

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, April 9, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 3/25/2026

Case 1.	CODE25-005022	Date Observed: Thursday, March 27, 2025
Owner:	HOMES WE BUY DAMAGED	Officer: STRAINOVICI, PETER
Site Addr:	510 SW 49TH LN Cape Coral, FL 33914	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Case 2.	CODE25-016691	Date Observed: Thursday, September 4, 2025
Owner:	HEILIG RHONDA L	Officer: HURLEY, AARON
Site Addr:	505 SW 26TH ST Cape Coral, FL 33914	
Code Violation: 12-25 Condition of building nuisances.		
Case 3.	CODE25-017192	Date Observed: Thursday, September 11, 2025
Owner:	JNG PROPERTY LLC	Officer: WAGNER, ANDREW
Site Addr:	619/621 SE 8TH ST Cape Coral, FL 33990	WITHDRAWN
Code Violation: IPMC 302.4 Weeds		
Case 4.	CODE25-017993	Date Observed: Thursday, September 25, 2025
Owner:	COLE FD PORTFOLIO VII LLC	Officer: MERCADO, PATRICK
Site Addr:	340 CAPE CORAL PKWY E Cape Coral, FL 33904	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Case 5.	CODE25-018752	Date Observed: Friday, October 10, 2025
Owner:	KATTA DAN VI LLC	Officer: CURTIS, THALIA
Site Addr:	1269 SE 8TH TER Cape Coral, FL 33990	W/D COMPLIED
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 302.3 Sidewalks And Driveways		

Case 6. CODE25-019069 Date Observed: Friday, October 17, 2025

Owner: LOMELI MICHAEL & BARBARA

Officer: STRAINOVICI, PETER

Site Addr: 4005 SE 1ST AVE
Cape Coral, FL 33904

Code Violation: 12-129(c) Residential rental property registration

Code Violation: FBC 105.1 Permit Required

Case 7. CODE25-019126 Date Observed: Monday, October 20, 2025

Owner: PHENES ROBERT L & DONNA M +
NOEL DANIELLE M & TERRY L

Officer: WAGNER, ANDREW

Site Addr: 121 SW 13TH TER
Cape Coral, FL 33991

Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb

Code Violation: IPMC 302.4 Weeds

Case 8. CODE25-019785 Date Observed: Wednesday, October 29, 2025

Owner: BOMBINO JORGE DAVID TANG

Officer: LIGUORI, ROBERT

Site Addr: 1029/1031 SE 11TH TER
Cape Coral, FL 33990

W/D COMPLIED

Code Violation: 12-129(c) Residential rental property registration

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb

Code Violation: FBC 105.1 Permit Required

Case 9. CODE25-019886 Date Observed: Wednesday, October 29, 2025

Owner: SG ALTERNATIVE TITLE TRUST 202

Officer: WILLIAMS, JOHN

Site Addr: 1531 SW 58TH LN
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit

Code Violation: IPMC 111.1 Unsafe Conditions

Code Violation: IPMC 111.2 Closing of Vacant Structures

Code Violation: IPMC 113.1 Demolition-General

Case 10. CODE25-020823 Date Observed: Tuesday, November 25, 2025

Owner: COLLAZO YUNIEL RODRIGUEZ **Officer:** FEARS, CASEY

Site Addr: 237 SANTA MONICA CT
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 302.3 Sidewalks And Driveways

Case 11. CODE25-021873 Date Observed: Friday, December 12, 2025

Owner: ZIEMINSKI LILA **Officer:** STRAINOVICI, PETER

Site Addr: 4316/4320 SANTA BARBARA BLVD
Cape Coral, FL 33914

Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface

Code Violation: 12-129(c) Residential rental property registration

Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Case 12. CODE25-022306 Date Observed: Wednesday, December 24, 2025

Owner: BELSER VENTURES LLC **Officer:** WILLIAMS, JOHN

Site Addr: 2525 SW 53RD TER
Cape Coral, FL 33914

Code Violation: 9-15(i) LITTERING PROHIBITED: On Vacant Lots

Case 13. CODE25-022366 Date Observed: Friday, December 26, 2025

Owner: FLORIDA BROTHERS LLC **Officer:** WILLIAMS, JOHN

Site Addr: 5302 SW 25TH CT
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 14. CODE25-022467 Date Observed: Tuesday, December 30, 2025

Owner: BARBEE BARBARA D **Officer:** WILLIAMS, JOHN

Site Addr: 4429 SW 14TH PL
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

W/D NEW PROCESS

Case 15. CODE26-000132 Date Observed: Tuesday, January 6, 2026

Owner: DUCKER BRENT C & HANNAH L **Officer:** IRVIN, SCOTT

Site Addr: 1902 SW 26TH ST
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

Case 16. CODE26-000158 Date Observed: Tuesday, January 6, 2026

Owner: HINKS DONALD E & NANCY R **Officer:** STUFF, MICHAEL

Site Addr: 1618 SW 23RD TER
Cape Coral, FL 33991

Code Violation: 12-127.10 Vacant Lots: Prohibitions

Case 17. CODE26-000252 Date Observed: Wednesday, January 7, 2026

Owner: CAPE CORAL KIWANIS FOUNDATION **Officer:** MERCADO, PATRICK

Site Addr: 708 SE 47TH TER
Cape Coral, FL 33904

Code Violation: 5.9.8(A) Temporary Storage Containers: Prohibited

Code Violation: 6.1.8(D) Surfacing

Code Violation: 7.3.1(B) Temporary Signs: A-Frame Signs

Case 18. CODE26-000301 Date Observed: Thursday, January 8, 2026

Owner: GASS SUSAN M **Officer:** LIGUORI, ROBERT

Site Addr: 1504 SE 8TH AVE
Cape Coral, FL 33990

Code Violation: 12-25 Condition of building nuisances.

