

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, October 1, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 9/11/2026 6:14:43 AM

Case 1.	CODE26-009961	Date Observed: Tuesday, May 12, 2026
Owner:	MUNOZ VIVIAN V	Officer: SCOTT, IOULIA
Site Addr:	300 SW 25TH AVE Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Case 2.	CODE26-013325	Date Observed: Tuesday, June 16, 2026
Owner:	DIAZ MINERVA T & RUBIO GONZALO	Officer: MARTIN, NICHOLAS
Site Addr:	18 NE 21ST AVE Cape Coral, FL 33909	
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		
Case 3.	CODE26-014821	Date Observed: Thursday, July 2, 2026
Owner:	IRIBAR INGMAR	Officer: THOMPSON, ROSS
Site Addr:	2476 NW 8TH TER Cape Coral, FL 33993	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Case 4.	CODE26-015051	Date Observed: Tuesday, June 30, 2026
Owner:	KLUGE KRISTEN IRA	Officer: ZIMMER, DAVID
Site Addr:	1508 NE 34TH LN Cape Coral, FL 33909	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 5.	CODE26-015846	Date Observed: Friday, July 10, 2026
Owner:	ROACH KATHRYN A	Officer: SCOTT, IOULIA
Site Addr:	1013 NW 43RD AVE Cape Coral, FL 33993	
Code Violation: 5.1.9(B.2) ROW, Easements: Markers		

Total Violations: 5

Total Cases: 5

City of Cape Coral
Special Magistrate Civil Citation Compliance Hearing Docket
Hearing Date: Thursday, October 1, 2026

Civil Citation CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 9/11/2026 6:23:59 AM

Case 1.	CODE26-006731	Date Observed: Tuesday, April 7, 2026
Owner:	RAMIREZ GRANDES MARCO ANTONIO	Officer: SIMPSON, SCOTT
Site Addr:	2022 NW 2ND PL Cape Coral, FL 33993	
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 2.	CODE26-010485	Date Observed: Wednesday, May 13, 2026
Owner:	PEREZ LUIS J	Officer: SCOTT, IOULIA
Site Addr:	3620 CEITUS PKWY Cape Coral, FL 33991	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 3.	CODE26-012478	Date Observed: Tuesday, June 2, 2026
Owner:	CARLISLE DANNY & SHARON	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2618 NE 3RD AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 4.	CODE26-012600	Date Observed: Wednesday, June 3, 2026
Owner:	NATOLI JASON	Officer: MARTIN, NICHOLAS
Site Addr:	435 NE 14TH AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 5.	CODE26-013290	Date Observed: Wednesday, June 10, 2026
Owner:	SIDOCK STORM V	Officer: MARTIN, NICHOLAS
Site Addr:	438 NE VAN LOON LN Cape Coral, FL 33909	
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 6.	CODE26-013642	Date Observed: Monday, June 15, 2026
Owner:	FIRST GUARDIAN HOMES LLC	Officer: LUONGO, KEITH
Site Addr:	929 NE 4TH AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 7.	CODE26-013696	Date Observed: Tuesday, June 16, 2026
Owner:	NAVARRO DAYAN	Officer: THOMPSON, ROSS
Site Addr:	2240 NW 9TH ST Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 8.	CODE26-013746	Date Observed: Tuesday, June 16, 2026
Owner:	CAROSIELLO ERIC + TREADWAY ARLINE	Officer: TORRES, JOSUE
Site Addr:	2611 NW 22ND ST Cape Coral, FL 33993	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 9.	CODE26-013947	Date Observed: Thursday, June 18, 2026
Owner:	GOLDEN LOTUS INC	Officer: ELLIS, THOMAS
Site Addr:	2309/2311 NE 15TH LN CAPE CORAL, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 10.	CODE26-013991	Date Observed: Thursday, June 18, 2026
Owner:	FALLICA GEORGE VINCENT & FALLICA LYNNE	Officer: KLUCZYNSKI, SHERRY
Site Addr:	2701 NW 46TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 11.	CODE26-014024	Date Observed: Friday, June 19, 2026
Owner:	PEREZ ELIZABETH	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	134 NE 24TH TER Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 12.	CODE26-014051	Date Observed: Friday, June 19, 2026
Owner:	MANDAT ERIC J	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2021 NE 25TH ST Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 13.	CODE26-014083	Date Observed: Saturday, June 20, 2026
Owner:	LOPEZ DIAMED RODRIGUEZ + RODRIGUEZ DAINET MARTIN	Officer: THOMPSON, ROSS
Site Addr:	1309 NW 18TH TER Cape Coral, FL 33993	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		

