

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, October 15, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 9/16/2026 12:27:41 PM

Case 1.	CODE25-012437	Date Observed: Monday, June 30, 2025	
Owner:	TRUNKETT CARMEN TR FOR CARMEN + ANGELA TRUNKETT TRUST	Officer:	BENITEZ, RADAMES
Site Addr:	2309 HANCOCK BRIDGE PKWY Cape Coral, FL 33990		

Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration			

Code Violation: 12-25 Condition of building nuisances.			

Code Violation: 3.3.8(N) Site Development Permits and Construction			

Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required			

Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance			

Code Violation: 6.1.8(D) Surfacing			

Code Violation: 6.1.8(F) Unpaved Parking Prohibited			

Code Violation: 7.2.6(A) Sign Permits: Required			

Code Violation: 7.2.9(A) Maintenance of Signs: Required			

Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter			

Code Violation: 9-70(a) ILLEGAL DISPOSAL OF REFUSE PROHIBITED			

Code Violation: FBC 105.1 Permit Required			

Code Violation: IPMC 304.2 Protective Treatment - Exterior			

Case 2.	CODE26-001403	Date Observed: Tuesday, January 27, 2026	
Owner:	PARADISE PROFESSIONAL PLAZA LL	Officer:	ROSS, BRIAN
Site Addr:	3409 DEL PRADO BLVD S CAPE CORAL, FL 33904		
			REMAINS

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy			

Code Violation: 7.2.6(A) Sign Permits: Required			

Code Violation: FBC 105.1 Permit Required			

Case 3.	CODE26-003750	Date Observed: Wednesday, March 4, 2026	
Owner:	SUNCOAST CREDIT UNION	Officer:	ROSS, BRIAN
Site Addr:	1730 CAPE CORAL PKWY W Cape Coral, FL 33914		

Code Violation: 5.5.13(C.2.d) Visibility Triangle			

Code Violation: 5.5.16(A) Landscape Maintenance: General			

Case 4.	CODE26-003869	Date Observed: Thursday, March 5, 2026
Owner:	LOPEZ DANIA TR FOR LOPEZ TRUST	Officer: COLON, JEFFREY
Site Addr:	516/532 SE 47TH TER Cape Coral, FL 33904	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 5.	CODE26-004152	Date Observed: Tuesday, March 10, 2026
Owner:	NELSON ACRES LLC	Officer: GONZALEZ, ALBERTO
Site Addr:	ACCESS UNDETERMINED CAPE CORAL, FL 33993	
Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 6.	CODE26-011577	Date Observed: Thursday, May 21, 2026
Owner:	AUTOZONE STORES LLC	Officer: GONZALEZ, ALBERTO
Site Addr:	725 BURNT STORE RD S Cape Coral, FL 33991	
Code Violation: 6.1.8(B) Markings & Identification		
Case 7.	CODE26-012040	Date Observed: Thursday, May 28, 2026
Owner:	TIRE CAPE CORAL LLC	Officer: ROSS, BRIAN
Site Addr:	2521 SKYLINE BLVD CAPE CORAL, FL 33914	
Code Violation: 3.3.8(M) Site Development Permits and Construction		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 8.	CODE26-012045	Date Observed: Thursday, May 28, 2026
Owner:	OREILLY AUTOMOTIVE STORES INC	Officer: ROSS, BRIAN
Site Addr:	2625 SW 8TH PL Cape Coral, FL 33914	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 9.	CODE26-012067	Date Observed: Thursday, May 28, 2026
Owner:	MUSTAFA NAZIHA H	Officer: WHITAKER, TAMMY
Site Addr:	4172 NE 9TH PL Cape Coral, FL 33909	
Code Violation: 9-15(i) LITTERING PROHIBITED: On Vacant Lots		