Total Violations: 41

Total Cases: 18

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, April 9, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 3/25/2026

Case 1. CODE24-021950 Date Observed: Tuesday, December 3, 2024

Owner: LONGO ARCANGELO & LONGO **Officer:** WILLIAMS, JOHN
 JOSEPHINE E

Site Addr: 2716 CAPE CORAL PKWY W
 Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Case 2. CODE25-010989 Date Observed: Wednesday, June 11, 2025

Owner: MIKIS PROPERTIES II LLC **Officer:** MERCADO, PATRICK

Site Addr: 925-931 CAPE CORAL PKWY E
 Cape Coral, FL 33904

COMPLIED

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

Code Violation: FBC 105.1 Permit Required

Case 3. CODE25-011516 Date Observed: Thursday, June 19, 2025

Owner: JD KELLEY FLORIDA PROPERTIES L **Officer:** STUFF, MICHAEL

Site Addr: 2237 SW 15TH AVE
 Cape Coral, FL 33991

Code Violation: 12-129(c) Residential rental property registration

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: FBC 105.1 Permit Required

Case 4. 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 5. CODE25-014145 Date Observed: Friday, July 25, 2025

Owner: BOIX FARINAS ROY R + CALCINES **Officer:** STUFF, MICHAEL
NAIBY

Site Addr: 1530 SW 19TH PL
Cape Coral, FL 33991

Code Violation: 5.2.1 General Requirements

Code Violation: 5.2.13(D) Sheds and Greenhouses: One Per Lot

Code Violation: 6.2.1(D.1) Res Zoning: RV Non-Resident Parking

Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking

Case 6. CODE25-014173 Date Observed: Friday, July 25, 2025

Owner: CORREA ALEXIS SAAVEDRA & MAYO **Officer:** LIGUORI, ROBERT
JANY MACIAS

Site Addr: 234 SW 29TH ST
Cape Coral, FL 33914

Code Violation: 5.2.4(A) Garages: Minimum Dimensions

Code Violation: 5.2.4(B) Attached Garages

Code Violation: FBC 105.1 Permit Required

Case 7. CODE25-017019 Date Observed: Wednesday, September 10, 2025

Owner: TRELIS HOLDINGS LLC **Officer:** BENITEZ, RADAMES

Site Addr: 4044 COUNTRY CLUB BLVD
Cape Coral, FL 33904

Code Violation: 12-129(c) Residential rental property registration

Code Violation: FBC 105.1 Permit Required

Case 8. CODE25-017150 Date Observed: Friday, September 12, 2025

Owner: HARRAGIN NIZAM **Officer:** STUFF, MICHAEL

Site Addr: 2133 SW 11TH CT
Cape Coral, FL 33991

Code Violation: 12-25 Condition of building nuisances.

Code Violation: IPCM 303.1 Swimming Pools

Code Violation: IPCM 303.2 Swimming Pools - Enclosures

Case 9. CODE25-017158 Date Observed: Thursday, September 11, 2025

Owner: RITA R MEYER FAMILY TRUST **Officer:** FEARS, CASEY

Site Addr: 5114 MANOR CT
Cape Coral, FL 33904

Code Violation: 9-16(a)(2) Dangerous Dilapidated Building

Code Violation: IPCM 111.1.3 Structure Unfit for Human Occupancy

Code Violation: IPCM 113.1 Demolition-General

Case 10. CODE25-017319 Date Observed: Monday, September 15, 2025

Owner: INVEST 1 OF SWFL LLC **Officer:** MERCADO, PATRICK

Site Addr: 4643 CORONADO PKWY
Cape Coral, FL 33904

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: FBC 105.4 Conditions of the permit

Code Violation: IPMC 302.4 Weeds

Case 11. CODE25-017611 Date Observed: Saturday, September 20, 2025

Owner: PB & A MANAGEMENT & DEVELOPMEN **Officer:** HURLEY, AARON

Site Addr: 3006 SW 7TH PL
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 12. CODE25-017616 Date Observed: Friday, September 19, 2025