Case 14.	CODE26-014144	Date Observed: Monday, June 22, 2026
Owner:	ELIZALDE JORGE L + ALVAREZ DIANELY	Officer: MARTIN, NICHOLAS
Site Addr:	1331 NE 3RD TER Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 15.	CODE26-014168	Date Observed: Tuesday, June 23, 2026
Owner:	TRAN KELLEY	Officer: MARTIN, NICHOLAS
Site Addr:	7 NE 17TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 16.	CODE26-014225	Date Observed: Tuesday, June 23, 2026
Owner:	ALESSI ANTHONY + ALESSI MICHAEL	Officer: LUONGO, KEITH
Site Addr:	2021 NE 4TH AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 17.	CODE26-014255	Date Observed: Tuesday, June 23, 2026
Owner:	ZERKA MILAD G & GEORGETTE A	Officer: SCOTT, IOULIA
Site Addr:	421 NW 36TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 18.	CODE26-014522	Date Observed: Thursday, June 25, 2026
Owner:	BREZINA JAKOB	Officer: TORRES, JOSUE
Site Addr:	2830 NW 24TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 19.	CODE26-014584	Date Observed: Thursday, June 25, 2026
Owner:	CESARIO ALEXANDER K + CESARIO BRIANNA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3446 NE 8TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		

Case 20.	CODE26-014651	Date Observed: Thursday, June 25, 2026
Owner:	BECERRA CAMILO	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3627 NE 8TH PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 21.	CODE26-014721	Date Observed: Friday, June 26, 2026
Owner:	BOOTH RONALD & RHONDA TR FOR BOOTH TRUST	Officer: SCOTT, IOULIA
Site Addr:	3532 NW 10TH ST Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 22.	CODE26-014762	Date Observed: Friday, June 26, 2026
Owner:	AURORA INVESTMENTS GROUP LLC	Officer: SCOTT, IOULIA
Site Addr:	3405 NW 2ND TER Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 23.	CODE26-014805	Date Observed: Friday, June 26, 2026
Owner:	HANEI HOLDINGS LLC	Officer: ZIMMER, DAVID
Site Addr:	4446 CONNECTION AVE CAPE CORAL, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 24.	CODE26-014855	Date Observed: Saturday, June 27, 2026
Owner:	RAMOS MICHAEL & MELISA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3015 NE 1ST PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 25.	CODE26-014989	Date Observed: Tuesday, June 30, 2026
Owner:	KISER MICHAEL J	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	316 NE 31ST ST Cape Coral, FL 33909	
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 26.	CODE26-015036	Date Observed: Monday, July 6, 2026
Owner:	COPLAND MANUEL	Officer: HAUSELT, SCOTT
Site Addr:	251 NW 6TH PL Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 27.	CODE26-015053	Date Observed: Tuesday, June 30, 2026
Owner:	TINGLE JAN W TR FOR WROTEN FAMILY TRUST	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2801 NE 4TH AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 28.	CODE26-015066	Date Observed: Tuesday, June 30, 2026
Owner:	JIMENEZ JESSICA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3207 NE 14TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 29.	CODE26-015105	Date Observed: Wednesday, July 1, 2026
Owner:	PERSAUD CHRISTOPHER NEER TR FOR BRADYS TRUST	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3243 NE 9TH AVE Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 30.	CODE26-015153	Date Observed: Wednesday, July 1, 2026
Owner:	GARCIA FERNANDO B	Officer: ZIMMER, DAVID
Site Addr:	1908 SOUTH GATOR CIR Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 31.	CODE26-015155	Date Observed: Wednesday, July 1, 2026
Owner:	WATSON DAVID S + WATSON TORI A	Officer: ELLIS, THOMAS
Site Addr:	918 NE 17TH ST Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 32.	CODE26-015158	Date Observed: Wednesday, July 1, 2026
Owner:	PEREIRA NAIANE	Officer: MARTIN, NICHOLAS
Site Addr:	2115 NE 3RD TER Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 33.	CODE26-015159	Date Observed: Wednesday, July 1, 2026
Owner:	PEREIRA NAIANE	Officer: MARTIN, NICHOLAS
Site Addr:	2115 NE 3RD TER Cape Coral, FL 33909	
Code Violation: 9-16(a)(5) Storage Of Junk		