Case 10.	CODE26-012469	Date Observed: Wednesday, June 3, 2026
Owner:	YULADER PROPERTY LLC	Officer: ROSS, BRIAN
Site Addr:	3902 DEL PRADO BLVD S Cape Coral, FL 33904	REMAINS
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 12-97 ABANDONED PROPERTY:Maintenance requirements.		
Code Violation: 5.1.15(J) Dumpster Enclosures: Maintenance		
Code Violation: IPMC 111.1 Unsafe Conditions		
Code Violation: IPMC 111.1.1 Unsafe Structures		
Code Violation: IPMC 111.1.3 Structure Unfit for Human Occupancy		
Code Violation: IPMC 111.1.5.10 Dangerous Structure or Premises		
Code Violation: IPMC 111.1.5.7 Dangerous Structure or Premises		
Code Violation: IPMC 111.2.1 Authority to Disconnect Utilities		
Code Violation: IPMC 112.2 Temporary Safeguards		
Code Violation: IPMC 113.1 Demolition-General		
Case 11.	CODE26-012481	Date Observed: Tuesday, June 2, 2026
Owner:	KOSKE BRANDI K BALDRIDGE	Officer: STUFF, LAURIE
Site Addr:	1039 SE 4TH TER Cape Coral, FL 33990	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 12.	CODE26-012510	Date Observed: Tuesday, June 2, 2026
Owner:	SANCHEZ BLANCA MIGUELINA MORAL	Officer: JOHN, FRANK
Site Addr:	3800 SW 19TH AVE Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 13.	CODE26-012625	Date Observed: Wednesday, June 3, 2026
Owner:	I S A FLORIDA GROUP LLC	Officer: CURTIS, THALIA
Site Addr:	2121 NW 3RD PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 14.	CODE26-012649	Date Observed: Thursday, June 4, 2026
Owner:	F&G TECHNOLOGIES US CORP	Officer: KENNEY, LETISHA
Site Addr:	2706 NW 10TH TER Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 15.	CODE26-012795	Date Observed: Thursday, June 4, 2026
Owner:	PRODUCTION HUB LLC	Officer: JOHN, FRANK
Site Addr:	1728 CORNWALLIS PKWY Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 16.	CODE26-012983	Date Observed: Monday, June 8, 2026
Owner:	TWO MAN WOLFPACK LLC	Officer: WHITAKER, TAMMY
Site Addr:	428 NE 31ST TER Cape Coral, FL 33909	
Code Violation: 9-15(i) LITTERING PROHIBITED: On Vacant Lots		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-81 INCLUSION IN THE LOT MOWING PROGRAM		
Case 17.	CODE26-013169	Date Observed: Tuesday, June 9, 2026
Owner:	ROBBINS ZACHARY	Officer: JOHN, FRANK
Site Addr:	1102 SW 42ND TER Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 18.	CODE26-013221	Date Observed: Wednesday, June 10, 2026
Owner:	DAVIS KURTIS	Officer: JOHN, FRANK
Site Addr:	1729 SW 28TH LN Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 19.	CODE26-013240	Date Observed: Wednesday, June 10, 2026
Owner:	J&R CONTRACTING SERVICES LLC	Officer: KENNEY, LETISHA
Site Addr:	1710 NW 42ND PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 20.	CODE26-013268	Date Observed: Wednesday, June 10, 2026	
Owner:	REAL ESTATE AND DEVELOPMENT GR	Officer:	KENNEY, LETISHA
Site Addr:	1939 NW 34TH AVE Cape Coral, FL 33993		
Code Violation: 9-69 Construction sites and on-site refuse			
Code Violation: 9-69(b) Construction Site: Inactive Permit			
Case 21.	CODE26-013388	Date Observed: Friday, June 12, 2026	
Owner:	LDA ASSOCIATES LLC	Officer:	ROSS, BRIAN
Site Addr:	812 SW 47TH TER 105 CAPE CORAL, FL 33914		
Code Violation: IPMC 305.3 Interior Surfaces			
Case 22.	CODE26-013534	Date Observed: Friday, June 12, 2026	
Owner:	MORRIS JASON	Officer:	JOHN, FRANK
Site Addr:	219 NW 12TH LN Cape Coral, FL 33993		
Code Violation: 12-129(c) Residential rental property registration			
Case 23.	CODE26-013747	Date Observed: Tuesday, June 16, 2026	
Owner:	WILMINGTON SAVINGS FUND SOCIET FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST	Officer:	KENNEY, LETISHA
Site Addr:	4304 JACARANDA PKWY W CAPE CORAL, FL 33993		
Code Violation: 9-69 Construction sites and on-site refuse			
Code Violation: 9-69(b) Construction Site: Inactive Permit			
Case 24.	CODE26-014296	Date Observed: Wednesday, June 24, 2026	
Owner:	SUDBURY CAPE HOLDING LLC	Officer:	ROSS, BRIAN
Site Addr:	3321 DEL PRADO BLVD S CAPE CORAL, FL 33904		REMAINS
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration			
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy			
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required			
Code Violation: 7.3.1(B) Temporary Signs: A-Frame Signs			
Code Violation: 9-70(a) ILLEGAL DISPOSAL OF REFUSE PROHIBITED			
Code Violation: FBC 105.1 Permit Required			
Code Violation: FBC 105.4 Conditions of the permit			

