

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, August 20, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 7/21/2026 7:06:36 AM

Case 1.	CODE25-011157	Date Observed: Friday, June 13, 2025
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Owner:	RMADRUGA DELPRADO LLC + CMADRUGA DELPRADO LLC	Officer:	BENITEZ, RADAMES
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Site Addr: 1127 DEL PRADO BLVD S
Cape Coral, FL 33990

Code Violation: 5.1.15(F) Dumpster Enclosures: Concrete Pad

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 2.	CODE25-012517	Date Observed: Tuesday, July 1, 2025
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Owner:	GAME REAL ESTATE INVESTMENTS L	Officer:	KENNEY, LETISHA
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Site Addr: 4115 NW 24TH TER
Cape Coral, Florida 33993

Code Violation: 9-69 Construction sites and on-site refuse

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

Case 3.	CODE26-000252	Date Observed: Wednesday, January 7, 2026
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Owner:	CAPE CORAL KIWANIS FOUNDATION	Officer:	MERCADO, PATRICK
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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 4.	CODE26-002586	Date Observed: Tuesday, February 17, 2026
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Owner:	CAL INVESTMENTS LLC	Officer:	KENNEY, LETISHA
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Site Addr: 2132 NW 17TH PL
Cape Coral, Florida 33993

Code Violation: 9-69 Construction sites and on-site refuse

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

Case 5.	CODE26-003001	Date Observed: Tuesday, February 24, 2026
Owner:	HORBAS JOSEPH FC + HORBAS TRACY L	Officer: SCOTT, IOULIA
Site Addr:	1234 NW 39TH AVE Cape Coral, FL 33993	
Code Violation: 5.4.8(A) Mandatory Seawalls; Saline		
Case 6.	CODE26-004809	Date Observed: Tuesday, March 17, 2026
Owner:	ELLAWISH LLC	Officer: KENNEY, LETISHA
Site Addr:	1304 NW 15TH 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 7.	CODE26-005140	Date Observed: Friday, March 20, 2026
Owner:	VAJESQ LLC	Officer: KENNEY, LETISHA
Site Addr:	1407 NW 17TH AVE Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 8.	CODE26-005157	Date Observed: Friday, March 20, 2026
Owner:	REGAL COAST CAPITAL LLC	Officer: KENNEY, LETISHA
Site Addr:	1115 NW 21ST PL Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 9.	CODE26-006545	Date Observed: Monday, April 6, 2026
Owner:	410 DEL PRADO LLC	Officer: GONZALEZ, ALBERTO
Site Addr:	410 DEL PRADO BLVD N CAPE CORAL, FL 33909	
Code Violation: 5.9.10(A.6) Temp OffSite Vehicle Sale: Permit		
Code Violation: 5.9.10(A.7.a) Temp OffSite Vehicle Sale: One Sign		
Code Violation: 7.2.6(A) Sign Permits: Required		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Case 10.	CODE26-006652	Date Observed: Tuesday, April 7, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: CURTIS, THALIA
Site Addr:	2221 NE 23RD PL Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		

Case 11.	CODE26-007167	Date Observed: Friday, April 10, 2026
Owner:	TOTAL FLORIDA LLC	Officer: KENNEY, LETISHA
Site Addr:	2704 EMBERS PKWY W Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 12.	CODE26-007172	Date Observed: Friday, April 10, 2026
Owner:	HOM3S II LLC	Officer: KENNEY, LETISHA
Site Addr:	2514 EMBERS PKWY W Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 13.	CODE26-007757	Date Observed: Thursday, April 16, 2026
Owner:	HAND THERAPY OF CAPE CORAL INC	Officer: ROSS, BRIAN
Site Addr:	3636 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 3.3.8(N) Site Development Permits and Construction		
Code Violation: 5.1.15(A) Dumpster Enclosures: Screening		
Code Violation: 5.1.15(F) Dumpster Enclosures: Concrete Pad		
Code Violation: FBC 105.1 Permit Required		
Case 14.	CODE26-007765	Date Observed: Thursday, April 16, 2026
Owner:	SCHAFFT EDWARD T	Officer: ROSS, BRIAN
Site Addr:	3640 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 5.1.15(A) Dumpster Enclosures: Screening		
Code Violation: 5.1.15(F) Dumpster Enclosures: Concrete Pad		
Code Violation: 6.1.8(F) Unpaved Parking Prohibited		
Case 15.	CODE26-008312	Date Observed: Wednesday, April 22, 2026
Owner:	PEREZ SAMUEL	Officer: KENNEY, LETISHA
Site Addr:	121 NW 24TH AVE Cape Coral, FL 33993	
Code Violation: 9-69(a.1.g) - Erosion Control Devices		
Code Violation: FBC 105.1 Permit Required		

