



<b>Case 6.</b>	<b>CODE25-012180</b>	<b>Date Observed: Thursday, June 26, 2025</b>	
<b>Owner:</b>	CAPE CORAL LAND 2022 LLC	<b>Officer:</b>	KENNEY, LETISHA
<b>Site Addr:</b>	2619 NW 9TH AVE Cape Coral, Florida 33993		REMAINS
<b>Code Violation:</b> 9-69 Construction sites and on-site refuse			
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit			
<b>Case 7.</b>	<b>CODE25-016258</b>	<b>Date Observed: Wednesday, August 27, 2025</b>	
<b>Owner:</b>	ARNAUD INVESTMENT GROUP LLC	<b>Officer:</b>	KENNEY, LETISHA
<b>Site Addr:</b>	2217 NW 9TH TER Cape Coral, FL 33993		W/D COMPLIED
<b>Code Violation:</b> 9-69 Construction sites and on-site refuse			
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit			
<b>Case 8.</b>	<b>CODE25-016364</b>	<b>Date Observed: Thursday, August 28, 2025</b>	
<b>Owner:</b>	CCORAL AL LLC	<b>Officer:</b>	WHITAKER, TAMMY
<b>Site Addr:</b>	2133 NE 33RD TER Cape Coral, Florida 33909		
<b>Code Violation:</b> 9-69 Construction sites and on-site refuse			
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit			
<b>Case 9.</b>	<b>CODE25-017615</b>	<b>Date Observed: Friday, September 19, 2025</b>	
<b>Owner:</b>	NNN REIT LP	<b>Officer:</b>	MATTA, TINA
<b>Site Addr:</b>	136 HANCOCK BRIDGE PKWY Cape Coral, FL 33990		
<b>Code Violation:</b> 11-2 LOCAL BUSINESS TAX: Required; duration			
<b>Code Violation:</b> 7.2.9(A) Maintenance of Signs: Required			
<b>Code Violation:</b> 7.3.1(C) Temporary Signs: Banners			
<b>Case 10.</b>	<b>CODE25-017950</b>	<b>Date Observed: Thursday, September 25, 2025</b>	
<b>Owner:</b>	PEREZ ELIZABETH	<b>Officer:</b>	BESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	134 NE 24TH TER Cape Coral, FL 33909		REMAINS
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential			
<b>Code Violation:</b> 12-127.6(b) Additional Res Zones: Pervious Surface			
<b>Case 11.</b>	<b>CODE25-018226</b>	<b>Date Observed: Tuesday, September 30, 2025</b>	
<b>Owner:</b>	1315 5TH AVE NORTH LLC	<b>Officer:</b>	BESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	656 NW 29TH TER Cape Coral, FL 33993		REMAINS
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited			
<b>Code Violation:</b> 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb			

**Case 12. CODE25-018312 Date Observed: Wednesday, October 1, 2025**

**Owner:** PRIGERSON HOLDINGS LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 4514 NW 34TH ST  
CAPE CORAL , FL 33993

