

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Wednesday, August 19, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 7/21/2026 7:01:45 AM

Case 1.	CODE25-017112	Date Observed: Wednesday, September 10, 2025
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	333 NE 9TH 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 2.	CODE25-022300	Date Observed: Tuesday, December 23, 2025
Owner:	SINHA ANIL & ARATHI	Officer: WHITAKER, TAMMY
Site Addr:	1824 NE 19TH AVE Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 3.	CODE26-000498	Date Observed: Monday, January 12, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	1013 NELSON RD N Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 4.	CODE26-006569	Date Observed: Monday, April 6, 2026
Owner:	DUPRAZ DOMINIQUE	Officer: SIMPSON, SCOTT
Site Addr:	1800 NW 2ND AVE Cape Coral, FL 33993	
Code Violation: 9-15(i) LITTERING PROHIBITED: On Vacant Lots		
Case 5.	CODE26-007015	Date Observed: Thursday, April 9, 2026
Owner:	WINKOWSKI LINDA JEAN	Officer: THOMPSON, ROSS
Site Addr:	1808 NW 18TH ST Cape Coral, FL 33993	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		

Case 6.	CODE26-007212	Date Observed: Monday, April 13, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	4124 NE 15TH PL Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 7.	CODE26-007995	Date Observed: Monday, April 20, 2026
Owner:	BHERR INVESTMENTS LLC	Officer: WHITAKER, TAMMY
Site Addr:	4005 NE 10TH AVE CAPE CORAL, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 8.	CODE26-008007	Date Observed: Monday, April 20, 2026
Owner:	EVERGREEN CAP I LLC	Officer: WHITAKER, TAMMY
Site Addr:	122 NE 25TH ST Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 9.	CODE26-008018	Date Observed: Monday, April 20, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	310 NE 25TH ST Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Case 10.	CODE26-008074	Date Observed: Tuesday, April 21, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	1702 NE 33RD TER Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 11.	CODE26-008843	Date Observed: Monday, April 27, 2026
Owner:	PELUSO DAWN	Officer: SIMPSON, SCOTT
Site Addr:	2317 NW 30TH TER Cape Coral, FL 33993	
Code Violation: IPMC 309.1 Pest Elimination: Infestation		

Case 12.	CODE26-009881	Date Observed: Wednesday, May 6, 2026
Owner:	KHASHABA YASSER	Officer: WHITAKER, TAMMY
Site Addr:	1724 NE 27TH TER Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 13.	CODE26-010047	Date Observed: Thursday, May 7, 2026
Owner:	MILMAN GROUP LLC	Officer: GONZALEZ, ALBERTO
Site Addr:	611 BURNT STORE RD S Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 3.3.8(N) Site Development Permits and Construction		
Code Violation: 6.1.8(B) Markings & Identification		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Case 14.	CODE26-013168	Date Observed: Thursday, June 11, 2026
Owner:	1701 EDEN EVANS LLC	Officer: SCOTT, IOULIA
Site Addr:	3313 EMBERS PKWY W Cape Coral, FL 33993	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 15.	CODE26-013213	Date Observed: Wednesday, June 10, 2026
Owner:	CHURCHILL MRA FUNDING I LLC	Officer: CURTIS, THALIA
Site Addr:	345 NE 31ST TER Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 16.	CODE26-013527	Date Observed: Friday, June 12, 2026
Owner:	CHURCHILL MRA FUNDING I LLC	Officer: CURTIS, THALIA
Site Addr:	3458 NE 11TH AVE Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 17.	FD26-000075	Date Observed:
Owner:	FREEMAN & HASSELWANDER RESORT	Officer: DELEACAES, DALE
Site Addr:	5902 SILVER KING BLVD Cape Coral, FL 33914	
Code Violation: Blank		

Case 18.	FD26-000077	Date Observed:
Owner:	ABC PROPERTIES LTD	Officer: DELEACAES, DALE
Site Addr:	2220 DEL PRADO BLVD S Cape Coral, FL 33990	
Code Violation: Blank		
Case 19.	FD26-000081	Date Observed:
Owner:	PARADISE POINTE COMMONS ASSOCI	Officer: DELEACAES, DALE
Site Addr:	4235 SE 20TH PL Cape Coral, FL 33904	
Code Violation: Blank		
Case 20.	FD26-000082	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 21.	FD26-000084	Date Observed:
Owner:	LA VENEZIA CORPORATION	Officer: DELEACAES, DALE
Site Addr:	4646 SE 11TH PL Cape Coral, FL 33904	
Code Violation: Blank		
Case 22.	FD26-000087	Date Observed:
Owner:	HOME DEPOT USA INC	Officer: DELEACAES, DALE
Site Addr:	2508 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: Blank		

Total Violations: 35

Total Cases: 22

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Wednesday, August 19, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 7/21/2026 7:03:21 AM

