000121585838
SUBJECT PROPERTY: 1145 Sabal St, Sanibel FL 33957
(STRAP: 20-46-23-T3-01804.0020)

Dear: Sisto Omar;

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:

- 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**

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:



City of Sanibel

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2475 Library Way
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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.



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Please contact 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: 5/9/2025

Albert Sanchez, Code Enforcement Officer, City of Sanibel

Subpart B - LAND DEVELOPMENT CODE
Chapter 126 - ZONING
ARTICLE XIV. - SUPPLEMENTARY DISTRICT REGULATIONS
DIVISION 17. DISTRESSED PROPERTIES

DIVISION 17. DISTRESSED PROPERTIES

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.

(Ord. No. 13-003, § 1, 8-6-2013)

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.

(Ord. No. 13-003, § 1, 8-6-2013)

Sec. 126-1313. Declaration of distressed property.

- (a) 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.
- (b) 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.

(Ord. No. 13-003, § 1, 8-6-2013)

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.

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- (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 ten 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.

(Ord. No. 13-003, § 1, 8-6-2013)

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.

(Ord. No. 13-003, § 1, 8-6-2013)

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.

(Ord. No. 13-003, § 1, 8-6-2013)

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.

(Ord. No. 13-003, § 1, 8-6-2013)

Sec. 126-1318. Exceptions.

This division 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.

(Ord. No. 13-003, § 1, 8-6-2013)

Sec. 126-1319. Enforcement.

A violation of this division shall be enforced pursuant to any of the alternative means of enforcement authorized in section 1-15 of the Sanibel Code of Ordinances.

(Ord. No. 13-003, § 1, 8-6-2013)

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 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 division may seek an appeal in accordance with procedures set forth in section 14-270 of the Sanibel Code.

(Ord. No. 13-003, § 1, 8-6-2013)

Sec. 126-1321. Supplemental code provisions.

This chapter is supplemental to all other provisions and requirements of the Sanibel Code of Ordinances and nothing herein shall be construed to limit, in any way, the enforcement of any condition or violation through any other provision of the Code of Ordinances, the Florida Building Code or any other applicable state or local law.