Case 34.	CODE26-015168	Date Observed: Wednesday, July 1, 2026
Owner:	REYES MARIA DEL CARMEN ZAMORA	Officer: ZIMMER, DAVID
Site Addr:	1504 NE 34TH LN Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 35.	CODE26-015198	Date Observed: Wednesday, July 1, 2026
Owner:	MENA ROSIO	Officer: ZIMMER, DAVID
Site Addr:	3449 ACAPULCO CIR Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 36.	CODE26-015208	Date Observed: Wednesday, July 1, 2026
Owner:	FKH SFR C1 L P	Officer: LUONGO, KEITH
Site Addr:	206 NE 16TH TER Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 37.	CODE26-015347	Date Observed: Monday, July 6, 2026
Owner:	FADUL TELLEZ YEILY YANET	Officer: TORRES, JOSUE
Site Addr:	1704 NW 27TH TER Cape Coral, FL 33993	
Code Violation: 12-127.5(e) Res Zoning: RV Parking		
Case 38.	CODE26-015418	Date Observed: Tuesday, July 7, 2026
Owner:	DATA MORTGAGE INC	Officer: MARTIN, NICHOLAS
Site Addr:	414 NE 15TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 39.	CODE26-015484	Date Observed: Tuesday, July 7, 2026
Owner:	DERRICKSON MATTHEW R + DERRICKSON NICOLE	Officer: WHITAKER, TAMMY
Site Addr:	215 NW 4TH PL Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 40.	CODE26-015516	Date Observed: Wednesday, July 8, 2026
Owner:	MENESES MARTINEZ DANIEL ARMAND	Officer: SCOTT, IOULIA
Site Addr:	212 SW 31ST PL Cape Coral, FL 33991	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 41.	CODE26-015524	Date Observed: Wednesday, July 8, 2026
Owner:	PREMER JEFFREY + BILLINGS HEATHER	Officer: SCOTT, IOULIA
Site Addr:	1050 NW 33RD PL Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 42.	CODE26-015548	Date Observed: Wednesday, July 8, 2026
Owner:	OLIVEIRA ALEXANDRE NUNES DE	Officer: SCOTT, IOULIA
Site Addr:	1231 NW 38TH PL Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 43.	CODE26-015636	Date Observed: Wednesday, July 8, 2026
Owner:	AVILES LOUIS JR	Officer: THOMPSON, ROSS
Site Addr:	2012 NW 24TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 44.	CODE26-015641	Date Observed: Wednesday, July 8, 2026
Owner:	DAVIS SHELAN	Officer: SIMPSON, SCOTT
Site Addr:	1730 NW 6TH PL Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 45.	CODE26-015692	Date Observed: Wednesday, July 8, 2026
Owner:	WHEELER JENNIFER BRYN	Officer: THOMPSON, ROSS
Site Addr:	1734 NW 24TH AVE Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 46.	CODE26-015697	Date Observed: Thursday, July 9, 2026
Owner:	DIAZ IBRAHIM BELLO	Officer: SCOTT, IOULIA
Site Addr:	1224 NW 35TH PL Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 47.	CODE26-016020	Date Observed: Saturday, July 11, 2026
Owner:	OWEN GLOGLEN L TR FOR GLOGLEN L OWEN TRUST	Officer: MARTIN, NICHOLAS
Site Addr:	1322 NE VAN LOON LN Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 48.	CODE26-016051	Date Observed: Tuesday, July 14, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2711 NE 6TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 49.	CODE26-016070	Date Observed: Monday, July 13, 2026
Owner:	MASTANDREA ROBERT MICHAEL & MASTANDREA CRYSTAL LYNN	Officer: LUONGO, KEITH
Site Addr:	121 NE 11TH TER Cape Coral, FL 33909	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 50.	CODE26-016078	Date Observed: Monday, July 13, 2026
Owner:	SMITH MICHAEL W & SMITH CHARLENE M	Officer: LUONGO, KEITH
Site Addr:	114 NE 11TH ST Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 51.	CODE26-016085	Date Observed: Monday, July 13, 2026
Owner:	SMITH MICHAEL W & SMITH CHARLENE M	Officer: LUONGO, KEITH
Site Addr:	114 NE 11TH ST Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 52.	CODE26-016209	Date Observed: Tuesday, July 14, 2026
Owner:	FKH SFR PROPCO B HLD LP	Officer: SIMPSON, SCOTT
Site Addr:	2627 NW 8TH PL Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 53.	CODE26-016266	Date Observed: Wednesday, July 15, 2026
Owner:	FKH SFR M L P	Officer: THOMPSON, ROSS
Site Addr:	1933 NW 17TH TER Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 54.	CODE26-016437	Date Observed: Wednesday, July 15, 2026
Owner:	KIELY FELIX	Officer: MARTIN, NICHOLAS
Site Addr:	1530 NE 4TH TER Cape Coral, FL 33909	
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 55.	CODE26-016570	Date Observed: Thursday, July 16, 2026
Owner:	LEIZER PROPERTIES FL LLC	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3565 NE 9TH AVE Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 56.	CODE26-016681	Date Observed: Friday, July 17, 2026
Owner:	ESMTLV CAPE 1 LLC	Officer: ZIMMER, DAVID
Site Addr:	4101 NE 23RD AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 57.	CODE26-016688	Date Observed: Friday, July 17, 2026
Owner:	NITTALA SEETHA K	Officer: ELLIS, THOMAS
Site Addr:	2018 NE 10TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 58.	CODE26-016701	Date Observed: Friday, July 17, 2026
Owner:	FUNDVATE 32 LLC	Officer: ELLIS, THOMAS
Site Addr:	2216 NE 10TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 59.	CODE26-016718	Date Observed: Friday, July 17, 2026
Owner:	GRIFFIN TRACY R	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2416 NE 7TH PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 60.	CODE26-016812	Date Observed: Tuesday, July 21, 2026
Owner:	CPI/AMHERST SFR PROGRAM II OWN	Officer: THOMPSON, ROSS
Site Addr:	2125 NW 18TH PL Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 61.	CODE26-016900	Date Observed: Tuesday, July 21, 2026
Owner:	ARCURI SHELBY & ANTHONY	Officer: SCOTT, IOULIA
Site Addr:	3804 EMBERS PKWY W Cape Coral, FL 33993	
Code Violation: 12-127.5(e) Res Zoning: RV Parking		
Case 62.	CODE26-016943	Date Observed: Tuesday, July 21, 2026
Owner:	HEYDER INVESTMENT LLC	Officer: SCOTT, IOULIA
Site Addr:	1107 NW 40TH PL Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 63.	CODE26-016950	Date Observed: Tuesday, July 21, 2026
Owner:	POLANCO MARCOS	Officer: KLUCZYNSKI, SHERRY
Site Addr:	3914 NW 33RD AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 64.	CODE26-016957	Date Observed: Tuesday, July 21, 2026
Owner:	CESARIO ALEXANDER K + CESARIO BRIANNA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3446 NE 8TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Case 65.	CODE26-017131	Date Observed: Wednesday, July 22, 2026
Owner:	LEGON MARIELA LOPEZ	Officer: THOMPSON, ROSS
Site Addr:	1129 NW 27TH AVE Cape Coral, FL 33993	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 66.	CODE26-017142	Date Observed: Thursday, July 23, 2026
Owner:	ARAUCARIA INVERSIONES LLC	Officer: HAUSELT, SCOTT
Site Addr:	320 NW 17TH PL Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 67.	CODE26-017148	Date Observed: Wednesday, July 22, 2026
Owner:	CALOOSA CREEK PROPERTY OWNERS	Officer: MARTIN, NICHOLAS
Site Addr:	2955 RIVERFIELD RD CAPE CORAL, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 68.	CODE26-017178	Date Observed: Wednesday, July 22, 2026
Owner:	BRUNO ANTHONY J SR & AUSTIN ROBIN M	Officer: KLUCZYNSKI, SHERRY
Site Addr:	2314 NW 44TH PL Cape Coral, FL 33993	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 69.	CODE26-017270	Date Observed: Thursday, July 23, 2026
Owner:	FUNDTVATE 26 LLC	Officer: ELLIS, THOMAS
Site Addr:	2015 NE 8TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 70.	CODE26-017290	Date Observed: Thursday, July 23, 2026
Owner:	VIPEREZ INVESTMENTS LLC	Officer: HAUSELT, SCOTT
Site Addr:	1702 NW 3RD ST Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 71.	CODE26-017314	Date Observed: Thursday, July 23, 2026
Owner:	OLIVEIRA ALEXANDRE NUNES DE	Officer: SCOTT, IOULIA
Site Addr:	1231 NW 38TH PL Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 72.	CODE26-017383	Date Observed: Friday, July 24, 2026
Owner:	MEDERO LUIS & JENNIFER	Officer: SCOTT, IOULIA
Site Addr:	114 NW 39TH AVE Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		