Case 1.	CODE25-012666	Date Observed: Thursday, July 3, 2025
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 2.	CODE25-013913	Date Observed: Wednesday, July 23, 2025
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 3.	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 4.	CODE25-017158	Date Observed: Thursday, September 11, 2025
Owner:	RITA R MEYER FAMILY TRUST	Officer: FEARS, CASEY
Site Addr:	5114 MANOR CT Cape Coral, FL 33904	
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Code Violation: IPMC 111.1.3 Structure Unfit for Human Occupancy		
Code Violation: IPMC 113.1 Demolition-General		

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		

Total Violations: 18
Total Cases: 5

City of Cape Coral
Special Magistrate Civil Citation Compliance Hearing Docket
Hearing Date: Wednesday, August 19, 2026

Civil Citation CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 7/21/2026 7:03:56 AM

Case 1.	CODE26-006059	Date Observed: Wednesday, April 1, 2026
Owner:	UNKNOWN HEIRS OF MURRAY VICTORIA ANN	Officer: THOMPSON, ROSS
Site Addr:	1810 NW 26TH ST Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 2.	CODE26-006844	Date Observed: Wednesday, April 8, 2026
Owner:	SECOND AVENUE SFR HOLDINGS III	Officer: SIMPSON, SCOTT
Site Addr:	1811 NW 15TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(5) Storage Of Junk		
Case 3.	CODE26-006872	Date Observed: Wednesday, April 8, 2026
Owner:	BURNS KEITH & MICHELE	Officer: SCOTT, IOULIA
Site Addr:	3802 SW 3RD ST Cape Coral, FL 33991	
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 4.	CODE26-007158	Date Observed: Friday, April 10, 2026
Owner:	PERRY JEREMY D & BRITTANY N	Officer: SCOTT, IOULIA
Site Addr:	2810 SW EMBERS TER Cape Coral, FL 33991	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 5.	CODE26-007582	Date Observed: Wednesday, April 15, 2026
Owner:	MILLER DAVID J	Officer: SERVIDEO, JESSICA
Site Addr:	1222 SE 21ST LN Cape Coral, FL 33990	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 6.	CODE26-008235	Date Observed: Wednesday, April 22, 2026
Owner:	THOMPSON STEPHANIE L	Officer: SCOTT, IOULIA
Site Addr:	413 SW 26TH AVE Cape Coral, FL 33991	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 7.	CODE26-008808	Date Observed: Monday, April 27, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	2711 NE 6TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 8.	CODE26-009452	Date Observed: Monday, May 4, 2026
Owner:	MENDOZA CARLOS J BRIONES	Officer: MARTIN, NICHOLAS
Site Addr:	1727 NE 1ST 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 9.	CODE26-009700	Date Observed: Tuesday, May 5, 2026
Owner:	UNKNOWN HEIRS OF SMITH JANICE L	Officer: MARTIN, NICHOLAS
Site Addr:	211 NE 11TH PL Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 10.	CODE26-009736	Date Observed: Tuesday, May 5, 2026
Owner:	SUN REVIVAL LLC	Officer: HAUSELT, SCOTT
Site Addr:	404 CHIQUITA BLVD N Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Code Violation: 9-16(a)(3) Stagnant Water		
Case 11.	CODE26-009755	Date Observed: Tuesday, May 12, 2026
Owner:	UNKNOWN HEIRS OF COCHRANE CATHY C	Officer: SCOTT, IOULIA
Site Addr:	3303 SW 7TH LN Cape Coral, FL 33991	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 12.	CODE26-009762	Date Observed: Tuesday, May 5, 2026
Owner:	1429 FA FL 33909 TRUST + XIN BARBARA LI 2005 TRUST	Officer: LUONGO, KEITH
Site Addr:	1429 NE 5TH AVE Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		