(Ord. No. 13-003, § 1, 8-6-2013)

DIRECTION
16 deg(T)

26.44965°N
082.02726°W

ACCURACY 7 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-05-08
15:28:44-04:00

2/6/2025 LCPA GIS photo



Parcel Manager										
204623T3018040020										
<ul style="list-style-type: none"> Summary Details Addresses (1) Additional Info Linked Records Holds Parcel Contacts Files Conditions Assessor Info Other Info Internal Notes History 	<div>CODE CASES (1) INSPECTIONS (22) PERMITS (23)</div>									
	Permi...	Permi...	Permi...	Permi...	Applic...	Expira...	Final...	Descr...	Main...	Unit
	2019-00011444-0	BUILDING PERMIT (HISTORIC - H.T.E.)	ACCESSORY STRUCTURE	Certificate of Completion	05/10/2019	05/10/2020	05/10/2019	MANNING - PERMEABLE PAVEMENT DRIVEWAY AND WALKWAY	1145 SABAL STREET	
	2010-00020092	BUILDING PERMIT (HISTORIC - H.T.E.)	MECHANICAL	Closed/Completed	11/19/2010	06/01/2011	12/13/2010	both s 14 kw 812	1145 SABAL STREET	
	2006-00022508	BUILDING PERMIT (HISTORIC - H.T.E.)	ROOF	Closed/Completed	12/07/2006	06/17/2007	06/13/2007	TEAROFF, SHINGLE TEAROFF, SHINGLE NEW SHED/VERIFIED BY LE EPA NEW SHED	1145 SABAL STREET	
	2005-00026135	BUILDING PERMIT (HISTORIC - H.T.E.)	H.T.E. OTHER CONVERTED APPLICATIONS	Closed/Completed	01/25/2005	01/27/2006	06/13/2007	MANNING - STORAGE SHED	1145 SABAL STREET	
	2005-00026729-01	BUILDING PERMIT (HISTORIC - H.T.E.)	ACCESSORY STRUCTURE	Certificate of Completion	01/24/2005	01/24/2006	01/24/2005		1145 SABAL STREET	
	2003-24651-SEPT-00	BUILDING PERMIT (HISTORIC - H.T.E.)	SEPTIC ABANDONMENT	Closed/Completed	10/22/2003	10/23/2004	11/18/2009	SEPT AB	1145 SABAL STREET	
	2003-24651-PLM-0-00	BUILDING PERMIT (HISTORIC - H.T.E.)	PLUMBING SUB	Closed/Completed	10/22/2003	10/23/2004	11/18/2009	PL PERMIT	1145 SABAL STREET	
	2003-00024611	BUILDING PERMIT (HISTORIC - H.T.E.)	SEPTIC ABANDONMENT	Closed/Completed	10/22/2003	10/23/2004	11/18/2009	SEPT AB	1145 SABAL STREET	
	1997-011636-DBASE	BUILDING PERMIT (HISTORIC - DBASE)	DBASE CONVERTED RECORD	Converted	08/21/1997			FENCE	1145 SABAL ST	
	1996-00074115	BUILDING PERMIT (HISTORIC - H.T.E.)	ADDITION	Certificate of Completion	08/06/1996	10/09/1997	01/30/1997		1145 SABAL STREET	
	1996-14115-PLM-0-00	BUILDING PERMIT (HISTORIC - H.T.E.)	PLUMBING SUB	Certificate of Occupancy	08/06/1996	10/09/1997	01/30/1997		1145 SABAL STREET	
	1996-14115-0P2-00	BUILDING PERMIT (HISTORIC - H.T.E.)	ADDITION	Certificate of Occupancy	08/06/1996	08/08/1997	01/30/1997	ADD/REMODEL	1145 SABAL STREET	
	1996-14115-ROOF-00	BUILDING PERMIT (HISTORIC - H.T.E.)	ROOF SUB	Certificate of Occupancy	08/06/1996	10/09/1997	01/30/1997		1145 SABAL STREET	
	1996-14115-MEC-00	BUILDING PERMIT (HISTORIC - H.T.E.)	MECHANICAL SUB	Certificate of Occupancy	08/06/1996	10/09/1997	01/30/1997		1145 SABAL STREET	