Case 16.	CODE26-008838	Date Observed: Monday, April 27, 2026
Owner:	JENKINS JASON LEE	Officer: STUFF, LAURIE
Site Addr:	909/911 CAPE CORAL PKWY W CAPE CORAL, FL 33914	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 17.	CODE26-009031	Date Observed: Tuesday, April 28, 2026
Owner:	BRITE PROPERTIES OF FLORIDA LL	Officer: KENNEY, LETISHA
Site Addr:	1417 NW 9TH ST Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 18.	CODE26-009234	Date Observed: Wednesday, April 29, 2026
Owner:	MOULTRIE KATHRYN	Officer: MORRISON, MARILYN
Site Addr:	3626 NE 19TH PL Cape Coral, FL 33909	
Code Violation: 21-5 Declaration of water shortage		
Case 19.	CODE26-009407	Date Observed: Thursday, April 30, 2026
Owner:	BELLIS JUSTIN A + NIKA IVA	Officer: MORRISON, MARILYN
Site Addr:	19 NW 24TH TER Cape Coral, FL 33993	
Code Violation: 21-5 Declaration of water shortage		
Case 20.	CODE26-010230	Date Observed: Sunday, May 10, 2026
Owner:	LEON JORGE F + LEON FELIX M & FIGUEROA MARISEL ELENA	Officer: MORRISON, MARILYN
Site Addr:	130 SE 18TH ST Cape Coral, FL 33990	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 21.	CODE26-010850	Date Observed: Thursday, May 14, 2026
Owner:	LIGHT DANIEL B + LIGHT LEAH RAE ET AL	Officer: GONZALEZ, ALBERTO
Site Addr:	1011 SW PINE ISLAND RD Cape Coral, FL 33991	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: 5.1.15(A) Dumpster Enclosures: Screening		
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required		
Code Violation: 5.1.15(J) Dumpster Enclosures: Maintenance		
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Code Violation: 6.1.8(B) Markings & Identification		
Case 22.	CODE26-010919	Date Observed: Thursday, May 14, 2026
Owner:	SANCHEZ GRISEL + BARREIRO TERESITA	Officer: MORRISON, MARILYN
Site Addr:	112 NICHOLAS PKWY W Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 23.	CODE26-010924	Date Observed: Thursday, May 14, 2026
Owner:	PAYMENT DENIS + PAYMENT SHERYL	Officer: MORRISON, MARILYN
Site Addr:	1414 SW 39TH TER Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 24.	CODE26-011098	Date Observed: Monday, May 18, 2026
Owner:	SHARIFI MAGID	Officer: HABEL, DAWN
Site Addr:	2262 SE 28TH ST Cape Coral, FL 33904	
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 25.	CODE26-011252	Date Observed: Tuesday, May 19, 2026
Owner:	CRUZ PABLO XAVIER & CRUZ SHELBY GRACE	Officer: ALTMAN , SAMANTHA
Site Addr:	2528 NW 24TH TER Cape Coral, FL 33993	
Code Violation: IPMC 504.1 Plumbing Systems: General		

