

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, July 16, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 6/15/2026 11:01:25 AM

Case 1.	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 2.	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

Owner: FL HOLDINGS 3000 LLC

Officer: PETERSEN, ANDREANA

Site Addr: 2634 NE 9TH AVE
Cape Coral, FL 33909

Code Violation: Clothes Dryers exhaust venting

Code Violation: ELECTRICAL COVER PLATES

Code Violation: Emergency Lighting Required

Code Violation: Fire Doors and shutters-Operability

Code Violation: Flammable Liquids Locker

Code Violation: MAINTENANCE OF FIRE RESISTIVE CONST

Code Violation: Means of Egress - General

Code Violation: Oil Rag Storage

Code Violation: Unpermitted Work; Permit Required

Total Violations: 21

Total Cases: 3