Lee County Property Appraiser

[Home](#) [About Us](#) [Database Search](#) [Departments](#) [Taxpayer Services](#) [Exemptions](#) [GeoView](#) [Login](#)

Database Search

Property Information

Deed/Recording Information

Tangible Personal Property Information

Search by Address for '1145 sabal' found 1 match

STRAP / Photo ID	Owner	Site Address	Property Description	Links
20-46-23-T3-01804 0020 10125984	SISTO OMAR 9005 SW 102ND CT MIAMI FL 33176	1145 SABAL ST SANibel FL 33957	SANibel ESTATES UNIT 1 BLK 4 PG 9 PG 115 LOT 2 PLUS THE HWY 12 S	Parcel Details Tax Estimator View Coraps 2024 TRIM Aerial Viewer Variance Report Change Address Report Property Damage

« »

Page 1 of 1

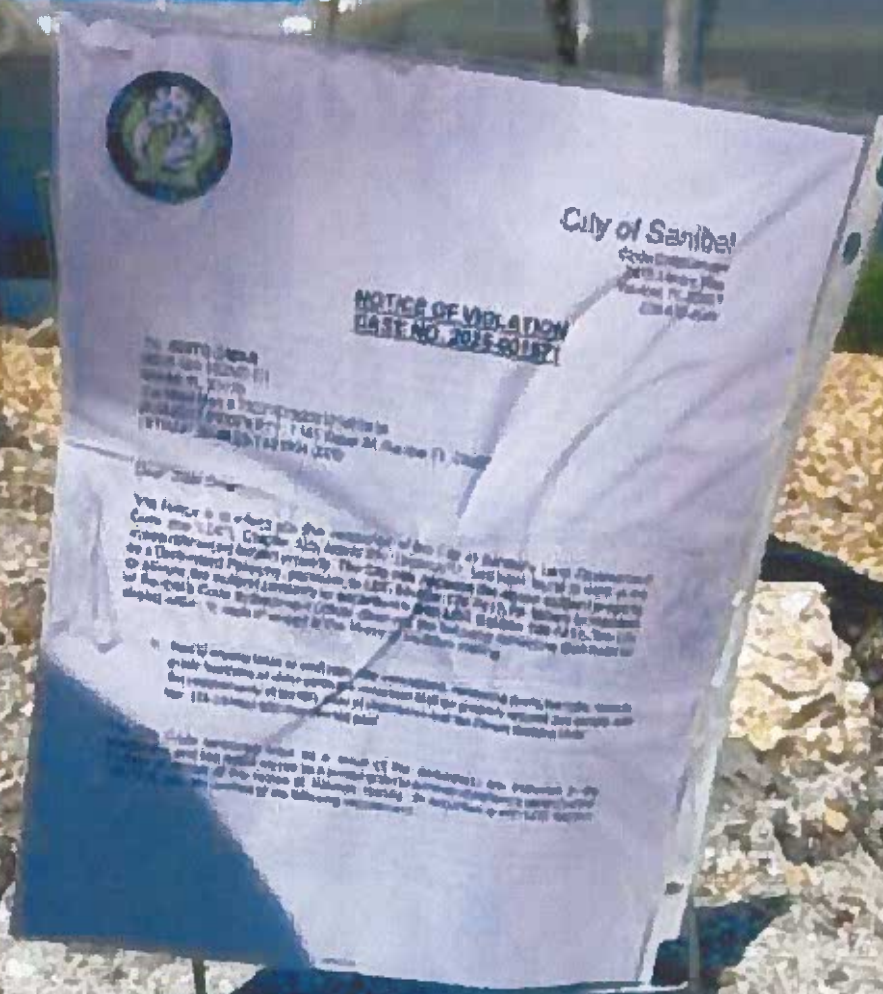
Modify Current Search

New Search

DIRECTION
266 deg(T)

26.44978°N
082.02689°W

ACCURACY 22 m
DATUM WGS84



Albert Sanchez
Code Enforcement
Officer

2025-05-09
11:11:36-04:00

DIRECTION
263 deg(T)

26.44978°N
082.02686°W

ACCURACY 13 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

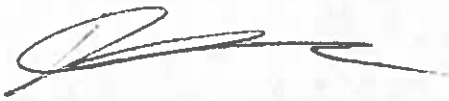
2025-05-09
11:11:44-04:00

Code Officer Affidavit

As it pertains to Code Case-CODE-001571-2025

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

- ☐ **On May 09th, 2025, I posted the Notice of Violation on the property location at 1145 Sabal St., 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.**



5/09/2025

Signature of Code Officer

DIRECTION
9 deg(T)

26.44966°N
082.02720°W

ACCURACY 6 m
DATUM WGS84



Albert Sanchez Code
Enforcement Officer

2025-05-21
15:51:31-04:00



City of Sanibel

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

NOTICE OF HEARING **CASE NO. 2025-001571**

CITY OF SANIBEL vs SISTO OMAR
9005 SW 102ND CT
MIAMI FL 33176
SUBJECT PROPERTY: 1145 Sabal St., Sanibel FL 33957
Strap: 20-46-23-T3-01804.0020

YOU ARE HEREBY NOTIFIED THAT ON: JUNE 9, 2025 @ 1 p.m.

A Hearing will be held on **June 9, 2025**, 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 5/09/2025 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: 5/21/2025


HEARING EXAMINER/ CITY CLERK

Method of Service: Certified Mail # 7017 2680 0000 7924 3523
Posted notice
Included: Notice of Violation
C: City Attorney, John Agnew



