

AGENDA ITEM SUMMARY SHEET
VILLAGE COUNCIL MEETING
April 1, 2026

Agenda Item:

Consideration of a request for a code enforcement lien mitigation (case # 23050015) from Kent and Rhonda Sichitano relating to the property at 20150 Sherrill Ln, Estero, FL 33928 in the Broadway Mobile Home Village.

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$234.60) in consideration of the waiver.

Description:

There are two code enforcement liens on the subject property. The current owners have requested a lien release as to both. Two separate agenda items will be presented to cover each lien.

Kent and Rhonda Sichitano (the current owners) acquired the residential property at 20150 Sherrill Lane in December of 2025. The previous owner was cited in April of 2023 for a nuisance violation (dead tree). Village staff afforded ample time for voluntary compliance to occur prior to setting the cases for hearing. However, when compliance did not occur, the case was heard before the Special Magistrate on July 20, 2023. The Special Magistrate imposed a \$100.00 daily fine beginning on August 17, 2023 which, when recorded at 2023000305669, became a lien on the property. A code enforcement lien in the amount of \$82,700.00 (plus \$234.60 in costs of investigation) now amount to \$82,934.60. This amount accumulated over 827 days of non-compliance based on the calculation from August 17, 2023; the date of the order imposing fines to November 21, 2025; the date the Village staff determined the property had been brought into compliance.

The current property owners do not dispute the violations or lien, they however brought the property into compliance before they acquired the property with permission from the previous owner. The owner's justification is summarized below.

The owners have submitted the attached document requesting a release of the lien against their property. The new owners have stated that they hired a landscaper/tree service to cut down trees, limbs and to remove stumps, cut down the 5 ft tall grass and weeds that surrounded the home and do other yard work, removing piles of dirt and shells in a few areas. They have also hired a company to professionally clean the inside, as they

say it was full of discarded furniture, trash, debris and overrun with rat feces. They have received two estimates for complete electrical upgrades and a new breaker box for the home and also to replace the AC unit. They recently applied for a permit for new fencing around the property and plan to paint the outside.

The new owners wish to complete the interior to make it habitable to live in while the new home is being built through the Lee cares program on their existing lot across the street at 20163 Sherrill Lane.

The property does not have significant market value, and the owner is of little economic means. Therefore, foreclosure of the lien would not likely allow the lien to be satisfied.

Action Requested:

Staff recommends accepting the owner's request to release the Village's code enforcement lien against the property. However, staff recommends the owner be required to pay the Village's costs of initial enforcement (\$234.60) in consideration of the waiver.

Financial Impact: The Village would be foregoing the ability to recover any portion of the over \$82,700.00 worth of code fines but, if Council requires it, the Village would at least recover its initial enforcement costs.

Attachments:

1. Code Enforcement Case Overview
2. Request for Fine Review
3. Special Magistrate Order Finding Violation
4. Special Magistrate Order of Imposition of Fine