

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, February 12, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required
PREPARED: 2/6/2026

Case 1.	CODE25-005022	Date Observed: Thursday, March 27, 2025
Owner:	HOMES WE BUY DAMAGED	Officer: STRAINOVICI, PETER
Site Addr:	510 SW 49TH LN Cape Coral, FL 33914	REMAINS
Code Violation:	9.3.1. - Permits required	
Code Violation:	FBC 105.1 Permit Required	

Case 2.	CODE25-009597	Date Observed: Tuesday, May 27, 2025
Owner:	JANSON SCOTT P & CARMIN A	Officer: WILLIAMS, JOHN
Site Addr:	2118 EL DORADO PKWY W Cape Coral, FL 33914	W/D COMPLIED
Code Violation:	9.3.1. - Permits required	
Code Violation:	FBC 105.1 Permit Required	

Case 3.	CODE25-011774	Date Observed: Monday, June 23, 2025
Owner:	JACKSON TWASKI MCDANIEL + PEREZ ANDREW DANIEL	Officer: HURLEY, AARON
Site Addr:	2610 SW 1ST AVE Cape Coral, FL 33914	W/D NEW OWNER
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	12-25 Condition of building nuisances.	
Code Violation:	9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb	

Case 4.	CODE25-012212	Date Observed: Monday, June 30, 2025	
Owner:	GARAY MIGUEL JESUS	Officer: BENITEZ, RADAMES	
Site Addr:	524 ARCHER PKWY W Cape Coral, FL 33904	REMAINS	
Code Violation:	FBC 105.1 Permit Required		

Case 5.	CODE25-012923	Date Observed: Wednesday, July 9, 2025
Owner:	SIEGLE BERND	Officer: STRAINOVICI, PETER
Site Addr:	101 SW 58TH TER Cape Coral, FL 33914	W/D IMPROPER CITE
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	12-25 Condition of building nuisances.	
Code Violation:	9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb	

Case 6. CODE25-014932 Date Observed: Tuesday, August 5, 2025

Owner: LOOK PETER J TR FOR PETER J LOOK TRUST

Officer: LIGUORI, ROBERT

Site Addr: 2125 SANTA BARBARA BLVD
CAPE CORAL, FL 33991

STIPULATED AGREEMENT

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

Case 7. CODE25-015080 Date Observed: Thursday, August 7, 2025

Owner: MORALES OXANDRA C + ELVIS

Officer: WAGNER, ANDREW

Site Addr: 601 TRAFALGAR PKWY
Cape Coral, FL 33991

REMAINS

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Code Violation: 6.2.7 Vacant Lots: Prohibitions

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: FBC 105.1 Permit Required

Case 8. CODE25-015355 Date Observed: Wednesday, August 13, 2025

Owner: FARRUCO MANAGEMENT LLC

Officer: STRAINOVICI, PETER

Site Addr: 801 EL DORADO PKWY W
Cape Coral, FL 33914

W/D IMPROPER CITE

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

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

Case 9. 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

CONT TO 5/14/26

Code Violation: 9.3.1. - Permits required

REQ BY CITY

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 111.6 Transfer Of Ownership

Case 10. CODE25-016520 Date Observed: Tuesday, September 2, 2025

Owner: LASKOWITZ TYLER

Officer: ROSS, BRIAN

Site Addr: 4037 COUNTRY CLUB BLVD
Cape Coral, FL 33904

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

Case 11. CODE25-016691 Date Observed: Thursday, September 4, 2025

Owner: HEILIG RHONDA L

Officer: HURLEY, AARON

Site Addr: 505 SW 26TH ST
Cape Coral, FL 33914

REMAINS

Code Violation: 12-25 Condition of building nuisances.