Case 26.	CODE26-011514	Date Observed: Thursday, May 21, 2026
Owner:	FAJARDO OSCAR E	Officer: FEARS, CASEY
Site Addr:	710 SW 9TH CT Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 27.	CODE26-011702	Date Observed: Tuesday, May 26, 2026
Owner:	INTEGRITY HOME HOLDINGS LLC	Officer: CURTIS, THALIA
Site Addr:	2208 NE 26TH ST Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 28.	CODE26-011763	Date Observed: Tuesday, May 26, 2026
Owner:	FLORIDA OIL CORP	Officer: ROSS, BRIAN
Site Addr:	4403 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Case 29.	CODE26-011798	Date Observed: Wednesday, May 27, 2026
Owner:	EVERGREEN CAP I LLC	Officer: CURTIS, THALIA
Site Addr:	3573 NE 11TH AVE Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Case 30.	CODE26-011867	Date Observed: Wednesday, May 27, 2026
Owner:	SUNDREAM INC	Officer: ROSS, BRIAN
Site Addr:	2807 SANTA BARBARA BLVD CAPE CORAL, FL 33904	
Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance		
Case 31.	CODE26-012146	Date Observed: Friday, May 29, 2026
Owner:	PAYMENT DENIS + PAYMENT SHERYL	Officer: FEARS, CASEY
Site Addr:	1414 SW 39TH TER Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 32.	CODE26-012264	Date Observed: Saturday, May 30, 2026
Owner:	REAL RAYS LLC	Officer: CRAWFORD, JAMAL
Site Addr:	1007 NW 19TH ST Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 33.	CODE26-012281	Date Observed: Saturday, May 30, 2026
Owner:	RISPOLI CHRISTOPHER	Officer: CRAWFORD, JAMAL
Site Addr:	2200 NW 25TH ST Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 34.	CODE26-012286	Date Observed: Monday, June 1, 2026
Owner:	FURGERSON STEVEN LEE & FURGERSON TERESA L	Officer: HAUSELT, SCOTT
Site Addr:	1455 SW 1ST TER Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 35.	CODE26-012673	Date Observed: Wednesday, June 3, 2026
Owner:	BRITE PROPERTIES OF FLORIDA LL	Officer: STUFF, LAURIE
Site Addr:	703 SW 15TH TER Cape Coral, FL 33991	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 36.	CODE26-012778	Date Observed: Thursday, June 4, 2026
Owner:	JIMENEZ BRENDA	Officer: FEARS, CASEY
Site Addr:	2125 CORNWALLIS PKWY Cape Coral, FL 33904	
Code Violation: 19-90(a.4) IRRIGATION WATER USAGE: New Landscaping		
Case 37.	CODE26-012794	Date Observed: Thursday, June 4, 2026
Owner:	ZHAN SONNY & XU HONG TR FOR ZHAN FAMILY TRUST	Officer: CRANMER, CHRISTOPHER
Site Addr:	4106/4110 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 38.	CODE26-013387	Date Observed: Thursday, June 11, 2026
Owner:	CABRERA CARLOS A + TEJEDA YVETTE	Officer: TORRES, JOSUE
Site Addr:	2718 NW 22ND TER Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 39.	CODE26-013410	Date Observed: Thursday, June 11, 2026
Owner:	MCALB201 GROUP LLC + HABSCH GROUP LLC ET AL	Officer: ZIMMER, DAVID
Site Addr:	2322 NE 35TH TER Cape Coral, FL 33909	
Code Violation: 21-5 Declaration of water shortage		