Case 25.	CODE26-014578	Date Observed: Thursday, June 25, 2026
Owner:	EMINATE LLC	Officer: KENNEY, LETISHA
Site Addr:	2732 NW 45TH AVE Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 26.	CODE26-014640	Date Observed: Thursday, June 25, 2026
Owner:	LSS HOMES I LLC	Officer: KENNEY, LETISHA
Site Addr:	2507 NW 13TH ST Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Case 27.	CODE26-014964	Date Observed: Monday, June 29, 2026
Owner:	BARI2 INVESTMENT GROUP LLC	Officer: KENNEY, LETISHA
Site Addr:	1918 NW 34TH PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 28.	CODE26-015264	Date Observed: Thursday, July 2, 2026
Owner:	BUNTIE INVESTMENTS LIMITED	Officer: JOHN, FRANK
Site Addr:	2220 SE 27TH ST Cape Coral, FL 33904	
Code Violation: IPMC 604.3 Electrical System Hazards		
Case 29.	CODE26-016114	Date Observed: Wednesday, July 15, 2026
Owner:	EASTWOOD LUCAS	Officer: JOHN, FRANK
Site Addr:	5419 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 30.	CODE26-016193	Date Observed: Tuesday, July 14, 2026
Owner:	PAWLOWSKI MICHAEL & BEKTASHEVA EVGENIYA	Officer: CURTIS, THALIA
Site Addr:	3515 NE 19TH PL CAPE CORAL , FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 31.	CODE26-016255	Date Observed: Tuesday, July 14, 2026
Owner:	LAKE MICHIGAN CREDIT UNION	Officer: CURTIS, THALIA
Site Addr:	4142 NE 20TH CT Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 32.	CODE26-016308	Date Observed: Wednesday, July 15, 2026
Owner:	SIENNA HOMES FLORIDA LLC	Officer: KENNEY, LETISHA
Site Addr:	1032 NW 36TH PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 33.	CODE26-016422	Date Observed: Thursday, July 16, 2026
Owner:	BIG WHALE PROPERTY PARTNERS FL	Officer: STUFF, LAURIE
Site Addr:	3614 SE 18TH PL Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 34.	CODE26-016424	Date Observed: Wednesday, July 15, 2026
Owner:	BALFANY JOLENE & JEREMY	Officer: STUFF, LAURIE
Site Addr:	430 SE 32ND ST Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 35.	CODE26-016425	Date Observed: Thursday, July 16, 2026
Owner:	KINNEY ALBERT & PEISEHL DIANE	Officer: STUFF, LAURIE
Site Addr:	3415 SE 1ST AVE Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		