Case 12. CODE25-016952 Date Observed: Tuesday, September 9, 2025

Owner: MATTEI SANDRA

Officer: IRVIN, SCOTT

Site Addr: 1723/1725 SW 34TH ST
Cape Coral, FL 33914

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

Case 13. CODE25-016957 Date Observed: Tuesday, September 9, 2025

Owner: HARDISH SWFL INC

Officer: MERCADO, PATRICK

Site Addr: 1332/1334 CAPE CORAL PKWY E
Cape Coral, FL 33904

W/D COMPLIED

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 6.1.8(D) Surfacing

Code Violation: 9-16(a)(3) Stagnant Water

Code Violation: 9-16(a)(5) Storage Of Junk

Code Violation: 9-43(b) NUISANCE GRASSES & WEEDS: Abatement

Case 14. CODE25-017150 Date Observed: Friday, September 12, 2025

Owner: HARRAGIN NIZAM

Officer: STUFF, MICHAEL

Site Addr: 2133 SW 11TH CT
Cape Coral, FL 33991

Code Violation: 12-25 Condition of building nuisances.

Code Violation: IPMC 303.1 Swimming Pools

Code Violation: IPMC 303.2 Swimming Pools - Enclosures

Case 15. 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

REMAINS

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 16. CODE25-017192 Date Observed: Thursday, September 11, 2025

Owner: JNG PROPERTY LLC **Officer:** WAGNER, ANDREW

Site Addr: 619/621 SE 8TH ST
Cape Coral, FL 33990

REMAINS

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

Code Violation: IPMC 302.4 Weeds

Case 17. CODE25-017258 Date Observed: Friday, September 12, 2025

Owner: VALLEY TRUST **Officer:** LIGUORI, ROBERT

Site Addr: 1303/1305 ACADEMY BLVD
Cape Coral, FL 33990

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

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

Case 18. CODE25-017273 Date Observed: Tuesday, September 16, 2025

Owner: CASCADE FUNDING MORTGAGE TRUST **Officer:** WILLIAMS, JOHN

Site Addr: 4622 SW 18TH AVE
Cape Coral, FL 33914

W/D NEW OWNER

Code Violation: 12-25 Condition of building nuisances.

Case 19. CODE25-017305 Date Observed: Friday, September 19, 2025

Owner: ROSARIO JON V **Officer:** JOHN, FRANK

Site Addr: 933 SE 24TH AVE
Cape Coral, FL 33990

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

Code Violation: 5-20 SWIMMING POOLS: Permit required

Code Violation: IPMC 303.1 Swimming Pools

Case 20. CODE25-017312 Date Observed: Monday, September 15, 2025

Owner: 4010 CORAL LLC **Officer:** STUFF, LAURIE

Site Addr: 2626 SW 29TH PL
Cape Coral, Florida 33914

W/D COMPLIED

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

Case 21. CODE25-017319 Date Observed: Monday, September 15, 2025

Owner: INVEST 1 OF SWFL LLC **Officer:** MERCADO, PATRICK
Site Addr: 4643 CORONADO PKWY
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: FBC 105.4 Conditions of the permit

Code Violation: IPMC 302.4 Weeds

Case 22. CODE25-017395 Date Observed: Wednesday, September 17, 2025

Owner: BARTON GARY M & PRIETO DAMARYS **Officer:** BENITEZ, RADAMES
TR FOR GARY M BARTON & DAMARYS
PRIETO TRUST

Site Addr: 1125 SE 30TH TER
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: FBC 105.1 Permit Required