Case 40.	CODE26-013413	Date Observed: Thursday, June 11, 2026
Owner:	SCHWARTZ JACK A TR FOR SCHWARTZ TRUST	Officer: RIVERA, CIARA
Site Addr:	1165 SW 5TH TER Cape Coral, FL 33991	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 41.	CODE26-013508	Date Observed: Friday, June 12, 2026
Owner:	COASTAL BOARD LLC	Officer: FEARS, CASEY
Site Addr:	444 BAYSHORE DR Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 42.	CODE26-013519	Date Observed: Friday, June 12, 2026
Owner:	YATES TROY ALAN TR FOR TROY A YATES TRUST	Officer: ALTMAN , SAMANTHA
Site Addr:	1017 NW 38TH PL Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 43.	CODE26-013524	Date Observed: Friday, June 12, 2026
Owner:	MERRICK RICHARD S & MERRICK ALICIA A	Officer: FEARS, CASEY
Site Addr:	5350 COLONADE CT Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 44.	CODE26-013595	Date Observed: Saturday, June 13, 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 45.	CODE26-013629	Date Observed: Monday, June 15, 2026
Owner:	DYUP CORP	Officer: TORRES, JOSUE
Site Addr:	2839 NW 26TH PL Cape Coral, FL 33993	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 46.	CODE26-013697	Date Observed: Tuesday, June 16, 2026
Owner:	BURKE DAVID R & TRACY	Officer: JOHN, FRANK
Site Addr:	2828 SE 18TH AVE Cape Coral, FL 33904	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Case 47.	CODE26-013921	Date Observed: Thursday, June 18, 2026
Owner:	EMLING KEVIN C & DEBORAH A	Officer: CRAWFORD, JAMAL
Site Addr:	609 SE 19TH CT Cape Coral, FL 33990	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
Case 48.	CODE26-014191	Date Observed: Tuesday, June 23, 2026
Owner:	ATLANTIC PREMIUM PROPERTIES LL	Officer: KENNEY, LETISHA
Site Addr:	2606 NW 11TH ST Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 49.	FD26-000036	Date Observed:
Owner:	G&I X CORALWOOD CENTER LLC	Officer: TOMLINS, THOMAS
Site Addr:	2301 DEL PRADO BLVD S Cape Coral, FL 33990	
Code Violation: Alarm System Acceptance Records		
Code Violation: Alarm System Maintenance/Test Records		
Code Violation: Alarm System Responsibilities		
Code Violation: Fire Watch		
Case 50.	FD26-000047	Date Observed:
Owner:	HARBOR PROPERTIES INC	Officer: DIAZ, JORGE
Site Addr:	3512 DEL PRADO BLVD S CAPE CORAL, FL 33904	
Code Violation: Fire Protection System-Reclaimed Water Conversion		
Case 51.	FD26-000088	Date Observed:
Owner:	TARGET CORP	Officer: DELEACAES, DALE
Site Addr:	2430 SANTA BARBARA BLVD Cape Coral, FL 33914	
Code Violation: Blank		
Case 52.	FD26-000090	Date Observed:
Owner:	ISLAND COVE OF CAPE CORAL CONDO ASSN INC	Officer: DELEACAES, DALE
Site Addr:	1777 FOUR MILE COVE PKWY CAPE CORAL, FL 33990	
Code Violation: Blank		

Case 53.	FD26-000091	Date Observed:
Owner:	ST AMAND LARRY TR FOR LARRY ST AMAND TRUST	Officer: DELEACAES, DALE
Site Addr:	906 SE 9TH ST Cape Coral, FL 33990	
Code Violation: Blank		
Case 54.	FD26-000092	Date Observed:
Owner:	FISCHER ROBERT J TR FOR ROBERT + DEBORAH FISCHER TRUST	Officer: DELEACAES, DALE
Site Addr:	6081 SILVER KING BLVD 1106 CAPE CORAL, FL 33914	
Code Violation: Blank		
Case 55.	FD26-000094	Date Observed:
Owner:	PORTO VISTA COMMUNITY ASSN INC	Officer: DELEACAES, DALE
Site Addr:	1500 SW 50TH ST Cape Coral, FL 33914	
Code Violation: Blank		
Case 56.	FD26-000095	Date Observed:
Owner:	CAPE CHRISTIAN FELLOWSHIP INC	Officer: DELEACAES, DALE
Site Addr:	2110 CHIQUITA BLVD S Cape Coral, FL 33991	
Code Violation: Unpermitted Work; Permit Required		