Case 73.	CODE26-017424	Date Observed: Friday, July 24, 2026
Owner:	VENTURA HARRY & MOLLY	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	305 NE 30TH ST Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 74.	CODE26-017506	Date Observed: Tuesday, July 28, 2026
Owner:	LOPEZ SANCHEZ AGUSTIN	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2104 NE 1ST AVE Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 75.	CODE26-017557	Date Observed: Tuesday, July 28, 2026
Owner:	PEREZ ELIZABETH	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	134 NE 24TH TER Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 76.	CODE26-017599	Date Observed: Tuesday, July 28, 2026
Owner:	GREEN NICHOLAS	Officer: ZIMMER, DAVID
Site Addr:	4113 NE 9TH PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 77.	CODE26-017602	Date Observed: Tuesday, July 28, 2026
Owner:	MASON MATTHEW A & LINDA S	Officer: ZIMMER, DAVID
Site Addr:	4145 NE 9TH PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 78.	CODE26-017618	Date Observed: Tuesday, July 28, 2026
Owner:	SANCHEZ GRETTTER	Officer: SCOTT, IOULIA
Site Addr:	14 SW 34TH PL Cape Coral, FL 33991	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 79.	CODE26-017624	Date Observed: Tuesday, July 28, 2026
Owner:	ETTER LAURA M & BENJAMIN M	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3109 NE JUANITA PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 80.	CODE26-017627	Date Observed: Tuesday, July 28, 2026
Owner:	MIRANDA MIREYA KELLY & MARTINEZ GIBRAN MIRANDA	Officer: ZIMMER, DAVID
Site Addr:	4037 ANDALUSIA BLVD Cape Coral, FL 33909	