REMAINS

Case 23. CODE25-017585 Date Observed: Saturday, September 20, 2025

Owner: DAZZO ROCKY L TR FOR ROCKY L **Officer:** HURLEY, AARON
DAZZO TRUST

Site Addr: 3620 SW 1ST PL
Cape Coral, FL 33914

Code Violation: 9-15(i) LITTERING PROHIBITED: On Vacant Lots

Code Violation: IPMC 302.4 Weeds

W/D COMPLIED

Case 24. CODE25-017667 Date Observed: Tuesday, September 23, 2025

Owner: MILAD BENJAMIN **Officer:** JOHN, FRANK

Site Addr: 2368 CORAL POINT DR
Cape Coral, FL 33990

Code Violation: FBC 105.1 Permit Required

W/D COMPLIED

Case 25. CODE25-017813 Date Observed: Wednesday, September 24, 2025

Owner: HERNANDEZ MARIO M **Officer:** STUFF, MICHAEL

Site Addr: 1714 SW 12TH LN
Cape Coral, FL 33991

Code Violation: FBC 105.1 Permit Required

Case 26. | **CODE25-017993** | **Date Observed: Thursday, September 25, 2025**

Owner: COLE FD PORTFOLIO VII LLC | **Officer:** MERCADO, PATRICK

Site Addr: 340 CAPE CORAL PKWY E
Cape Coral, FL 33904

Code Violation: 5.5.16(A) Landscape Maintenance: General

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Case 27. | **CODE25-018315** | **Date Observed: Thursday, October 2, 2025**

Owner: TELLEZ EDUARDO + DAMIAN SAMIRA
T FERNANDEZ | **Officer:** WAGNER, ANDREW

Site Addr: 160 SE 4TH ST
Cape Coral, FL 33990

REMAINS

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

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

Code Violation: FBC 105.1 Permit Required

Case 28. | **CODE25-018543** | **Date Observed: Monday, October 6, 2025**

Owner: MCCLATCHEY RALEIGH M +
CONNOLLY VICKI F | **Officer:** IRVIN, SCOTT

Site Addr: 3115 SW 16TH PL
Cape Coral, FL 33914

STIPULATED AGREEMENT

Code Violation: 12-127.5 Parking Regulations for Residential

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Code Violation: FBC 105.4 Conditions of the permit

Case 29. | **CODE25-018549** | **Date Observed: Monday, October 6, 2025**

Owner: LOIZZI RICK & VIVIAN LEE | **Officer:** IRVIN, SCOTT

Site Addr: 3111 SW 16TH PL
Cape Coral, FL 33914

W/D COMPLIED

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 30. CODE25-018556 Date Observed: Monday, October 6, 2025

Owner: WALKER EDWARD J & MARCY T **Officer:** WAGNER, ANDREW

Site Addr: 1319/1321 SW SANTA BARBARA PL
Cape Coral, FL 33991

REMAINS

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: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 31. CODE25-018707 Date Observed: Thursday, October 9, 2025

Owner: NELSON TAYLOR + HUMES WILLIAM **Officer:** STUFF, MICHAEL

Site Addr: 2202 SW 12TH TER
Cape Coral, FL 33991

W/D COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Case 32. CODE25-018752 Date Observed: Friday, October 10, 2025