Owner: NGUYEN NICHOLAS TR FOR NGUYEN-LE FAMILY TRUST **Officer:** HURLEY, AARON

Site Addr: 3516 SE 1ST AVE
Cape Coral, FL 33904

Code Violation: 12-129(c) Residential rental property registration

Case 13. CODE25-017813 Date Observed: Wednesday, September 24, 2025

Owner: HERNANDEZ MARIO M **Officer:** STUFF, MICHAEL

Site Addr: 1714 SW 12TH LN
Cape Coral, FL 33991

Code Violation: FBC 105.1 Permit Required

Case 14. CODE25-018128 Date Observed: Monday, September 29, 2025

Owner: ORTEGA LAZARUS **Officer:** HURLEY, AARON

Site Addr: 3012 SW 3RD PL
Cape Coral, FL 33914

Code Violation: 12-129(c) Residential rental property registration

Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb

Case 15. CODE25-019244 Date Observed: Tuesday, October 21, 2025

Owner: ROSE ROSEMARY F **Officer:** STUFF, MICHAEL

Site Addr: 1301 SW 9TH AVE
Cape Coral, FL 33991

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction

Case 16. CODE25-019704 Date Observed: Tuesday, October 28, 2025

Owner: CUNDIFF GERALD W JR & CUNDIFF RUTH E **Officer:** HURLEY, AARON

Site Addr: 129 SE 29TH TER
Cape Coral, FL 33904

Code Violation: 12-127.5(e) Res Zoning: RV Parking

Case 17. CODE25-019938 Date Observed: Thursday, October 30, 2025

Owner: SCAHUL TERRENCE L TR FOR TERRENCE L SCHAUL TRUST **Officer:** FEARS, CASEY

Site Addr: 5384 COLONY CT
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Code Violation: 5.1.9(C) ROW, Easements: Permit Required

Code Violation: 5.2.1 General Requirements

Case 18. CODE25-019994 Date Observed: Thursday, October 30, 2025

Owner: COLEMAN LAUREN & RYAN **Officer:** STRAINOVICI, PETER

Site Addr: 4730 SE 1ST PL 201
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 19. CODE25-019995 Date Observed: Thursday, October 30, 2025

Owner: COLEMAN LAUREN A **Officer:** STRAINOVICI, PETER

Site Addr: 4730 SE 1ST PL 203
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 20. CODE25-020612 Date Observed: Thursday, November 13, 2025

Owner: SMITH SCOTT ROYAL TR FOR 117 SE 17TH TERRACE TRUST **Officer:** LIGUORI, ROBERT

Site Addr: 117 SE 17TH TER
Cape Coral, FL 33990

COMPLIED

Code Violation: IPMC 302.7 Accessory Structures

Case 21. CODE25-020672 Date Observed: Wednesday, November 19, 2025

Owner: INNOVATIVE GLOBAL PROPERTIES L **Officer:** ROSS, BRIAN

Site Addr: 3326 DEL PRADO BLVD S
CAPE CORAL, FL 33904

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

Code Violation: 7.2.1 Prohibited Signs:

Code Violation: 7.2.4(C) Requirements All Signs: Location

Code Violation: 7.2.6(A) Sign Permits: Required

Code Violation: 7.3.1(C) Temporary Signs: Banners

Code Violation: 7.3.1(F) Temporary Signs: All Other Temp Signs

Case 22. CODE25-020772 Date Observed: Monday, November 17, 2025

Owner: INVESTMENT LAWYERS LLC **Officer:** HURLEY, AARON

Site Addr: 3312 SW 7TH AVE
Cape Coral, FL 33914

Code Violation: 5.2.4(A) Garages: Minimum Dimensions

Code Violation: 5.2.4(B) Attached Garages

Code Violation: FBC 105.1 Permit Required

Case 23. CODE25-021090 Date Observed: Tuesday, November 25, 2025

Owner: FOX LORI & STEVEN **Officer:** FEARS, CASEY

Site Addr: 5220 RUTLAND CT
Cape Coral, FL 33904

Code Violation: 12-127.5(e) Res Zoning: RV Parking

Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface

Code Violation: 12-129(c) Residential rental property registration

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 24. CODE25-021415 Date Observed: Wednesday, December 3, 2025

Owner: OCEAN GROUP INVESTMENTS CAPE C **Officer:** ALTMAN , SAMANTHA

Site Addr: 1949 SE 36TH TER
Cape Coral, FL 33904

Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Code Violation: FBC 105.4 Conditions of the permit

Case 25.	CODE25-021463	Date Observed: Thursday, December 4, 2025
Owner:	WILLIAMSON JORDAN C & WILLIAMSON LARA D	Officer: LIGUORI, ROBERT
Site Addr:	1821/1823 SW SANTA BARBARA PL Cape Coral, FL 33991	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: IPMC 302.3 Sidewalks And Driveways		
Case 26.	CODE25-021496	Date Observed: Thursday, December 4, 2025
Owner:	VAZQUEZ EDGARDO JOEL	Officer: JOHN, FRANK
Site Addr:	1106 SE 21ST ST Cape Coral, FL 33990	
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 302.1 Sanitation		
Code Violation: IPMC 302.7 Accessory Structures		
Case 27.	CODE25-022309	Date Observed: Tuesday, December 23, 2025
Owner:	WADE DILLEN P	Officer: BENITEZ, RADAMES
Site Addr:	918 SE 27TH TER Cape Coral, FL 33904	
Code Violation: 12-127.5 Parking Regulations for Residential		

Total Violations: 70

Total Cases: 27