Case 36.	CODE26-016502	Date Observed: Monday, July 20, 2026
Owner:	AMERICAN RESEARCH CENTERS OF F	Officer: STUFF, LAURIE
Site Addr:	305 TROPICANA PKWY E Cape Coral, FL 33909	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 37.	CODE26-016529	Date Observed: Thursday, July 16, 2026
Owner:	NGUYEN TUAN THANH	Officer: STUFF, LAURIE
Site Addr:	206 DIPLOMAT PKWY E Cape Coral, FL 33909	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 38.	CODE26-016531	Date Observed: Thursday, July 16, 2026
Owner:	DADAM REALTY LLC	Officer: JOHN, FRANK
Site Addr:	1512 NW 42ND AVE Cape Coral, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 39.	CODE26-016618	Date Observed: Thursday, July 16, 2026
Owner:	IRA FINANCIAL TRUST COMPANY GRIMM PAUL	Officer: CURTIS, THALIA
Site Addr:	4423 NE 10TH CT Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 40.	CODE26-016624	Date Observed: Thursday, July 16, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: CURTIS, THALIA
Site Addr:	411 NW 18TH ST Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Case 41.	CODE26-016749	Date Observed: Tuesday, July 21, 2026
Owner:	GORPI LLC	Officer: JOHN, FRANK
Site Addr:	3324 SW 11TH CT Cape Coral, FL 33914	
		COMPLIED
Code Violation: 12-129(c) Residential rental property registration		

Case 42.	CODE26-016824	Date Observed: Tuesday, July 21, 2026	
Owner:	TRIPLE PALMS REAL ESTATE LLC	Officer:	STUFF, LAURIE
Site Addr:	810 SE 33RD ST Cape Coral, FL 33904		
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location			
Code Violation: 12-129(c) Residential rental property registration			
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy			
Case 43.	CODE26-016965	Date Observed: Wednesday, July 22, 2026	
Owner:	VOLANTE DAVID	Officer:	JOHN, FRANK
Site Addr:	5309 SW 27TH PL Cape Coral, FL 33914		
Code Violation: 12-129(c) Residential rental property registration			
Case 44.	CODE26-016980	Date Observed: Tuesday, July 21, 2026	
Owner:	4515 & 4519-4527 DEL PRADO LLC	Officer:	ROSS, BRIAN
Site Addr:	4519-4527 DEL PRADO BLVD S Cape Coral, FL 33904		REMAINS
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration			
Code Violation: 3.3.8(N) Site Development Permits and Construction			
Code Violation: 7.2.9(A) Maintenance of Signs: Required			
Code Violation: 9.3.1. - Permits required			
Code Violation: FBC 105.1 Permit Required			
Case 45.	CODE26-016991	Date Observed: Tuesday, July 21, 2026	
Owner:	4515 & 4519-4527 DEL PRADO LLC	Officer:	ROSS, BRIAN
Site Addr:	4515 DEL PRADO BLVD S Cape Coral, FL 33904		REMAINS
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration			
Code Violation: 3.3.8(N) Site Development Permits and Construction			
Code Violation: 7.2.9(A) Maintenance of Signs: Required			
Code Violation: 9.3.1. - Permits required			
Code Violation: FBC 105.1 Permit Required			
Case 46.	CODE26-017037	Date Observed: Wednesday, July 22, 2026	
Owner:	REALTY INCOME PROPERTIES 29 LL	Officer:	ROSS, BRIAN
Site Addr:	2614 SKYLINE BLVD Cape Coral, FL 33914		REMAINS
Code Violation: 5.5.16(A) Landscape Maintenance: General			

Case 47.	CODE26-017095	Date Observed: Wednesday, July 22, 2026
Owner:	LEDWIG THOMAS	Officer: KENNEY, LETISHA
Site Addr:	3019 CEITUS PKWY Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 48.	CODE26-017182	Date Observed: Wednesday, July 22, 2026
Owner:	LANZIERI JAROSLAVA	Officer: STUFF, LAURIE
Site Addr:	707 SE 33RD TER Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 49.	CODE26-017226	Date Observed: Thursday, July 23, 2026
Owner:	WEST JAMES R & WENDY M	Officer: STUFF, LAURIE
Site Addr:	3401 SE 4TH PL Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 50.	CODE26-017239	Date Observed: Thursday, July 23, 2026
Owner:	LEBEAU WAYLON ALBERT	Officer: STUFF, LAURIE
Site Addr:	3729 SE 3RD AVE Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 51.	CODE26-017265	Date Observed: Thursday, July 23, 2026
Owner:	JOEY JAT LLC	Officer: JOHN, FRANK
Site Addr:	4607 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		