Owner: KATTA DAN VI LLC **Officer:** CURTIS, THALIA

Site Addr: 1269 SE 8TH TER
Cape Coral, FL 33990

REMAINS

Code Violation: FBC 105.1 Permit Required

Code Violation: IPCM 302.3 Sidewalks And Driveways

Case 33. CODE25-019126 Date Observed: Monday, October 20, 2025

Owner: PHENES ROBERT L & DONNA M + NOEL DANIELLE M & TERRY L **Officer:** WAGNER, ANDREW

Site Addr: 121 SW 13TH TER
Cape Coral, FL 33991

REMAINS

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

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

Code Violation: IPCM 302.4 Weeds

Case 34. CODE25-019244 Date Observed: Tuesday, October 21, 2025

Owner: ROSE ROSEMARY F **Officer:** STUFF, MICHAEL

Site Addr: 1301 SW 9TH AVE
Cape Coral, FL 33991

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction

Case 35. CODE25-019341 Date Observed: Wednesday, October 22, 2025

Owner: REES HUNTER COLE & MARIAH

Officer: CURTIS, THALIA

Site Addr: 1812 SE 2ND TER
Cape Coral, FL 33990

W/D COMPLIED

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

Case 36. CODE25-019354 Date Observed: Wednesday, October 22, 2025

Owner: PELLERSELS ALOMA

Officer: CURTIS, THALIA

Site Addr: 16 SE 15TH AVE
Cape Coral, FL 33990

REMAINS

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

Case 37. CODE25-019440 Date Observed: Friday, October 24, 2025

Owner: PERRI CAROL D TR FOR CAROL D
PERRI TRUST

Officer: CURTIS, THALIA

Site Addr: 1924 HANCOCK BRIDGE PKWY
Cape Coral, FL 33990

W/D COMPLIED

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

Case 38. CODE25-019510 Date Observed: Thursday, October 23, 2025

Owner: PARADISE PROFESSIONAL PLAZA LL

Officer: ROSS, BRIAN

Site Addr: 3331/3333 DEL PRADO BLVD S
CAPE CORAL, FL 33904

GBC

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(G) Dumpster Enclosures: Lid Required

Case 39. CODE25-019528 Date Observed: Friday, October 24, 2025

Owner: SEAMAN WILLIAM R & SEAMAN
KATHLEEN R L/E

Officer: FEARS, CASEY

Site Addr: 4906 NASSAU CT
Cape Coral, FL 33904

REMAINS

Code Violation: 12-127.5 Parking Regulations for Residential

Case 40. CODE25-019536 Date Observed: Friday, October 24, 2025

Owner: SCHLAGER JOHN EDWARD JR &
SCHLAGER JEAN CAMILLA TULLOCH

Officer: FEARS, CASEY

Site Addr: 811 MONTCLAIRE CT
Cape Coral, FL 33904

REMAINS

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

Case 41. | **CODE25-019654** | **Date Observed: Monday, October 27, 2025**

Owner: CURCIO JOHN A

Officer: STUFF, LAURIE

Site Addr: 1135 SE 9TH CT
Cape Coral, FL 33990

W/D COMPLIED

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

Case 42. | **CODE25-019773** | **Date Observed: Tuesday, October 28, 2025**

Owner: DUTIL LEE

Officer: LIGUORI, ROBERT

Site Addr: 140 SE 23RD ST
Cape Coral, FL 33990

W/D COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Code Violation: 5.2.1 General Requirements

Case 43. | **CODE25-019785** | **Date Observed: Wednesday, October 29, 2025**

Owner: BOMBINO JORGE DAVID TANG

Officer: LIGUORI, ROBERT

Site Addr: 1029/1031 SE 11TH TER
Cape Coral, FL 33990

REMAINS

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

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: FBC 105.1 Permit Required

Case 44. | **CODE25-019841** | **Date Observed: Wednesday, October 29, 2025**

Owner: RALSTON LAWRENCE W & DINAH +
RALSTON JESSICA

Officer: FEARS, CASEY

Site Addr: 712 EL DORADO PKWY E
Cape Coral, FL 33904

W/D COMPLIED

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

Code Violation: 4-32(a) ANIMALS IN GENERAL: Unlawful to keep

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 45. | **CODE25-019886** | **Date Observed: Wednesday, October 29, 2025**

Owner: SG ALTERNATIVE TITLE TRUST 202 **Officer:** WILLIAMS, JOHN

Site Addr: 1531 SW 58TH LN
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit

Code Violation: IPMC 111.1 Unsafe Conditions

Code Violation: IPMC 111.2 Closing of Vacant Structures

Code Violation: IPMC 113.1 Demolition-General

Case 46. | **CODE25-019938** | **Date Observed: Thursday, October 30, 2025**

Owner: SCAHUL TERENCE L TR FOR
TERRENCE L SCHAUL TRUST **Officer:** FEARS, CASEY

Site Addr: 5384 COLONY CT
Cape Coral, FL 33904

REMAINS

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

Code Violation: 5.1.9(C) ROW, Easements: Permit Required

Code Violation: 5.2.1 General Requirements

Case 47. | **CODE25-020015** | **Date Observed: Thursday, October 30, 2025**

Owner: TOTT TINA M **Officer:** HURLEY, AARON

Site Addr: 204 SW 28TH ST
Cape Coral, FL 33914

W/D COMPLIED

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 48. | **CODE25-020072** | **Date Observed: Monday, November 3, 2025**