1145 Sabal NOH POSTING 5/21/25 LC



1145 Sabal NOH POSTING
5/21/25 LC

Code Officer Affidavit

As it pertains to Code Case 2025-001571

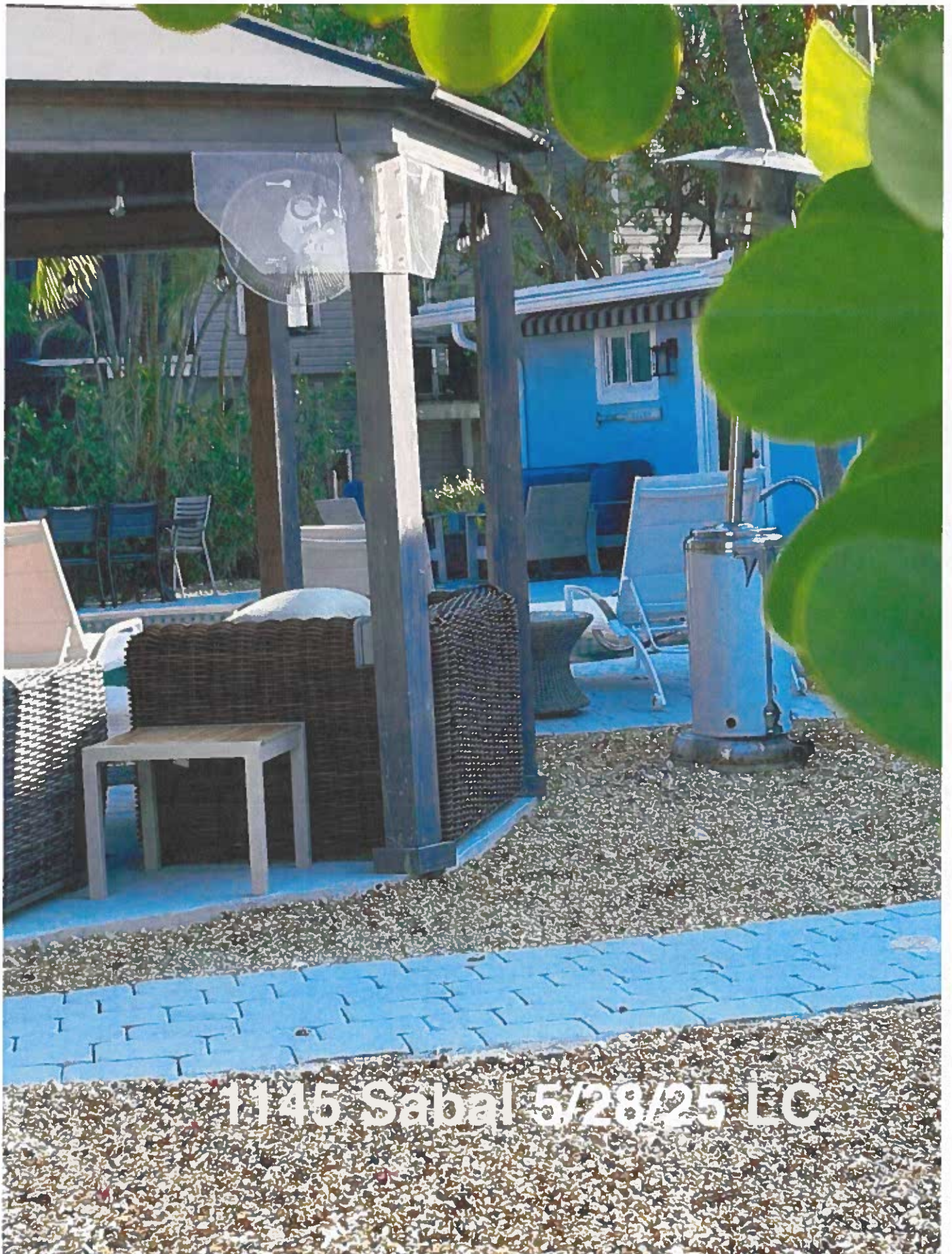
I, Lisamarie Cardona, Code Officer for the City of Sanibel, swear and affirm that the following information is true and accurate:

On May 21, 2025, I posted the Notice of Hearing on the property location at 1145 Sabal St., 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.

Lisamarie Cardona
Signature of Code Officer

5/21/2025
Date





1145 Sabal 5/28/25 LC

Notice of Violation

Tracking Number:

70221670000121585838



Copy



Add to Informed Delivery

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

May 17, 2025

In Transit to Next Facility

May 12, 2025

Notice Left (No Authorized Recipient Available)

MIAMI, FL 33176

May 12, 2025, 6:24 pm

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER

May 10, 2025, 12:29 pm

Arrived at USPS Regional Origin Facility

FORT MYERS FL DISTRIBUTION CENTER

May 9, 2025, 8:57 pm

Departed Post Office

SANIBEL, FL 33957

May 9, 2025, 5:07 pm

Notice of Hearing

Tracking Number:

70172680000079243523



Copy



Schedule a Redelivery

Latest Update

This is a reminder to arrange for redelivery of your item before June 6, 2025 or your item will be returned on June 7, 2025. 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.