Total Violations: 91

Total Cases: 56

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, August 20, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 7/21/2026

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.	CODE24-015766	Date Observed: Tuesday, July 30, 2024
Owner:	MCGURREN MARK EDWARD & MCGURREN JULIE ANN	Officer: IRVIN, SCOTT
Site Addr:	3911 SW 25TH CT Cape Coral, FL 33914	
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.6(A) Decks: Height over Ground		
Case 3.	CODE25-013587	Date Observed: Friday, July 18, 2025
Owner:	RANDS COMPANIES LLC	Officer: FEARS, CASEY
Site Addr:	5137 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Code Violation: IPMC 111.6 Transfer Of Ownership		

Case 4.	CODE25-017934	Date Observed: Thursday, September 25, 2025
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Owner:	NARAYAN FARM LLC	Officer:	ROSS, BRIAN
Site Addr:	3608 DEL PRADO BLVD S CAPE CORAL, FL 33904		

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

Code Violation: 12-25 Condition of building nuisances.

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(H) Dumpster Enclosures: Gate Required

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

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

Code Violation: FBC 105.4 Conditions of the permit

Case 5.	CODE25-018044	Date Observed: Friday, September 26, 2025
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Owner:	BUSQUETS LUIS ALEJANDRO TR FOR PLAYA BLANCA TRUST	Officer:	ALTMAN , SAMANTHA
Site Addr:	2701 SE 18TH AVE Cape Coral, FL 33904		

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

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 304.13 Window, Skylight And Door Frames

Code Violation: IPMC 304.13.2 Openable Windows

Code Violation: IPMC 404.4.5 Other requirements

Code Violation: IPMC 504.1 Plumbing Systems: General

Code Violation: IPMC 604.3 Electrical System Hazards

Code Violation: IPMC 704.6.1 Where Required

Case 6.	CODE25-018560	Date Observed: Monday, October 6, 2025
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Owner:	LOPEZ DANIA TR FOR LOPEZ TRUST	Officer:	MERCADO, PATRICK
Site Addr:	516/532 SE 47TH TER CAPE CORAL, FL 33904		

Code Violation: FBC 105.1 Permit Required

Case 7.	CODE25-021004	Date Observed: Friday, November 21, 2025
Owner:	MIDLAND TRUST COMPANY FBO DIAZ ADOLFO	Officer: KENNEY, LETISHA
Site Addr:	3811 NW 41ST 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 8.	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 9.	CODE26-000848	Date Observed: Friday, January 16, 2026
Owner:	7-ELEVEN INC	Officer: ROSS, BRIAN
Site Addr:	12 NE PINE ISLAND RD Cape Coral, FL 33909	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required		
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Code Violation: 5.5.8(A) Existing trees - Generally		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Case 10.	CODE26-000852	Date Observed: Friday, January 16, 2026
Owner:	BALOGH ASSOCIATES V LLC	Officer: ROSS, BRIAN
Site Addr:	1465/1467 SW 4TH ST CAPE CORAL, FL 33991	
Code Violation: 5.5.16(A) Landscape Maintenance: General		

Case 11.	CODE26-002413	Date Observed: Thursday, February 12, 2026
Owner:	L L R M HOLDINGS LLC	Officer: KENNEY, LETISHA
Site Addr:	324 NW 31ST PL Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 12.	CODE26-002417	Date Observed: Thursday, February 12, 2026
Owner:	1101 CAPE CORAL LLC	Officer: KENNEY, LETISHA
Site Addr:	1101 NW 31ST 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 13.	CODE26-003328	Date Observed: Thursday, February 26, 2026
Owner:	AUTOZONE STORES LLC	Officer: ROSS, BRIAN
Site Addr:	2605 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required		
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 14.	CODE26-003805	Date Observed: Wednesday, March 4, 2026
Owner:	YVENS FINANCIAL 77 LLC	Officer: HERRERA, KRISTY
Site Addr:	1824 SW 28TH LN Cape Coral, FL 33914	
Code Violation: 5.2.7(B.4) Fences/Walls: Residential Canal View		
Case 15.	CODE26-003893	Date Observed: Thursday, March 5, 2026
Owner:	RMADRUGA DELPRADO 2 LLC	Officer: ROSS, BRIAN
Site Addr:	4519-4527 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		