Owner: IMMO ROTH LLC **Officer:** WAGNER, ANDREW

Site Addr: 1326 SW SANTA BARBARA PL
Cape Coral, FL 33991

W/D COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 49. | **CODE25-020537** | **Date Observed: Thursday, November 13, 2025**

Owner: MOIR MARJORIE J L/E **Officer:** CURTIS, THALIA

Site Addr: 911 SE 6TH ST
Cape Coral, FL 33990

W/D COMPLIED

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

Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter

Case 50. | **CODE25-020612** | **Date Observed: Thursday, November 13, 2025**

Owner: SMITH SCOTT ROYAL TR FOR 117 SE
17TH TERRACE TRUST

Officer: LIGUORI, ROBERT

Site Addr: 117 SE 17TH TER
Cape Coral, FL 33990

REMAINS

Code Violation: IPMC 302.7 Accessory Structures

Case 51. | **CODE25-020823** | **Date Observed: Tuesday, November 25, 2025**

Owner: COLLAZO YUNIEL RODRIGUEZ

Officer: FEARS, CASEY

Site Addr: 237 SANTA MONICA CT
Cape Coral, FL 33904

REMAINS

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 302.3 Sidewalks And Driveways

Case 52. | **CODE25-020830** | **Date Observed: Wednesday, November 19, 2025**

Owner: SCHRAGER JACOB & SANDRA J

Officer: FEARS, CASEY

Site Addr: 5715 RIVERSIDE DR
Cape Coral, FL 33904

W/D COMPLIED

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

Code Violation: IPMC 303.1 Swimming Pools

Case 53. | **CODE25-020994** | **Date Observed: Tuesday, November 25, 2025**

Owner: DOOR LIFE LLC

Officer: CURTIS, THALIA

Site Addr: 1815 SE 6TH ST
Cape Coral, FL 33990

REMAINS

Code Violation: FBC 105.1 Permit Required

Case 54. | **CODE25-020995** | **Date Observed: Friday, November 21, 2025**

Owner: ALIAGA VALERIE JO

Officer: STRAINOVICI, PETER

Site Addr: 3928/3932 SANTA BARBARA BLVD
Cape Coral, FL 33914

W/D COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Case 55. | **CODE25-021135** | **Date Observed: Tuesday, November 25, 2025**

Owner: DEL PRADO HOSPITALITY LLC

Officer: MERCADO, PATRICK

Site Addr: 1734 CAPE CORAL PKWY E
Cape Coral, FL 33904

W/D COMPLIED

Code Violation: 5.1.9(A) ROW, Easements: No Changes

Case 56. | **CODE25-021149** | **Date Observed: Tuesday, November 25, 2025**

Owner: SECOND STREET TOYBOX LLC

Officer: WAGNER, ANDREW

Site Addr: 425 SW 2ND ST
Cape Coral, FL 33991

REMAINS

Code Violation: 12-127.10 Vacant Lots: Prohibitions

Code Violation: 5.1.9(A) ROW, Easements: No Changes

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: 9-70(a) ILLEGAL DISPOSAL OF REFUSE PROHIBITED

Case 57. | **CODE25-021467** | **Date Observed: Thursday, December 4, 2025**

Owner: BURNSIDE LINDA JUNE

Officer: CURTIS, THALIA

Site Addr: 318 SE 20TH CT
Cape Coral, FL 33990

W/D COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Case 58. | **CODE25-021533** | **Date Observed: Friday, December 5, 2025**