REMAINS

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

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

**Case 13. CODE25-018323 Date Observed: Wednesday, October 1, 2025**

**Owner:** MORALES YUSNELIS **Officer:** MARTIN, NICHOLAS

**Site Addr:** 1323 NE 23RD AVE  
Cape Coral, FL 33909

**Code Violation:** 12-127.5 Parking Regulations for Residential

**Case 14. CODE25-018409 Date Observed: Thursday, October 2, 2025**

**Owner:** ACFS INVESTMENTS LLC **Officer:** WHITAKER, TAMMY

**Site Addr:** 2306 NE 21ST PL  
Cape Coral, Florida 33909

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

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

**Case 15. CODE25-018507 Date Observed: Saturday, October 4, 2025**

**Owner:** HILL KAREN **Officer:** LUONGO, KEITH

**Site Addr:** 1350 NW 3RD TER  
Cape Coral, FL 33993

**Code Violation:** FBC 105.1 Permit Required

**Case 16. CODE25-018509 Date Observed: Saturday, October 4, 2025**

**Owner:** ATLANTIC PREMIUM PROPERTIES LL **Officer:** KENNEY, LETISHA

**Site Addr:** 4623 NW 34TH ST  
Cape Coral, Florida 33993

REMAINS

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

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

**Case 17. CODE25-018528 Date Observed: Monday, October 6, 2025**

**Owner:** CINCOTTI ANTHONY J III & CINCOTTI DIANE E **Officer:** CRAWFORD, JAMAL

**Site Addr:** 102 NW 1ST PL  
Cape Coral, FL 33993

**Code Violation:** 19-138(a) Cross-Connection Control

**Case 18. CODE25-018538 Date Observed: Tuesday, October 7, 2025**

**Owner:** RODRIGUEZ SINKIA MERCEDES ORTI **Officer:** KLUCZYNSKI, SHERRY  
CASTILLO YORLANDO GONZALEZ

**Site Addr:** 2908 NW 7TH ST  
Cape Coral, FL 33993

**Code Violation:** 12-127.5 Parking Regulations for Residential

**Code Violation:** 5.2.1 General Requirements

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

**Code Violation:** FBC 105.1 Permit Required

**Case 19. CODE25-018566 Date Observed: Tuesday, October 7, 2025**

**Owner:** RNI FLORIDA LLC + TLF CAPITAL LLC **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2602 DIPLOMAT PKWY W  
Cape Coral, FL 33993

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

**Code Violation:** IPMC 302.4 Weeds

**Case 20. CODE25-018573 Date Observed: Monday, October 6, 2025**

**Owner:** HAMMONDS CRAIG & MACKENZIE **Officer:** LUONGO, KEITH

**Site Addr:** 614 NE 1ST AVE  
Cape Coral, FL 33909

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

**Code Violation:** FBC 105.1 Permit Required

**Case 21. CODE25-018589 Date Observed: Tuesday, October 7, 2025**

**Owner:** GARCIGA DRAIKO POZO **Officer:** CLARK, CHAD

**Site Addr:** 1402 NW 10TH AVE  
Cape Coral, FL 33993

COMPLIED

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

**Code Violation:** 4.1.6 Uses by zoning district-Use hierarchy

**Code Violation:** 5.2.4(B) Attached Garages

**Code Violation:** FBC 105.1 Permit Required

**Case 22. CODE25-018766 Date Observed: Friday, October 10, 2025**

**Owner:** VELAZQUEZ CARLOS & LIADANAY **Officer:** SCOTT, IOULIA

**Site Addr:** 340 EL DORADO BLVD S  
Cape Coral, FL 33991

W/D COMPLIED

**Code Violation:** 12-127.5 Parking Regulations for Residential

<b>Case 23.</b>	<b>CODE25-018994</b>	<b>Date Observed: Wednesday, October 15, 2025</b>
<b>Owner:</b>	HALLMARK HOME MORTGAGE LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	2038 NW 7TH TER Cape Coral, Florida 33993	REMAINS
<b>Code Violation:</b> 9-69 Construction sites and on-site refuse		
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit		
<b>Case 24.</b>	<b>CODE25-018996</b>	<b>Date Observed: Wednesday, October 15, 2025</b>
<b>Owner:</b>	RIVAS JOEL GARCIA + SANTIAGO IVELISSE RIVERA	<b>Officer:</b> BEESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	2913 NE 4TH AVE Cape Coral, FL 33909	REMAINS
<b>Code Violation:</b> 12-127.6(a) Additional Res Zoning: Car Covers		
<b>Code Violation:</b> 12-127.6(b) Additional Res Zones: Pervious Surface		
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Case 25.</b>	<b>CODE25-019091</b>	<b>Date Observed: Monday, October 20, 2025</b>
<b>Owner:</b>	ALVAREZ RENE & FUENTES GISELLE PATRICIA	<b>Officer:</b> HAUSELT, SCOTT
<b>Site Addr:</b>	2311 NW 19TH AVE Cape Coral, FL 33993	
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 26.</b>	<b>CODE25-019103</b>	<b>Date Observed: Saturday, October 18, 2025</b>
<b>Owner:</b>	RODRIGUEZ LENIER GONZALEZ & GUERRERO MARIA LEYSIS GARCIA	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	2742 NW 41ST PL Cape Coral, FL 33993	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		
<b>Case 27.</b>	<b>CODE25-019264</b>	<b>Date Observed: Tuesday, October 21, 2025</b>
<b>Owner:</b>	GAME REAL ESTATE INVESTMENTS L	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	1233 NW 37TH AVE Cape Coral, FL 33993	COMPLIED
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Case 28.</b>	<b>CODE25-019277</b>	<b>Date Observed: Tuesday, October 21, 2025</b>
<b>Owner:</b>	CALZADILLA ERNIER BERNAL & FREITES DARIANNYS D ALCALA	<b>Officer:</b> KLUCZYNSKI, SHERRY
<b>Site Addr:</b>	1003 NW 24TH PL Cape Coral, FL 33993	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		