Case 16.	CODE26-003914	Date Observed: Thursday, March 5, 2026
Owner:	RMADRUGA DELPRADO 2 LLC	Officer: ROSS, BRIAN
Site Addr:	4515 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Case 17.	CODE26-004412	Date Observed: Wednesday, March 11, 2026
Owner:	RSAJ GROUP LLC	Officer: ROSS, BRIAN
Site Addr:	4402-4410 DEL PRADO BLVD S 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: 5.1.15(F) Dumpster Enclosures: Concrete Pad		
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Case 18.	CODE26-004741	Date Observed: Friday, March 20, 2026
Owner:	SAFSTOR SKYLINE LLC	Officer: ROSS, BRIAN
Site Addr:	2710 SKYLINE BLVD CAPE CORAL, FL 33914	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 19.	CODE26-005316	Date Observed: Monday, March 23, 2026
Owner:	6950 INCORPORATED	Officer: GONZALEZ, ALBERTO
Site Addr:	1523 TROPICANA PKWY W Cape Coral, FL 33993	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.1.15(G) Dumpster Enclosures: Lid Required		
Code Violation: 5.1.15(J) Dumpster Enclosures: Maintenance		
Code Violation: 6.1.8(B) Markings & Identification		
Code Violation: 6.1.8(D) Surfacing		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Code Violation: IPMC 604.3 Electrical System Hazards		

Case 20.	CODE26-005713	Date Observed: Thursday, March 26, 2026
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Owner:	3040 DEL PRADO BLVD S LLC	Officer:	ROSS, BRIAN
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Site Addr:	3040 DEL PRADO BLVD S CAPE CORAL, FL 33904
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Code Violation: 12-25 Condition of building nuisances.

Code Violation: FBC 105.4 Conditions of the permit

Case 21.	CODE26-005762	Date Observed: Thursday, March 26, 2026
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Owner:	BEHAVIOR MANAGEMENT CENTER INC	Officer:	ROSS, BRIAN
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Site Addr:	4226 DEL PRADO BLVD S Cape Coral, FL 33904
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Code Violation: 5.5.16(A) Landscape Maintenance: General

Code Violation: 5.5.16(E) Landscape Maintenance: Pruning

Code Violation: 5.5.8(B) Existing trees - Protection of Trees

Case 22.	CODE26-006089	Date Observed: Tuesday, March 31, 2026
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Owner:	PICIS LLC	Officer:	CURTIS, THALIA
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Site Addr:	3509 NE 14TH PL 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 23.	CODE26-006869	Date Observed: Thursday, April 9, 2026
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Owner:	DUFRENNE VERSILIA	Officer:	ALTMAN , SAMANTHA
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Site Addr:	340 NW 7TH AVE Cape Coral, FL 33993
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Code Violation: 19-2.5(b) CONNECTION TO UTILITIES: well

Case 24.	CODE26-006964	Date Observed: Thursday, April 9, 2026
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Owner:	CARPENTER HOMES LLC	Officer:	CURTIS, THALIA
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Site Addr:	4153 ANDALUSIA BLVD 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 25.	CODE26-007007	Date Observed: Thursday, April 9, 2026
Owner:	SUNSHINE SAM & CO INC	Officer: ROSS, BRIAN
Site Addr:	3816 CHIQUITA BLVD S CAPE CORAL, FL 33914	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: 3.3.2(A) Certificate of Zoning Compliance		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 6.1.8(C) Use of Spaces		
Code Violation: 6.1.8(F) Unpaved Parking Prohibited		
Case 26.	CODE26-007598	Date Observed: Wednesday, April 15, 2026
Owner:	NDCK LANDS LLC	Officer: CURTIS, THALIA
Site Addr:	1408 NE 33RD ST Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 27.	CODE26-007612	Date Observed: Wednesday, April 15, 2026
Owner:	TROPIC COAST LUXURY HOMES LLC	Officer: STUFF, LAURIE
Site Addr:	2835 SW 33RD ST Cape Coral, FL 33914	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 28.	CODE26-007818	Date Observed: Friday, April 17, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: CURTIS, THALIA
Site Addr:	925 NELSON RD N Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 29.	CODE26-007998	Date Observed: Monday, April 20, 2026
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Owner: NICOSIA DOMINIC & MARIAN