Owner: MAJESTY PALMS LLC

Officer: WAGNER, ANDREW

Site Addr: 532 SW 12TH TER
Cape Coral, FL 33991

W/D COMPLIED

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

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

Case 59. | **CODE25-021562** | **Date Observed: Friday, December 5, 2025**

Owner: NEGRON CRYSTAL

Officer: WAGNER, ANDREW

Site Addr: 1518 SW 4TH PL
Cape Coral, FL 33991

W/D COMPLIED

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

Code Violation: 12-127.5 Parking Regulations for Residential

Case 60. | **CODE25-022164** | **Date Observed: Monday, December 22, 2025**

Owner: GONZALEZ ROBERT + GONZALEZ
ROBERTO

Officer: HURLEY, AARON

Site Addr: 3316 SW 8TH CT
Cape Coral, FL 33914

REPEAT - 1 DAY

Code Violation: 12-127.5 Parking Regulations for Residential

Total Violations: 137

Total Cases: 60

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, February 12, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 2/6/2026

Case 1.	CODE24-022117	Date Observed: Monday, December 2, 2024
Owner:	MONOPOLY HOLDINGS LLC	Officer: HERRERA, KRISTY
Site Addr:	407 SW PINE ISLAND RD 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: 5.1.10 Maintenance of city rights-of-way		
Code Violation: 6.1.8(D) Surfacing		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: FBC 105.1 Permit Required		

Case 2.	CODE25-009358	Date Observed: Thursday, May 22, 2025
Owner:	CARDO HASSAN JUNCO & JUNCO SAMANTHA + BRETO MERCEDES	Officer: WAGNER, ANDREW
Site Addr:	708 SANTA BARBARA BLVD Cape Coral, FL 33991	REMAINS
Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.4 Conditions of the permit		

Case 3.	CODE25-010541	Date Observed: Tuesday, June 10, 2025
Owner:	PEREZ CLAUDIA L CALDERA & HIDALGO SANTO DIAZ	Officer: CURTIS, THALIA
Site Addr:	426 SE 21ST AVE Cape Coral, FL 33990	REMAINS
Code Violation: FBC 105.1 Permit Required		

Case 4.	CODE25-010989	Date Observed: Wednesday, June 11, 2025
Owner:	MIKIS PROPERTIES II LLC	Officer: MERCADO, PATRICK
Site Addr:	925-931 CAPE CORAL PKWY E Cape Coral, FL 33904	REMAINS
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: FBC 105.1 Permit Required		

Case 5. | **CODE25-013053** | **Date Observed: Wednesday, July 9, 2025**

Owner: WILMINGTON SAVINGS FUND SOCIET
FOR RESIDENTIAL MORTGAGE
AGGREGATION TRUST

Officer: FEARS, CASEY

Site Addr: 5279 STRATFORD CT
Cape Coral, FL 33904

REMAINS

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 111.6 Transfer Of Ownership

Case 6. | **CODE25-013494** | **Date Observed: Wednesday, July 16, 2025**

Owner: MCCARTHY KIMBERLEY ANN
OSBORNE MCCARTHY PATRICK
LENIHAN

Officer: ALTMAN , SAMANTHA

Site Addr: 1922 SE 40TH ST
Cape Coral, FL 33904

COMPLIED

Code Violation: 5.1.13(C) Single-Family Standards Water Discharge

Code Violation: 5.2.7(B.4) Fences/Walls: Residential Canal View

Case 7. | **CODE25-013800** | **Date Observed: Tuesday, July 22, 2025**

Owner: SALVATORE LUCIANO

Officer: FEARS, CASEY

Site Addr: 802 MIRAMAR CT
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 8. | **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 9. CODE25-013981 Date Observed: Thursday, July 24, 2025

