

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

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 3/25/2026 9:25:18 AM

Case 1.	CODE25-020723	Date Observed: Tuesday, November 25, 2025
Owner:	BIMINI VIEW CONDO ASSN	Officer: FEARS, CASEY
Site Addr:	434 TUDOR DR CAPE CORAL, FL 33904	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Case 2.	CODE25-022336	Date Observed: Wednesday, December 24, 2025
Owner:	TIM COLLIER INSURANCE AGENCY	Officer: MERCADO, PATRICK
Site Addr:	1315 SE 47TH ST Cape Coral, FL 33904	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction		
Code Violation: 5.2.7(C.1.a) Fences/Walls: Non-Res; Restrictions		
Case 3.	CODE25-022491	Date Observed: Tuesday, December 30, 2025
Owner:	AGUILAR ELDER RENE ACOSTA + PADILLA LISSY RODRIGUEZ	Officer: CURTIS, THALIA
Site Addr:	626 SE 10TH PL Cape Coral, FL 33990	COMPLIED
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Case 4.	CODE25-022495	Date Observed: Tuesday, December 30, 2025
Owner:	DIVERSIFIED LAND HOLDINGS OF S	Officer: CURTIS, THALIA
Site Addr:	617/619 SE 12TH CT Cape Coral, FL 33990	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 5.	CODE25-022545	Date Observed: Thursday, January 8, 2026
Owner:	11261703 CANADA INC	Officer: FEARS, CASEY
Site Addr:	4909 NORMANDY CT Cape Coral, FL 33904	
Code Violation: 5.1.9(C) ROW, Easements: Permit Required		
Code Violation: 5.4.6(C) Floating docks: Floating Docks & Lifts		

Case 6. CODE26-000319 Date Observed: Thursday, January 8, 2026

Owner: 1917 SW 49TH TERRACE LLC **Officer:** STUFF, LAURIE

Site Addr: 1917 SW 49TH TER
Cape Coral, FL 33914

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

Case 7. CODE26-000432 Date Observed: Friday, January 9, 2026

Owner: HELLENBRAND RICHARD A & HELLENBRAND PAULA **Officer:** ROSS, BRIAN

Site Addr: 4430 ORCHID BLVD
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: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared

Case 8. CODE26-000441 Date Observed: Monday, January 12, 2026

Owner: FKH SFR PROPCO I L P **Officer:** BENITEZ, RADAMES

Site Addr: 4006 SE 9TH CT
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 9. CODE26-000713 Date Observed: Wednesday, January 14, 2026

Owner: LOUIS DUANE COLSON JR **Officer:** ALTMAN , SAMANTHA

Site Addr: 2231 SE 27TH TER
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 10. CODE26-001051 Date Observed: Tuesday, January 20, 2026

Owner: AMERICAN BRICKERS LLC **Officer:** KENNEY, LETISHA

Site Addr: 2706 NW 10TH 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 11. CODE26-001064 Date Observed: Wednesday, January 21, 2026

Owner: GALEWSKI JOSEPH & CONNIE L **Officer:** FEARS, CASEY

Site Addr: 407 AVALON DR
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 12. CODE26-001284 Date Observed: Saturday, January 24, 2026

Owner: PINZON ALFREDO & FIDELINA **Officer:** STUFF, LAURIE

Site Addr: 2522 SE 23RD AVE
Cape Coral, FL 33904

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

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

Case 13. CODE26-001460 Date Observed: Tuesday, January 27, 2026

Owner: WILEY NEIL R **Officer:** ALTMAN, SAMANTHA

Site Addr: 2321 SE 27TH ST
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 14. CODE26-001513 Date Observed: Wednesday, January 28, 2026

Owner: 7 SUNSHINE PROPERTY LLC **Officer:** STUFF, LAURIE

Site Addr: 1805 TRAFALGAR PKWY
Cape Coral, FL 33991

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

Case 15. CODE26-001564 Date Observed: Wednesday, January 28, 2026

Owner: MUSANTE WILLIAM F & LYNN L/E **Officer:** ROSS, BRIAN

Site Addr: 4403 SE 16TH PL
Cape Coral, FL 33904

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

Code Violation: 7.2.6(A) Sign Permits: Required

Case 16. CODE26-001701 Date Observed: Thursday, January 29, 2026

Owner: ACFS INVESTMENTS LLC **Officer:** KENNEY, LETISHA

Site Addr: 1102 NW 19TH 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 17. CODE26-001842 Date Observed: Tuesday, February 3, 2026