Case 13.	CODE26-009816	Date Observed: Tuesday, May 12, 2026
Owner:	BRICKAN GROUP LLC	Officer: SCOTT, IOULIA
Site Addr:	716 NW 37TH AVE Cape Coral, FL 33993	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 14.	CODE26-009998	Date Observed: Thursday, May 7, 2026
Owner:	URIBE JOSE JUAN CRUZ + ROJO MIRIAM TREJO	Officer: LUONGO, KEITH
Site Addr:	619 NE 7TH TER Cape Coral, FL 33909	
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 15.	CODE26-010033	Date Observed: Thursday, May 7, 2026
Owner:	REYES COMESANA RAFAEL	Officer: THOMPSON, ROSS
Site Addr:	2806 NW 13TH ST Cape Coral, FL 33993	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 16.	CODE26-010035	Date Observed: Thursday, May 7, 2026
Owner:	CLEVER CONSTRUCTION LLC	Officer: ELLIS, THOMAS
Site Addr:	2219 NE 21ST PL Cape Coral, FL 33909	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 17.	CODE26-010036	Date Observed: Thursday, May 7, 2026
Owner:	REYES COMESANA RAFAEL	Officer: THOMPSON, ROSS
Site Addr:	2806 NW 13TH ST Cape Coral, FL 33993	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 18.	CODE26-010204	Date Observed: Saturday, May 9, 2026
Owner:	MY HOME IDC LLC	Officer: WHITAKER, TAMMY
Site Addr:	930 SW 28TH ST Cape Coral, FL 33914	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 19.	CODE26-010704	Date Observed: Wednesday, May 13, 2026
Owner:	RIVADENEIRA JENNY SALINAS	Officer: FLANIGAN, THOMAS
Site Addr:	3013 SW 1ST PL Cape Coral, FL 33914	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 20.	CODE26-010852	Date Observed: Thursday, May 14, 2026
Owner:	ARI INVESTMENTS OF SWFL LLC	Officer: LUONGO, KEITH
Site Addr:	1102 NE 4TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 21.	CODE26-010889	Date Observed: Thursday, May 14, 2026
Owner:	RODRIGUEZ AARON MALCOLM & RODRIGUEZ ALYSSA RHYNE	Officer: LUONGO, KEITH
Site Addr:	332 NE 7TH TER Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Code Violation: 12-127.19 Abandoned vehicles or watercraft		
Case 22.	CODE26-011020	Date Observed: Friday, May 15, 2026
Owner:	SEPULVEDA MARIO EDUARDO	Officer: SCOTT, IOULIA
Site Addr:	2507 SW EMBERS TER Cape Coral, FL 33991	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		
Case 23.	CODE26-011021	Date Observed: Friday, May 15, 2026
Owner:	SEPULVEDA MARIO EDUARDO	Officer: SCOTT, IOULIA
Site Addr:	2507 SW EMBERS TER Cape Coral, FL 33991	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 24.	CODE26-011115	Date Observed: Monday, May 18, 2026
Owner:	AGV REAL ESTATE LLC	Officer: LUONGO, KEITH
Site Addr:	1322 NE 5TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 25.	CODE26-011356	Date Observed: Wednesday, May 20, 2026
Owner:	AGV REAL ESTATE LLC	Officer: LUONGO, KEITH
Site Addr:	1306 NE 3RD AVE Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 26.	CODE26-011379	Date Observed: Wednesday, May 20, 2026
Owner:	AGV REAL ESTATE LLC	Officer: LUONGO, KEITH
Site Addr:	324 NE 15TH ST Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		

Case 27.	CODE26-011415	Date Observed: Wednesday, May 20, 2026
Owner:	DURAN MA LOURDES LOPEZ	Officer: MARTIN, NICHOLAS
Site Addr:	1333 NE VAN LOON TER Cape Coral, FL 33909	
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 28.	CODE26-011422	Date Observed: Wednesday, May 20, 2026
Owner:	VASQUEZ PROPERTY HOLDINGS LLC	Officer: LUONGO, KEITH
Site Addr:	1318 NE 4TH PL Cape Coral, FL 33909	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 29.	CODE26-011502	Date Observed: Thursday, May 21, 2026
Owner:	GALARZA MICHAEL PABLO CRUZ + PEREZ FRANCY YARITZZIE DIAZ	Officer: ZIMMER, DAVID
Site Addr:	2031 NE 34TH ST Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 30.	CODE26-011526	Date Observed: Thursday, May 21, 2026
Owner:	1429 FA FL 33909 TRUST + XIN BARBARA LI 2005 TRUST	Officer: LUONGO, KEITH
Site Addr:	1429 NE 5TH AVE Cape Coral, FL 33909	
Code Violation: 12-127.10 Vacant Lots: Prohibitions		
Case 31.	CODE26-011731	Date Observed: Tuesday, May 26, 2026
Owner:	LAMBERTUS ERIKA JOHANNE TR FOR ERIKA LAMBERTUS-DUNN TRUST	Officer: SCOTT, IOULIA
Site Addr:	408 SW 28TH PL CAPE CORAL, FL 33991	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 32.	CODE26-011849	Date Observed: Wednesday, May 27, 2026
Owner:	WIND CATHERINE MICHELLE & BORKOWSKI BARTOSZ BRUNO	Officer: SCOTT, IOULIA
Site Addr:	1506 NW 38TH PL CAPE CORAL, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		

Case 33.	CODE26-011894	Date Observed: Wednesday, May 27, 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		

Code Violation: 12-127.5(e) Res Zoning: RV Parking		

Case 34.	CODE26-011938	Date Observed: Wednesday, May 27, 2026
Owner:	ARIAS-EDOUARD MICHELLE V + ARIAS CONSTANTINO ANTONIO	Officer: ZIMMER, DAVID
Site Addr:	1150 DURDEN PKWY Cape Coral, FL 33909	

Code Violation: 12-127.19 Abandoned vehicles or watercraft		

Case 35.	CODE26-012060	Date Observed: Thursday, May 28, 2026
Owner:	DOVE ASHLEY M	Officer: ZIMMER, DAVID
Site Addr:	2030 NE 33RD TER Cape Coral, FL 33909	

Code Violation: 12-127.19 Abandoned vehicles or watercraft		

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

Total Violations: 45
Total Cases: 35