Owner: LUX RENTALS LLC **Officer:** STUFF, MICHAEL

Site Addr: 2239 SW 20TH AVE
Cape Coral, FL 33991

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

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

Case 10. CODE25-013990 Date Observed: Thursday, July 24, 2025

Owner: MOLINA FELIPE **Officer:** CURTIS, THALIA

Site Addr: 2205 BOLADO PKWY
Cape Coral, FL 33990

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

Case 11. CODE25-014145 Date Observed: Friday, July 25, 2025

Owner: BOIX FARINAS ROY R + CALCINES **Officer:** STUFF, MICHAEL
NAIBY

Site Addr: 1530 SW 19TH PL
Cape Coral, FL 33991

Code Violation: 5.2.1 General Requirements

Code Violation: 5.2.13(D) Sheds and Greenhouses: One Per Lot

Code Violation: 6.2.1(D.1) Res Zoning: RV Non-Resident Parking

Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking

Case 12. CODE25-014148 Date Observed: Friday, July 25, 2025

Owner: LANG STEFAN **Officer:** BENITEZ, RADAMES

Site Addr: 4642 SE 5TH PL
Cape Coral, FL 33904

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 13. CODE25-014173 Date Observed: Friday, July 25, 2025

Owner: CORREA ALEXIS SAAVEDRA & MAYO **Officer:** LIGUORI, ROBERT
JANY MACIAS

Site Addr: 234 SW 29TH ST
Cape Coral, FL 33914

REMAINS

Code Violation: 5.2.4(A) Garages: Minimum Dimensions

Code Violation: 5.2.4(B) Attached Garages

Code Violation: FBC 105.1 Permit Required

Case 14. CODE25-014233 Date Observed: Monday, July 28, 2025

Owner: GRATEROL YOHANDRI J ECHETO

Officer: WAGNER, ANDREW

Site Addr: 413 SW 7TH PL
Cape Coral, FL 33991

COMPLIED

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter

Case 15. CODE25-014429 Date Observed: Wednesday, July 30, 2025

Owner: DUDASH STEPHEN W TR FOR
STEPHEN WILLIAM DUDASH TRUST

Officer: STUFF, MICHAEL

Site Addr: 1220 SW 18TH ST
Cape Coral, FL 33991

REMAINS

Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions

Case 16. CODE25-014446 Date Observed: Wednesday, July 30, 2025

Owner: KOJO LLC

Officer: MERCADO, PATRICK

Site Addr: 430/434 SE 47TH TER
Cape Coral, FL 33904

REMAINS

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance

Code Violation: 5.2.7(A.2) Fences and Walls: Prohibited Features

Code Violation: 5.9.8(B) Temporary Storage Containers: Gen Req

Case 17. CODE25-014618 Date Observed: Friday, August 1, 2025

Owner: MAILLET ALICIA

Officer: JOHN, FRANK

Site Addr: 1109 SE 22ND ST
Cape Coral, FL 33990

Code Violation: IPMC 302.7 Accessory Structures

Code Violation: IPMC 304.1 Exterior Structure - General

Case 18. CODE25-014628 Date Observed: Thursday, July 31, 2025

Owner: MILLER RASHAD

Officer: FEARS, CASEY

Site Addr: 1113 LINCOLN CT
Cape Coral, FL 33904

REMAINS

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

Case 19. CODE25-014754 Date Observed: Friday, August 1, 2025

Owner: KEITH ANNE M + CONGDON GARTH J **Officer:** WAGNER, ANDREW

Site Addr: 711/713 SE 7TH ST
Cape Coral, FL 33990

REMAINS

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

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

Code Violation: 5.1.18(D) Abandoned Vehicles/Watercraft: Repairs

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 20. CODE25-014874 Date Observed: Tuesday, August 5, 2025