Owner: PROMISED SKY ALF INC **Officer:** ROSS, BRIAN

Site Addr: 1318 SANTA BARBARA BLVD
Cape Coral, FL 33991

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

Code Violation: 5.5.16(A) Landscape Maintenance: General

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

Case 18. CODE26-001948 Date Observed: Wednesday, February 4, 2026

Owner: LATHEROW DEBORAH CECCHI + LATHEROW DEBORAH CECCHI + CECCHI MICHAEL E **Officer:** CURTIS, THALIA

Site Addr: 303 SE 21ST AVE
Cape Coral, FL 33990

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 19. CODE26-002431 Date Observed: Thursday, February 12, 2026

Owner: LELONEK STEPHEN J & SUSAN D + MULLINS JOSEPH R JR & LYNNA **Officer:** FEARS, CASEY

Site Addr: 307 TUDOR DR
Cape Coral, FL 33904

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 20. CODE26-002687 Date Observed: Thursday, February 19, 2026

Owner: BELLO HEIDY PEREZ **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 232 NW 28TH TER
Cape Coral, FL 33993

Code Violation: 21-5 Declaration of water shortage

Case 21. FD26-000013 Date Observed:

Owner: THIER GEORGE E TR FOR GEORGE E THIER TRUST **Officer:** TOMLINS, THOMAS

Site Addr: 811 DEL PRADO BLVD S
Cape Coral, FL 33990

Code Violation: Alarm System Maintenance/Test Records

Code Violation: Alarm System Responsibilities

Code Violation: FACP Tag missing or out of date

Total Violations: 40

Total Cases: 21

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, April 16, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 3/25/2026 9:24:02 AM

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.	CODE24-002782	Date Observed: Wednesday, February 7, 2024
Owner:	MEGA DEAL INVESTMENT LLC	Officer: LIGUORI, ROBERT
Site Addr:	927 SE 16TH TER Cape Coral, FL 33990	
Code Violation: FBC 105.1 Permit Required		
Case 3.	CODE24-012474	Date Observed: Monday, June 10, 2024
Owner:	WRIGHT PRISCILLA A & ERIC L	Officer: COLON, JEFFREY
Site Addr:	2748 OLD BURNT STORE RD N Cape Coral, FL 33993	
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 302.7 Accessory Structures		
Case 4.	CODE24-022032	Date Observed: Wednesday, December 4, 2024
Owner:	GOLDSTEIN JOE E & GOLDSTEIN JACQUELINE E	Officer: ALTMAN , SAMANTHA
Site Addr:	4403 SE 20TH PL Cape Coral, FL 33904	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: FBC 105.4 Conditions of the permit		
Code Violation: IPMC 111.6 Transfer Of Ownership		
Case 5.	CODE25-003422	Date Observed: Tuesday, March 4, 2025
Owner:	FOX MATTHEW ANTHONY & FOX CRYSTAL LYNN	Officer: FEARS, CASEY
Site Addr:	1461 VENETIAN CT Cape Coral, FL 33904	COMPLIED
Code Violation: 5.2.1 General Requirements		

Case 6. CODE25-006349 Date Observed: Tuesday, April 15, 2025

Owner: VO KELLY GIA **Officer:** ROSS, BRIAN

Site Addr: 4208 SE 2ND AVE
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 7. CODE25-007964 Date Observed: Tuesday, May 6, 2025

Owner: CCORAL BE LLC **Officer:** WHITAKER, TAMMY

Site Addr: 3403 NE 13TH 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 8. CODE25-009329 Date Observed: Thursday, May 22, 2025

Owner: WAECHTER GERALDINE + KELLY PAIGE **Officer:** LIGUORI, ROBERT

Site Addr: 2312 COUNTRY CLUB BLVD
Cape Coral, FL 33990

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

Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb

Case 9. CODE25-016364 Date Observed: Thursday, August 28, 2025

Owner: CCORAL AL LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2133 NE 33RD 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 10. CODE25-016558 Date Observed: Tuesday, September 2, 2025

Owner: REALTY INCOME PROPERTIES 29 LL **Officer:** ROSS, BRIAN

Site Addr: 2614 SKYLINE BLVD
Cape Coral, FL 33914

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: 5.1.15(J) Dumpster Enclosures: Maintenance

Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared

Case 11. CODE25-017694 Date Observed: Tuesday, September 23, 2025

Owner: LOUIS DUANE COLSON JR **Officer:** ALTMAN , SAMANTHA

Site Addr: 2231 SE 27TH TER
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening

Case 12. CODE25-017751 Date Observed: Tuesday, September 23, 2025

Owner: PHAM & CAO INVESTMENTS LLC **Officer:** ALTMAN , SAMANTHA

Site Addr: 2510 SE 26TH AVE
Cape Coral, FL 33904

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

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

Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb

Code Violation: IPMC 302.7 Accessory Structures

Case 13. CODE25-017934 Date Observed: Thursday, September 25, 2025

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 14. CODE25-017996 Date Observed: Thursday, September 25, 2025