Case 52.	CODE26-017268	Date Observed: Thursday, July 23, 2026
Owner:	LAMORAL INC	Officer: STUFF, LAURIE
Site Addr:	3827 SE 4TH AVE Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 53.	CODE26-017375	Date Observed: Friday, July 24, 2026
Owner:	DOUGLAS MICHAEL & KLINE- DOUGLAS TINA	Officer: ROSS, BRIAN
Site Addr:	4026/4028 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 19-90(a.2) IRRIGATION WATER USAGE: 5 acres or less		
Case 54.	CODE26-017999	Date Observed: Thursday, July 30, 2026
Owner:	OBRIEN PETER T & PATRICIA L TR FOR OBRIEN FAMILY TRUST	Officer: NAUGHTON, SUZANNE
Site Addr:	136 SE 12TH CT Cape Coral, FL 33990	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 55.	CODE26-018164	Date Observed: Monday, August 3, 2026
Owner:	ANAUCO GROUP 1717 LLC	Officer: HAUSELT, SCOTT
Site Addr:	1717 NW 2ND ST Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 56.	CODE26-018365	Date Observed: Tuesday, August 4, 2026
Owner:	DOUD RICHARD + LANE LORI & WILLIAM	Officer: HERSOM, BREANNA
Site Addr:	2128 EL DORADO BLVD N Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 57.	CODE26-018401	Date Observed: Wednesday, August 5, 2026
Owner:	JAMHURI DIASPORA SACCO INC	Officer: HERSOM, BREANNA
Site Addr:	1921 NW 30TH ST Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 58.	CODE26-018582	Date Observed: Thursday, August 6, 2026
Owner:	SCHOENEBERG MARIO + FISCHER CORNELIA C	Officer: CLIFTON, KRISTY
Site Addr:	4123 SW 26TH PL Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 59.	CODE26-018608	Date Observed: Thursday, August 6, 2026
Owner:	MCWILLIAMS CONSTANCE A TR FOR 3702 SE 4TH AVENUE LAND TRUST	Officer: MERCADO, PATRICK
Site Addr:	3702 SE 4TH AVE Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 60.	CODE26-018616	Date Observed: Thursday, August 6, 2026
Owner:	REMARAIS JUNIE L/E	Officer: KENNEY, LETISHA
Site Addr:	2609 NW 14TH TER Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 61.	CODE26-018818	Date Observed: Monday, August 10, 2026
Owner:	MOHAMED MEDHAT M	Officer: NAUGHTON, SUZANNE
Site Addr:	1818 SE 5TH ST Cape Coral, FL 33990	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 62.	CODE26-018891	Date Observed: Tuesday, August 11, 2026
Owner:	GARCIA MILDREY	Officer: HAUSELT, SCOTT
Site Addr:	404 NW 18TH AVE Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 63.	CODE26-019033	Date Observed: Wednesday, August 12, 2026
Owner:	LAMEIRA BRIAN	Officer: ZIMMER, DAVID
Site Addr:	3177 AMADORA CIR Cape Coral, FL 33909	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 64.	CODE26-019056	Date Observed: Wednesday, August 12, 2026
Owner:	SANTOS VALLECILLO SINDY YOLIBE	Officer: ALTMAN , SAMANTHA
Site Addr:	621 NW 37TH AVE Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 65.	CODE26-019163	Date Observed: Thursday, August 13, 2026
Owner:	GUTIERREZ JESUS + CASTILLO EDNA BERENICE GARAY	Officer: SCOTT, IOULIA
Site Addr:	1025 NW 33RD PL Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 66.	CODE26-019168	Date Observed: Thursday, August 13, 2026
Owner:	HYNDMAN JACKSON	Officer: CLIFTON, KRISTY
Site Addr:	2204 SW 40TH ST Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 67.	CODE26-019176	Date Observed: Thursday, August 13, 2026
Owner:	DUBIL TAMARA B	Officer: FEARS, CASEY
Site Addr:	435 PINECREST CT Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 68.	CODE26-019340	Date Observed: Friday, August 14, 2026
Owner:	CW NAPLES PARK RENTALS LLC	Officer: SCOTT, IOULIA
Site Addr:	3734 YUCATAN PKWY Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 69.	CODE26-019408	Date Observed: Saturday, August 15, 2026
Owner:	KARCZEWSKI MARK & KARCZEWSKI MALGORZATA TR FOR KARCZEWSKI TRUST	Officer: MENDOZA, ABEL
Site Addr:	3217 SE 10TH AVE Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 70.	CODE26-019426	Date Observed: Saturday, August 15, 2026