**Case 29. CODE25-019302 Date Observed: Tuesday, October 21, 2025**

**Owner:** MONTES JAMES + SEVILLA NORIS  
SUSANA

**Officer:** LUONGO, KEITH

**Site Addr:** 120 NW 15TH PL  
CAPE CORAL, FL 33993

COMPLIED

**Code Violation:** 12-127.5 Parking Regulations for Residential

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

**Case 30. CODE25-019339 Date Observed: Wednesday, October 22, 2025**

**Owner:** LUIS LUIS ALBERTO

**Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 3221 NW 4TH AVE  
Cape Coral, FL 33993

REMAINS

**Code Violation:** 5.11.10 Home based businesses

**Code Violation:** FBC 105.1 Permit Required

**Case 31. CODE25-019372 Date Observed: Wednesday, October 22, 2025**

**Owner:** DOMINGUEZ ZENILDA

**Officer:** HAUSELT, SCOTT

**Site Addr:** 2027 NW 9TH AVE  
Cape Coral, FL 33993

**Code Violation:** 12-127.5 Parking Regulations for Residential

**Code Violation:** 5.2.1 General Requirements

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

**Code Violation:** FBC 105.1 Permit Required

**Case 32. CODE25-020071 Date Observed: Monday, November 3, 2025**

**Owner:** QUINONES ANIBAL + QUINONES  
MINERVA

**Officer:** STUFF, LAURIE

**Site Addr:** 921 SE 27TH ST  
Cape Coral, FL 33904

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

**Case 33. CODE25-020373 Date Observed: Friday, November 7, 2025**

**Owner:** KOMISSAROV OLEG Y &  
KOMISSAROVA ELENA

**Officer:** STUFF, MICHAEL

**Site Addr:** 913 SW 11TH CT  
CAPE CORAL, FL 33991

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

**Case 34. CODE25-021174 Date Observed: Wednesday, November 26, 2025**

**Owner:** OPTIMA PROPERTIES LLC + GOXE  
GLOBAL INVESTMENTS LLC

**Officer:** COLON, JEFFREY

**Site Addr:** 3413 NW 18TH ST  
Cape Coral, FL 33993

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

<b>Case 35.</b>	<b>CODE25-021178</b>	<b>Date Observed: Wednesday, November 26, 2025</b>
<b>Owner:</b>	SEEBER PAUL A	<b>Officer:</b> WAGNER, ANDREW
<b>Site Addr:</b>	157 SE 1ST PL Cape Coral, FL 33990	REMAINS
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 36.</b>	<b>CODE25-021209</b>	<b>Date Observed: Wednesday, November 26, 2025</b>
<b>Owner:</b>	CESPEDES YOANDRIS FRANK & MARTINEZ YARIELIS RODRIGUEZ	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	4128 SW 6TH AVE Cape Coral, FL 33914	COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 37.</b>	<b>CODE25-021454</b>	<b>Date Observed: Thursday, December 4, 2025</b>
<b>Owner:</b>	ARREDONDO INGRID	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	616 EL DORADO PKWY E Cape Coral, FL 33904	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 38.</b>	<b>CODE25-021484</b>	<b>Date Observed: Thursday, December 4, 2025</b>
<b>Owner:</b>	MODICA MASSIMILIANO & MODICA BRIDGET	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	4109 SURFSIDE BLVD Cape Coral, FL 33914	COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 39.</b>	<b>CODE25-021601</b>	<b>Date Observed: Monday, December 8, 2025</b>
<b>Owner:</b>	SHAMROCK BUILDERS INC	<b>Officer:</b> IRVIN, SCOTT
<b>Site Addr:</b>	3410 CHIQUITA BLVD S Cape Coral, FL 33914	COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 40.</b>	<b>CODE25-021640</b>	<b>Date Observed: Tuesday, December 9, 2025</b>
<b>Owner:</b>	KUCERA GEORGE GREGORY & KUCERA TANIA	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	19 SW 20TH ST Cape Coral, FL 33991	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 41.</b>	<b>CODE25-021648</b>	<b>Date Observed: Tuesday, December 9, 2025</b>
<b>Owner:</b>	MEDRANO WILLIAM J	<b>Officer:</b> GONZALEZ, ALBERTO
<b>Site Addr:</b>	3311 NE 20TH AVE Cape Coral, FL 33909	COMPLIED
<b>Code Violation:</b> 21-5 Declaration of water shortage		