Owner: NXC CAPE CORAL OWNER LLC **Officer:** STUFF, MICHAEL

Site Addr: 2219 CHIQUITA BLVD S
Cape Coral, FL 33991

COMPLIED

Code Violation: 5.5.16(A) Landscape Maintenance: General

Case 21. CODE25-014897 Date Observed: Wednesday, August 6, 2025

Owner: COMMERCIAL LANDING GROUP LLC **Officer:** MERCADO, PATRICK

Site Addr: 424 SE 47TH TER
Cape Coral, FL 33904

Code Violation: 3.6.1(B) Outdoor Display of Merchandise

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

Code Violation: IPMC 302.4 Weeds

Case 22. CODE25-014954 Date Observed: Wednesday, August 6, 2025

Owner: CRUZ PAOLA **Officer:** HURLEY, AARON

Site Addr: 803 SW 31ST TER
Cape Coral, FL 33914

REMAINS

Code Violation: FBC 105.1 Permit Required

Case 23. CODE25-014976 Date Observed: Wednesday, August 6, 2025

Owner: FULLER DEAN E & DIANE M **Officer:** FEARS, CASEY

Site Addr: 213 BAYSHORE DR
Cape Coral, FL 33904

COMPLIED

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 24. **CODE25-015012** **Date Observed: Wednesday, August 6, 2025**

Owner: MARTINESCU GAVRIL DANNY

Officer: WILLIAMS, JOHN

Site Addr: 4348 SW 19TH AVE
Cape Coral, FL 33914

COMPLIED

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

Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking

Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit

Case 25. **CODE25-015063** **Date Observed: Thursday, August 7, 2025**

Owner: KCAP RE FUND II LLC

Officer: WAGNER, ANDREW

Site Addr: 611/613 SE VAN LOON TER
Cape Coral, FL 33990

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

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

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

Code Violation: FBC 105.1 Permit Required

Case 26. **CODE25-015222** **Date Observed: Friday, August 8, 2025**

Owner: ROJAS DAVID

Officer: STUFF, MICHAEL

Site Addr: 2007 SW 8TH PL
Cape Coral, FL 33991

COMPLIED

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Case 27. **CODE25-015258** **Date Observed: Monday, August 11, 2025**

Owner: ERBELLA MARIA + PONCE ELIZABETH
ET AL

Officer: WAGNER, ANDREW

Site Addr: 1201/1203 SKYLINE BLVD
Cape Coral, FL 33991

Code Violation: 5.1.9(B.2) ROW, Easements: Markers

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

Case 28. **CODE25-015265** **Date Observed: Monday, August 11, 2025**

Owner: HARP ENTERPRISE LLC

Officer: WAGNER, ANDREW

Site Addr: 1321 SW 6TH AVE
Cape Coral, FL 33991

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

Case 29. CODE25-015293 Date Observed: Wednesday, August 13, 2025

Owner: MONZON YOEL ABRAHANTES **Officer:** JOHN, FRANK

Site Addr: 1630 SE 20TH ST
Cape Coral, FL 33990

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Case 30. CODE25-015345 Date Observed: Tuesday, August 12, 2025

Owner: VERA LUIS ALBERTO **Officer:** WAGNER, ANDREW

Site Addr: 127 SE 4TH AVE
Cape Coral, FL 33990

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Code Violation: FBC 105.1 Permit Required

Case 31. CODE25-015521 Date Observed: Thursday, August 14, 2025

Owner: PO HONGZHEN **Officer:** WAGNER, ANDREW

Site Addr: 549/551 SE 5TH AVE
CAPE CORAL, FL 33990

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Case 32. CODE25-015595 Date Observed: Friday, August 15, 2025

Owner: MOORE-HART HEIDI A **Officer:** WILLIAMS, JOHN

Site Addr: 5325 SW 23RD AVE
Cape Coral, FL 33914

WITHDRAWN

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

Code Violation: FBC 105.1 Permit Required

Case 33. CODE25-015631 Date Observed: Saturday, August 16, 2025

Owner: RISNER KIRK R & RISNER AMANDA **Officer:** STUFF, MICHAEL
DEMONTIGHY

Site Addr: 1009 SW 13TH ST
Cape Coral, FL 33991

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

Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface

Owner: TRELIS HOLDINGS LLC

Officer: BENITEZ, RADAMES

Site Addr: 4044 COUNTRY CLUB BLVD
Cape Coral, FL 33904

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

Code Violation: FBC 105.1 Permit Required

Total Violations: 91

Total Cases: 34