Owner:	CATANIA SCOTT & MICHELLE	Officer: MENDOZA, ABEL
Site Addr:	1436 EVEREST PKWY Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 71.	CODE26-019536	Date Observed: Tuesday, August 18, 2026
Owner:	PICCININ PHILIP MATTHEW	Officer: MENDOZA, ABEL
Site Addr:	3110 SE 10TH PL Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 72.	CODE26-019725	Date Observed: Wednesday, August 19, 2026
Owner:	WINTTER CHRISTOPHER Q	Officer: FEARS, CASEY
Site Addr:	5257 NAUTILUS DR Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 73.	CODE26-019794	Date Observed: Thursday, August 20, 2026
Owner:	PEREZ PACHECO SANTIAGO E	Officer: HAUSELT, SCOTT
Site Addr:	909 EMBERS PKWY W Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 74.	CODE26-019814	Date Observed: Thursday, August 20, 2026
Owner:	D7-3 LLC	Officer: GONZALEZ, ALBERTO
Site Addr:	1419 NE PINE ISLAND RD Cape Coral, FL 33909	
Code Violation: 19-90(a.2) IRRIGATION WATER USAGE: 5 acres or less		
Case 75.	CODE26-019946	Date Observed: Friday, August 21, 2026
Owner:	GRAY MATHEW A & JAMIE A	Officer: SCOTT, IOULIA
Site Addr:	1523 NW 37TH PL Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 76.	CODE26-020000	Date Observed: Friday, August 21, 2026
Owner:	MCMULLEN NIKKI	Officer: CRANMER, CHRISTOPHER
Site Addr:	1310 SW 32ND TER Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 77.	CODE26-020005	Date Observed: Friday, August 21, 2026
Owner:	DRAGONFISH IL LLC	Officer: FEARS, CASEY
Site Addr:	245 SW 47TH ST Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 78.	CODE26-020059	Date Observed: Monday, August 24, 2026
Owner:	MOTT WILLIAM EARL	Officer: RIVERA, CIARA
Site Addr:	111 SW 17TH ST Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 79.	CODE26-020067	Date Observed: Monday, August 24, 2026
Owner:	MANOK THOMAS + LOUISE	Officer: RIVERA, CIARA
Site Addr:	1001 SW 1ST PL Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 80.	CODE26-020112	Date Observed: Tuesday, August 25, 2026
Owner:	RAMOS DANIEL & VIRGINIA	Officer: RIVERA, CIARA
Site Addr:	1421 SW 2ND PL Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 81.	CODE26-020117	Date Observed: Tuesday, August 25, 2026
Owner:	GABISA CONSTRUCTION INC	Officer: SCOTT, IOULIA
Site Addr:	404 SW 31ST PL Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 82.	CODE26-020281	Date Observed: Wednesday, August 26, 2026
Owner:	MRWF US PROPERTIES LLC	Officer: STRAINOVICI, PETER
Site Addr:	4427 PELICAN BLVD Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 83.	CODE26-020285	Date Observed: Wednesday, August 26, 2026
Owner:	MARJU ONE LLC	Officer: HAUSELT, SCOTT
Site Addr:	2903 NW 3RD ST Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 84.	CODE26-020351	Date Observed: Wednesday, August 26, 2026
Owner:	1518 SW SANTA BARBARA LLC	Officer: RIVERA, CIARA
Site Addr:	1518 SW SANTA BARBARA PL Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 85.	CODE26-020564	Date Observed: Thursday, August 27, 2026
Owner:	ONEILL ELAINE I TR FOR ELAINE I ONEILL TRUST	Officer: HURLEY, AARON
Site Addr:	5226 STRATFORD CT Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 86.	CODE26-020979	Date Observed: Tuesday, September 1, 2026
Owner:	1701 EDEN EVANS LLC	Officer: JOHN, FRANK
Site Addr:	3313 EMBERS PKWY W Cape Coral, FL 33993	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 87.	FD26-000075	Date Observed:
Owner:	FREEMAN & HASSELWANDER RESORT	Officer: DELEACAES, DALE
Site Addr:	5902 SILVER KING BLVD Cape Coral, FL 33914	
Code Violation: Blank		
Case 88.	FD26-000077	Date Observed:
Owner:	ABC PROPERTIES LTD	Officer: DELEACAES, DALE
Site Addr:	2220 DEL PRADO BLVD S Cape Coral, FL 33990	
Code Violation: Blank		
Case 89.	FD26-000081	Date Observed:
Owner:	PARADISE POINTE COMMONS ASSOCI	Officer: DELEACAES, DALE
Site Addr:	4235 SE 20TH PL Cape Coral, FL 33904	
Code Violation: Blank		