Get More Out of USPS Tracking:



USPS Tracking Plus®

Delivery Attempt: Action Needed

Reminder to Schedule Redelivery of your item before June 6, 2025

May 28, 2025

Available for Redelivery or Pickup

SNAPPER CREEK
11000 SW 104TH ST
MIAMI FL 33116-9998
M-F 0900-1700; SAT 0900-1400
May 24, 2025, 11:50 am

Notice Left (No Authorized Recipient Available)

MIAMI, FL 33176
May 23, 2025, 12:43 pm

Arrived at USPS Regional Origin Facility

MIAMI FL DISTRIBUTION CENTER
May 22, 2025, 12:51 pm

Departed USPS Regional Facility

FORT MYERS FL DISTRIBUTION CENTER
May 22, 2025, 8:11 am

Arrived at USPS Regional Origin Facility

FORT MYERS FL DISTRIBUTION CENTER
May 21, 2025, 7:41 pm

Standard Administrative Costs
for Hearing Case Through First Hearing
Case #2025-001571

<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	\$10.00/\$35/Intl. each		\$ 20.00
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	\$ 422.78

The City of Sanibel requests that the Hearing Examiner find a violation in case #CODE 2025-001571. We further request that the respondent be given not more than 10 days to abate the violation and that prosecution costs of \$ 422.78 be assessed to the respondent.

Glenn Nixon

Glenn Nixon Code Enforcement Manager
City of Sanibel, Florida

Email from Owner 5/30/2025

Hi Glenn, Albert and Jim, Thank you for taking the time to speak to me yesterday and earlier today to help me correct the pool fence issue at my home at 1145 Sabal St. Glenn, since yesterdays conversation wit you I did reach out to multiple fencing companies and most of them that would even talk to me were too busy to take the time in the next couple of days to travel out to the home to give me a proper estimate. Given the time crunch that I'm dealing with, I ruled them out but did receive a couple of estimates over the phone that were very high and above my ability to fund them at this time. After all of this research, I've decided to install a mesh type fence around the entire pool area After speaking again to Albert this morning he recommended that I speak to Jim Carrasco to assist me with the process for completing the paperwork for the pool fence. Jim was exceedingly helpful this morning and gave me some guidance on how to begin the registration process for the online portal. I am hoping to register for the online portal (as soon as I can figure it out) in the next couple of days and once registered will begin the preparation of the required forms. Jim mentioned that the process to obtain the pool fence permit should be relatively straight forward so given that, I expect to have the pool fence in place within two - three weeks of the permit approval. Gentleman thank you all for assisting me with this process and I look forward to finishing it up. Thanks and be well. Omar Sisto 305-987-9767.

Permit activity as of 6-3-25

CODE CASES (1)			INSPECTIONS (22)			PERMITS (23)			
Permit...	Permit...	Permit...	Permit...	Applic...	Expira...	Final ...	Descri...	Main ...	Ur...
2019-00011444-D BY	BUILDING PERMIT (HISTORIC - H.T.E.)	ACCESSORY STRUCTURE	Certificate of Completion	05/10/2019	05/10/2020	05/10/2019	MANNING - PERMEABLE PAVEMENT DRIVEWAY AND WALKWAY	1145 SABAL STREET	
2010-00039092	BUILDING PERMIT (HISTORIC - H.T.E.)	MECHANICAL	Closed/Complete	11/19/2010	06/01/2011	12/13/2010	both s 14 kw B 1 2	1145 SABAL STREET	
2006-00032608	BUILDING PERMIT (HISTORIC - H.T.E.)	ROOF	Closed/Complete	12/07/2006	06/17/2007	06/13/2007	TEAROFF, SHINGLE TEAROFF, SHINGLE	1145 SABAL STREET	
2005-00028135	BUILDING PERMIT (HISTORIC - H.T.E.)	H.T.E. OTHER CONVERTED APPLICATIONS	Closed/Complete	01/25/2005	01/27/2006	06/13/2007	NEW SHED/VERIFIED BY LE EPA NEW SHED	1145 SABAL STREET	
2005-00002622-D BY	BUILDING PERMIT (HISTORIC - H.T.E.)	ACCESSORY STRUCTURE	Certificate of Completion	01/24/2005	01/24/2006	01/24/2005	MANNING - STORAGE SHED	1145 SABAL STREET	
2003-24651-SEPT-00	BUILDING PERMIT (HISTORIC - H.T.E.)	SEPTIC ABANDONMENT	Closed/Complete	10/22/2003	10/23/2004	11/18/2009	SEPT AB	1145 SABAL STREET	
2003-24651-PLUMB-00	BUILDING PERMIT (HISTORIC - H.T.E.)	PLUMBING SUB	Closed/Complete	10/22/2003	10/23/2004	11/18/2009	PL PERMIT	1145 SABAL STREET	
	BUILDING PERMIT (HISTORIC - H.T.E.)	SEPTIC ABANDONMENT	Closed/Complete					1145 SABAL STREET	