Owner: HOUSER EDWARD C III **Officer:** STUFF, MICHAEL

Site Addr: 909 SW 8TH PL
Cape Coral, FL 33991

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

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

Code Violation: IPMC 304.2 Protective Treatment - Exterior

Case 15. CODE25-018087 Date Observed: Saturday, September 27, 2025

Owner: ALVAREZ PAVELL R **Officer:** ROSS, BRIAN

Site Addr: 1407 SE 29TH ST
Cape Coral, FL 33904

Code Violation: 12-127.5 Parking Regulations for Residential

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

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 16. CODE25-018442 Date Observed: Friday, October 3, 2025

Owner: HEADLEE DANIEL & ZONKER JESSICA **Officer:** ALTMAN , SAMANTHA

Site Addr: 2290 SE 28TH ST
Cape Coral, FL 33904

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Case 17. CODE25-018471 Date Observed: Friday, October 3, 2025

Owner: HINOJOSA REINIER LOPEZ **Officer:** STUFF, MICHAEL

Site Addr: 1145 SW 13TH ST
Cape Coral, FL 33991

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 18. CODE25-018560 Date Observed: Monday, October 6, 2025

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 19. CODE25-018568 Date Observed: Wednesday, October 8, 2025

Owner: ABI RASHED JORGE F VALDES & SERVILLANO MAYLAIS HERNANDEZ **Officer:** JOHN, FRANK

Site Addr: 1233 SE 22ND AVE
Cape Coral, FL 33990

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

Code Violation: FBC 105.1 Permit Required

Case 20. CODE25-018820 Date Observed: Tuesday, October 14, 2025

Owner: AMBROSE ALBERT **Officer:** STUFF, MICHAEL

Site Addr: 1015 SW 18TH AVE
Cape Coral, FL 33991

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

Case 21. CODE25-018931 Date Observed: Wednesday, October 15, 2025

Owner: CUVERON DOUGLAS J **Officer:** FEARS, CASEY

Site Addr: 5219 TOWER DR
Cape Coral, FL 33904

Code Violation: 12-127.9 Boats and boat trailers: Prohibitions

Case 22. CODE25-019250 Date Observed: Wednesday, October 22, 2025

Owner: ALLEN STREET PROPERTIES LLC **Officer:** JOHN, FRANK

Site Addr: 1220/1222 SE 24TH AVE
Cape Coral, FL 33990

Code Violation: 12-127.5 Parking Regulations for Residential

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

Code Violation: FBC 105.1 Permit Required

Case 23. CODE25-019256 Date Observed: Tuesday, October 21, 2025

Owner: UNKNOWN HEIRS OF DELUCA MARGARET E **Officer:** CURTIS, THALIA

Site Addr: 1709 SE 1ST TER
Cape Coral, FL 33990

Code Violation: 12-127.5 Parking Regulations for Residential

Case 24. CODE25-019484 Date Observed: Thursday, October 23, 2025

Owner: TOWERS III OCG LLC **Officer:** ROSS, BRIAN

Site Addr: 2717 SANTA BARBARA BLVD
CAPE CORAL, FL 33914

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

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 3.3.2(A) Certificate of Zoning Compliance

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: 5.2.1 General Requirements

Code Violation: 7.2.6(A) Sign Permits: Required

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: FBC 105.4 Conditions of the permit

Case 25. CODE25-020155 Date Observed: Tuesday, November 4, 2025

Owner: REEP DAVID B **Officer:** FEARS, CASEY

Site Addr: 5253 POCATELLA CT
Cape Coral, FL 33904

Code Violation: 12-25 Condition of building nuisances.

Case 26. | **CODE25-020452** | **Date Observed: Thursday, November 13, 2025**

Owner: BELMONTE ALEJANDRO BLAS +
CHUPP KENDRA JOY **Officer:** STUFF, MICHAEL

Site Addr: 2001/2003 CHIQUITA BLVD S
CAPE CORAL, FL 33991

Code Violation: 12-127.5 Parking Regulations for Residential

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

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

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 27. | **FD25-001678** | **Date Observed:**

Owner: CAPE CORAL COVE CONDO ASSN **Officer:** TOMLINS, THOMAS

Site Addr: 1751 FOUR MILE COVE PKWY
CAPE CORAL, FL 33990

COMPLIED

Code Violation: Fire Watch

Code Violation: Sprinkler System - Maintaining System

Total Violations: 76
Total Cases: 27