Officer: GONZALEZ, ALBERTO

Site Addr: 1723 NE 10TH TER
Cape Coral, FL 33909

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

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

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: 5.1.15(A) Dumpster Enclosures: Screening

Code Violation: 5.1.15(C) Dumpster Enclosures: Location

Code Violation: 6.1.8(B) Markings & Identification

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

Case 30.	CODE26-008302	Date Observed: Wednesday, April 22, 2026
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Owner: EXCEPTIONAL ALUMINUM INC

Officer: GONZALEZ, ALBERTO

Site Addr: 1719 NE 10TH TER
CAPE CORAL, FL 33909

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 31.	CODE26-008954	Date Observed: Tuesday, April 28, 2026
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Owner: CAPE CORAL LAND 2022 LLC

Officer: CURTIS, THALIA

Site Addr: 1419 NE 7TH PL
Cape Coral, FL 33909

Code Violation: 9-69 Construction sites and on-site refuse

Case 32.	CODE26-009138	Date Observed: Wednesday, April 29, 2026
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Owner: CAPE CORAL LAND 2022 LLC

Officer: CURTIS, THALIA

Site Addr: 924 NW 7TH 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.	CODE26-009352	Date Observed: Thursday, April 30, 2026
Owner:	SOLID INVESTMENTS GROUP 7 LLC	Officer: STUFF, LAURIE
Site Addr:	4208 SW 15TH PL Cape Coral, FL 33914	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 34.	CODE26-010103	Date Observed: Friday, May 8, 2026
Owner:	MESSINA COMMERCIAL CONSTRUCTIO	Officer: CURTIS, THALIA
Site Addr:	103 NW 9TH ST Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 35.	CODE26-012221	Date Observed: Friday, June 5, 2026
Owner:	DEC HOMES LLC + MAJOR REALTY GROUP LLC	Officer: STRAINOVICI, PETER
Site Addr:	4818 SW 2ND AVE Cape Coral, FL 33914	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 12-97 ABANDONED PROPERTY:Maintenance requirements.		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Code Violation: IPMC 111.1 Unsafe Conditions		
Code Violation: IPMC 111.2.1 Authority to Disconnect Utilities		
Code Violation: IPMC 113.1 Demolition-General		
Case 36.	FD26-000066	Date Observed:
Owner:	MALDONADO VICTOR MORALES	Officer: DELEACAES, DALE
Site Addr:	718/722 NE 2ND PL CAPE CORAL, FL 33909	
Code Violation: Blank		
Case 37.	FD26-000067	Date Observed:
Owner:	MALDONADO VICTOR MORALES	Officer: DELEACAES, DALE
Site Addr:	718/722 NE 2ND PL CAPE CORAL, FL 33909	
Code Violation: Blank		

Case 38.	FD26-000068	Date Observed:
Owner:	ORCHID PROPERTY INVESTMENTS LL	Officer: DELEACAES, DALE
Site Addr:	4502/4204 ORCHID BLVD CAPE CORAL, FL 33904	

Code Violation: Blank		

Case 39.	FD26-000069	Date Observed:
Owner:	ORCHID PROPERTY INVESTMENTS LL	Officer: DELEACAES, DALE
Site Addr:	4502/4204 ORCHID BLVD CAPE CORAL, FL 33904	

Code Violation: Blank		

Total Violations: 128
Total Cases: 39