

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, June 11, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 5/20/2026

Case 1. CODE26-001443 Date Observed: Tuesday, January 27, 2026

Owner: SPENCE PETER C **Officer:** JOHN, FRANK

Site Addr: 2632 SE 19TH PL
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 2. CODE26-002291 Date Observed: Wednesday, February 11, 2026

Owner: 1336 SE 46TH LN LLC **Officer:** MERCADO, PATRICK

Site Addr: 4719 SE 6TH AVE
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Case 3. CODE26-002300 Date Observed: Wednesday, February 11, 2026

Owner: LINK ROBERT ONEILL **Officer:** STRAINOVICI, PETER

Site Addr: 4803 SW SANTA BARBARA CT 5
Cape Coral, FL 33914

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

Case 4. CODE26-003487 Date Observed: Friday, February 27, 2026

Owner: CASTILLO HOMES INC **Officer:** IRVIN, SCOTT

Site Addr: 2562 SW 27TH PL
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 5. CODE26-003836 Date Observed: Wednesday, March 4, 2026

Owner: MENDOZA YANDI CALDERON **Officer:** SERVIDEO, JESSICA

Site Addr: 1013 SE 44TH ST
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 6. CODE26-004546 Date Observed: Thursday, March 12, 2026

Owner: LORENZ MALTE & CAROLIN + GERMAN QUALITY PAINTING LLC **Officer:** COLON, JEFFREY

Site Addr: 4645 SE 15TH AVE
Cape Coral, FL 33904

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 7. CODE26-005180 Date Observed: Friday, March 20, 2026

Owner: EQUITY TRUST COMPANY JAGLER ROBYN **Officer:** JOHN, FRANK

Site Addr: 3730 SE 18TH PL
Cape Coral, FL 33904

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

Case 8. CODE26-006485 Date Observed: Friday, April 3, 2026

Owner: SANTIAGO 9 LLC **Officer:** HURLEY, AARON

Site Addr: 229 BAYSHORE DR
Cape Coral, FL 33904

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 9. CODE26-006933 Date Observed: Tuesday, April 21, 2026

Owner: OINES RHONDA **Officer:** HERRERA, KRISTY

Site Addr: 252 SE 31ST TER
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 10. CODE26-007268 Date Observed: Tuesday, April 14, 2026

Owner: MCCONNELL DAVID M & JODI M **Officer:** HURLEY, AARON

Site Addr: 5602 DELIDO CT
Cape Coral, FL 33904

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

Case 11. CODE26-007367 Date Observed: Tuesday, April 14, 2026

Owner: CINCINNATI CAPITAL PARTNERS 33 **Officer:** JOHN, FRANK

Site Addr: 3515 SE 17TH PL
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 12. CODE26-007764 Date Observed: Monday, April 20, 2026

Owner: SHENKLE JOSHUA + SHENKLE TAMARA **Officer:** MERCADO, PATRICK

Site Addr: 4610 SE 1ST PL
Cape Coral, FL 33904

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 13. CODE26-007854 Date Observed: Friday, April 17, 2026

Owner: COMMERCIAL ASSET HOLDINGS INC **Officer:** ROSS, BRIAN

Site Addr: 3818 DEL PRADO BLVD S
Cape Coral, FL 33904

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

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

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

Case 14. CODE26-007893 Date Observed: Friday, April 17, 2026

Owner: EUBANKS TORRANCE & EUBANKS LOIS LADONNA **Officer:** HURLEY, AARON

Site Addr: 5240 SEMINOLE CT
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 15. CODE26-008147 Date Observed: Wednesday, April 22, 2026

Owner: QUINTERO MARIA LAURA FIGUEREDO **Officer:** JOHN, FRANK

Site Addr: 1442 SE 31ST ST
Cape Coral, FL 33904

Code Violation: FBC 105.1 Permit Required

Case 16. CODE26-009592 Date Observed: Monday, May 4, 2026

Owner: 1023 SE 47TH TERRACE LLC **Officer:** COLON, JEFFREY

Site Addr: 1023 SE 47TH TER
CAPE CORAL, FL 33904

Code Violation: 5.11.15(C) Mobile Food Vendors - Gen. Requirements

Case 17. CODE26-010135 Date Observed: Tuesday, May 12, 2026

Owner: WEST HOMESTEAD PLACE LLC **Officer:** HURLEY, AARON

Site Addr: 355 BAYSHORE DR
Cape Coral, FL 33904

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Total Violations: 25

Total Cases: 17

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, June 11, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required
PREPARED: 5/20/2026

Case 1.	CODE25-009991	Date Observed: Thursday, May 29, 2025
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Owner: SLATER THOMAS + CALLISON LINDA **Officer:**

Site Addr: 3715 PELICAN BLVD
Cape Coral, FL 33914

LIEN REDUCTION REQUEST

Code Violation: 5.1.9(A) ROW, Easements: No Changes

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

Code Violation: 5.2.1 General Requirements

Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required

Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers

Case 2.	CODE25-012666	Date Observed: Thursday, July 3, 2025
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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
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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. 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 5. 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

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

Case 6. 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 7. 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 8. 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 9. CODE26-006135 Date Observed: Tuesday, March 31, 2026

Owner: DIXON FRANKLIN J JR & BETSY **Officer:** THOMPSON, ROSS

Site Addr: 2444 NW 8TH TER
Cape Coral, FL 33993

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

Code Violation: 9-16(a)(3) Stagnant Water

Case 10. | **CODE26-008994** | **Date Observed: Tuesday, April 28, 2026**

Owner: BISSANTI NICHOLAS M

Officer: GONZALEZ, ALBERTO

Site Addr: 1113/1115 NE 8TH TER
CAPE CORAL, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

Case 11. | **CODE26-009008** | **Date Observed: Tuesday, April 28, 2026**

Owner: BISSANTI NICHOLAS M

Officer: GONZALEZ, ALBERTO

Site Addr: 1113/1115 NE 8TH TER
CAPE CORAL, FL 33909

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

Case 12. | **CODE26-010193** | **Date Observed: Saturday, May 9, 2026**

Owner: CRANE FRANCIS

Officer: ROSS, BRIAN

Site Addr: 217 SW 35TH ST
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

Total Violations: 29

Total Cases: 12

LIEN REDUCTION REQUESTS:

CODE26-006135

CODE26-008994

CODE26-009008

CODE26-010193