Code Violation: 12-127.10 Vacant Lots: Prohibitions		

Total Violations: 97
Total Cases: 80

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, October 1, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 9/11/2026 6:15:03 AM

Case 1.	CODE26-012924	Date Observed: Tuesday, June 9, 2026
Owner:	MARTINEZ DAILYN	Officer: KLUCZYNSKI, SHERRY
Site Addr:	1624 NW 37TH AVE Cape Coral, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.3 - Zoning District Dimensional Standards R-1		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.1.13(A) Single-Family Residential: One Residence		
Code Violation: 5.1.9(C) ROW, Easements: Permit Required		
Code Violation: 5-20 SWIMMING POOLS: Permit required		
Code Violation: IPMC 111.1.4 Unlawful Structure		
Case 2.	CODE26-013420	Date Observed: Thursday, June 11, 2026
Owner:	GONZALEZ LUIS A	Officer: SIMPSON, SCOTT
Site Addr:	1719 NW 6TH PL Cape Coral, FL 33993	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Code Violation: 5.5.9(A) Prohibited vegetation: Invasive/Exotic		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Case 3.	CODE26-013938	Date Observed: Thursday, June 18, 2026
Owner:	JRCL HOLDINGS LLC	Officer: KLUCZYNSKI, SHERRY
Site Addr:	4009 NW 39TH ST Cape Coral, FL 33993	
Code Violation: 5.4.1 Purpose and Intent:		

Owner:

LAWRENCE WAINFORD E

Officer:

ELLIS, THOMAS

Site Addr:

1846 NE 23RD ST
Cape Coral, FL 33909

- 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 111.1.1 Unsafe Structures
- Code Violation: IPMC 111.1.3 Structure Unfit for Human Occupancy
- Code Violation: IPMC 111.2.1 Authority to Disconnect Utilities
- Code Violation: IPMC 112.2 Temporary Safeguards
- Code Violation: IPMC 113.1 Demolition-General

Total Violations: 20

Total Cases: 4