Total Violations: 172

Total Cases: 89

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, October 15, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 9/16/2026 12:27:00 PM

Case 1.	CODE23-021959	Date Observed: Tuesday, October 31, 2023
Owner:	BUNCH JEFF & VIRGINIA	Officer: STUFF, MICHAEL
Site Addr:	1917 WADE DR Cape Coral, FL 33991	
Code Violation: 3.2.1(A.4) All Permits and Approvals		
Code Violation: 3.3.7 Site devel. and subdiv. constr. plans		
Case 2.	CODE25-012666	Date Observed: Thursday, July 3, 2025
Owner:	JACQUET BEATRICE	Officer: HURLEY, AARON
Site Addr:	2531 SW 4TH PL Cape Coral, FL 33914	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 111.1 Unsafe Conditions		
Code Violation: IPMC 111.1.3 Structure Unfit for Human Occupancy		
Code Violation: IPMC 113.1 Demolition-General		
Case 3.	CODE25-013913	Date Observed: Wednesday, July 23, 2025
Owner:	IZADA SURAMI SANCHEZ	Officer: STUFF, MICHAEL
Site Addr:	1601 SW 19TH TER Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: 5.2.4(B) Attached Garages		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.1 Permit Required		
Case 4.	CODE26-003266	Date Observed: Wednesday, February 25, 2026
Owner:	AMIGOS TRUCK PARTS SERVICES IN	Officer: GONZALEZ, ALBERTO
Site Addr:	1091 NE PINE ISLAND RD CAPE CORAL, FL 33909	
Code Violation: 3.3.8(N) Site Development Permits and Construction		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.11.16(C) Mobile Food Courts: Gen Requirements		
Code Violation: 5.9.8(B) Temporary Storage Containers: Gen Req		

Case 5.	CODE26-008302	Date Observed: Wednesday, April 22, 2026
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Owner:	EXCEPTIONAL ALUMINUM INC	Officer:	GONZALEZ, ALBERTO
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Site Addr:	1719 NE 10TH TER CAPE CORAL, FL 33909
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Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: 5.1.15(A) Dumpster Enclosures: Screening

Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required

Code Violation: 6.1.8(B) Markings & Identification

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

Code Violation: 7.2.6(A) Sign Permits: Required

Case 6.	CODE26-009881	Date Observed: Wednesday, May 6, 2026
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Owner:	KHASHABA YASSER	Officer:	WHITAKER, TAMMY
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Site Addr:	1724 NE 27TH TER Cape Coral, Florida 33909
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Code Violation: 9-69 Construction sites and on-site refuse

Code Violation: 9-69(b) Construction Site: Inactive Permit

Case 7.	CODE26-011702	Date Observed: Tuesday, May 26, 2026
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Owner:	INTEGRITY HOME HOLDINGS LLC	Officer:	CURTIS, THALIA
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Site Addr:	2208 NE 26TH ST Cape Coral, FL 33909
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Code Violation: 9-69 Construction sites and on-site refuse

Code Violation: 9-69(b) Construction Site: Inactive Permit

Case 8.	FD26-000095	Date Observed:
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Owner:	CAPE CHRISTIAN FELLOWSHIP INC	Officer:	DELEACAES, DALE
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Site Addr:	2110 CHIQUITA BLVD S Cape Coral, FL 33991
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Code Violation: Unpermitted Work; Permit Required

Total Violations: 28

Total Cases: 8