

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, May 14, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 4/23/2026

Case 1. CODE25-015952 Date Observed: Friday, August 22, 2025

Owner: MCCLAIN MARK & BERNADETTE **Officer:** ALTMAN , SAMANTHA

Site Addr: 2218 SE 36TH ST
Cape Coral, FL 33904

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 111.6 Transfer Of Ownership

Case 2. CODE25-016758 Date Observed: Monday, September 8, 2025

Owner: L & E CAPERS LLC **Officer:** MERCADO, PATRICK

Site Addr: 4721 SE 10TH PL
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.5.16(A) Landscape Maintenance: General

Code Violation: 9.3.1. - Permits required

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Code Violation: FBC 105.1 Permit Required

Case 3. CODE25-020095 Date Observed: Monday, November 3, 2025

Owner: LAGO CAPITAL INVESTMENTS II IN **Officer:** MERCADO, PATRICK

Site Addr: 840/842 LAFAYETTE ST
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 3.2.1(A.4) All Permits and Approvals

Code Violation: 5.2.13(C) Sheds and Greenhouses: Districts

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

Code Violation: 5.9.8(B) Temporary Storage Containers: Gen Req

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 4. CODE26-000416 Date Observed: Friday, January 9, 2026

Owner: MILLANS MARTINEZ DANNY **Officer:** STUFF, MICHAEL

Site Addr: 1804 SW 13TH LN
Cape Coral, FL 33991

Code Violation: 12-127.5 Parking Regulations for Residential

Case 5. CODE26-000499 Date Observed: Monday, January 12, 2026

Owner: PLAZA 1300 CONDO ASSOC INC

Officer: MERCADO, PATRICK

Site Addr: 1313 LAFAYETTE ST
Cape Coral, FL 33904

Code Violation: 5.1.15(B) Dumpster Enclosures: Materials

Code Violation: 5.1.15(J) Dumpster Enclosures: Maintenance

Case 6. CODE26-001278 Date Observed: Friday, January 23, 2026

Owner: PANTALEON CHRISTOPHER A &
PANTALEON JULISSA

Officer: LIGUORI, ROBERT

Site Addr: 304 SE 16TH ST
Cape Coral, FL 33990

REMAINS

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

Case 7. CODE26-001415 Date Observed: Tuesday, January 27, 2026

Owner: ZIMMERMAN JAMES A

Officer: STRAINOVICI, PETER

Site Addr: 1005 SW 48TH TER 8
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 8. CODE26-001535 Date Observed: Wednesday, January 28, 2026

Owner: HARRISON RAYMOND G & HARRISON
NANCY M

Officer: STRAINOVICI, PETER

Site Addr: 1102 SW 41ST TER
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

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

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

Case 9. CODE26-001628 Date Observed: Thursday, January 29, 2026

Owner: WALSH RONALD + THOMPSON LAINA

Officer: LIGUORI, ROBERT

Site Addr: 2205 SE 8TH PL
Cape Coral, FL 33990

REMAINS

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

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

Case 10. CODE26-002005 Date Observed: Wednesday, February 4, 2026

Owner: VARRONE FRANCIS A

Officer: WILLIAMS, JOHN

Site Addr: 2721 SW 54TH TER
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening

Case 11. CODE26-002210 Date Observed: Tuesday, February 10, 2026

Owner: CALDWELL AILBEE **Officer:** WAGNER, ANDREW

Site Addr: 315 SE 4TH ST
Cape Coral, FL 33990

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

Case 12. CODE26-002582 Date Observed: Tuesday, February 17, 2026

Owner: ELECCION KATHRIN L & MARK E **Officer:** STRAINOVICI, PETER

Site Addr: 5903 SW 1ST AVE
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

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

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

Case 13. CODE26-002727 Date Observed: Wednesday, February 18, 2026

Owner: CONLEY ERIC L **Officer:** STRAINOVICI, PETER

Site Addr: 4610 SW 5TH PL
Cape Coral, FL 33914

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

Case 14. CODE26-002885 Date Observed: Thursday, February 19, 2026

Owner: HINTON CHESTER W III & SIBERINI
LINDA MARIE V **Officer:** STRAINOVICI, PETER

Site Addr: 304 SW 43RD LN
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

Case 15. CODE26-002886 Date Observed: Thursday, February 19, 2026

Owner: VITI BRIAN **Officer:** LIGUORI, ROBERT

Site Addr: 1820 SW 2ND PL
Cape Coral, FL 33991

REMAINS

Code Violation: 12-127.5 Parking Regulations for Residential

Case 16. CODE26-003116 Date Observed: Wednesday, February 25, 2026

Owner: NOEL ERIC + EDMOND CLAUDIA
YOLANDA **Officer:** STRAINOVICI, PETER

Site Addr: 4534 SW 6TH AVE
Cape Coral, FL 33914

Code Violation: 4-32(a) ANIMALS IN GENERAL: Unlawful to keep

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

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

Code Violation: 9-16(a)(5) Storage Of Junk

Case 17.	CODE26-003646	Date Observed: Tuesday, March 3, 2026
Owner:	FLORIDA SMART BUILDERS LLC	Officer: SERVIDEO, JESSICA
Site Addr:	1212 SE 21ST PL Cape Coral, FL 33990	
Code Violation: IPMC 304.15 Exterior Structure: Doors		
Case 18.	CODE26-004048	Date Observed: Tuesday, March 10, 2026
Owner:	LANCIAULT MICHEL & DESROCHERS GUYLAINE	Officer: HURLEY, AARON
Site Addr:	5508 CORONADO PKWY Cape Coral, FL 33904	
Code Violation: 5.9.4 Garage sales		
Case 19.	CODE26-005190	Date Observed: Friday, March 20, 2026
Owner:	H2M LLC	Officer: STRAINOVICI, PETER
Site Addr:	4803 SW SANTA BARBARA CT 2 Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Case 20.	CODE26-005621	Date Observed: Wednesday, March 25, 2026
Owner:	SADHIMAA 2024 LLC	Officer: COLON, JEFFREY
Site Addr:	4709-4715 CORONADO PKWY Cape Coral, FL 33904	
Code Violation: 11-12 LOCAL BTR: Delinquent payment; penalties		
Case 21.	CODE26-007635	Date Observed: Wednesday, April 15, 2026
Owner:	CESAR YOAN	Officer: SERVIDEO, JESSICA
Site Addr:	907 SE 19TH LN Cape Coral, FL 33990	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		

Total Violations: 43

Total Cases: 21

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, May 14, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 4/23/2026

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	REMAINS
Code Violation: 12-25 Condition of building nuisances.		
Case 3.	CODE25-020802	Date Observed: Thursday, November 20, 2025
Owner:	FAMILY HOMES KD LLC	Officer: STRAINOVICI, PETER
Site Addr:	1073 ROSE GARDEN RD Cape Coral, FL 33914	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Case 4.	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 5. | **CODE25-021544** | **Date Observed: Friday, December 5, 2025**

Owner: CAPE CORAL ALLIANCE CHURCH OF **Officer:** ROSS, BRIAN

Site Addr: 4307 SKYLINE BLVD
Cape Coral, FL 33914

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: 5.1.15(A) Dumpster Enclosures: Screening

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

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

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

Code Violation: FBC 105.1 Permit Required

Case 6. | **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

Total Violations: 16

Total Cases: 6