<b>Case 42.</b>	<b>CODE25-021708</b>	<b>Date Observed: Wednesday, December 10, 2025</b>	
<b>Owner:</b>	CREAGER DONNA & ROBERT	<b>Officer:</b>	IRVIN, SCOTT
<b>Site Addr:</b>	3115 SW 29TH AVE Cape Coral, FL 33914		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 43.</b>	<b>CODE25-021752</b>	<b>Date Observed: Wednesday, December 10, 2025</b>	
<b>Owner:</b>	BOS ADRIANUS & DOROTHY M	<b>Officer:</b>	GONZALEZ, ALBERTO
<b>Site Addr:</b>	322 NE 19TH ST Cape Coral, FL 33909		
<b>Code Violation:</b> 21-5 Declaration of water shortage			
<b>Case 44.</b>	<b>CODE25-021759</b>	<b>Date Observed: Wednesday, December 10, 2025</b>	
<b>Owner:</b>	GOUFREAU JEREMIAH A	<b>Officer:</b>	CRAWFORD, JAMAL
<b>Site Addr:</b>	107 SE 46TH ST Cape Coral, FL 33904		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 45.</b>	<b>CODE25-021774</b>	<b>Date Observed: Wednesday, December 10, 2025</b>	
<b>Owner:</b>	LAGO CAPITAL INVESTMENTS II IN	<b>Officer:</b>	MATTA, TINA
<b>Site Addr:</b>	917 NE 7TH ST Cape Coral, FL 33909		
<b>Code Violation:</b> 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared			
<b>Code Violation:</b> 9-66 MANDATORY REFUSE COLLECTION			
<b>Case 46.</b>	<b>CODE25-021819</b>	<b>Date Observed: Thursday, December 11, 2025</b>	
<b>Owner:</b>	FLORIDA GMM LLC	<b>Officer:</b>	HURLEY, AARON
<b>Site Addr:</b>	830/832 GLEASON PKWY CAPE CORAL, FL 33914		GUILTY
<b>Code Violation:</b> 19-90(a.2) IRRIGATION WATER USAGE: 5 acres or less			
<b>Case 47.</b>	<b>CODE25-021889</b>	<b>Date Observed: Friday, December 12, 2025</b>	
<b>Owner:</b>	LEVIN FAMILY HOLDINGS LLC	<b>Officer:</b>	KENNEY, LETISHA
<b>Site Addr:</b>	1523 NW 34TH AVE Cape Coral, FL 33993		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 48.</b>	<b>CODE25-021892</b>	<b>Date Observed: Friday, December 12, 2025</b>	
<b>Owner:</b>	REYNOLDS NICHOLAS JOHN & REYNOLDS STEPHANIE ANN	<b>Officer:</b>	WILLIAMS, JOHN
<b>Site Addr:</b>	2834 SW 51ST ST Cape Coral, FL 33914		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			

<b>Case 49.</b>	<b>CODE25-021925</b>	<b>Date Observed: Monday, December 15, 2025</b>	
<b>Owner:</b>	MCCRADY SARA JEAN & MCCRADY SCOTT ALLEN	<b>Officer:</b>	BENITEZ, RADAMES
<b>Site Addr:</b>	701 SE 34TH ST Cape Coral, FL 33904		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 50.</b>	<b>CODE25-022013</b>	<b>Date Observed: Tuesday, December 16, 2025</b>	
<b>Owner:</b>	BUTTON DAVID B + LISTORTI LUCILLE	<b>Officer:</b>	ALTMAN , SAMANTHA
<b>Site Addr:</b>	1755 SE 40TH TER Cape Coral, FL 33904		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 51.</b>	<b>CODE25-022082</b>	<b>Date Observed: Wednesday, December 17, 2025</b>	
<b>Owner:</b>	JORGE PAULO & SONIA MARIA	<b>Officer:</b>	CRAWFORD, JAMAL
<b>Site Addr:</b>	2118 SW 14TH PL Cape Coral, FL 33991		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 52.</b>	<b>CODE25-022093</b>	<b>Date Observed: Wednesday, December 17, 2025</b>	
<b>Owner:</b>	MENDEZ CESAR PENA + ROQUE YAMILET	<b>Officer:</b>	LUONGO, KEITH
<b>Site Addr:</b>	511 NE 1ST AVE Cape Coral, FL 33909		
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential			
<b>Case 53.</b>	<b>CODE25-022131</b>	<b>Date Observed: Thursday, December 18, 2025</b>	
<b>Owner:</b>	LANKES PETER	<b>Officer:</b>	STRAINOVICI, PETER
<b>Site Addr:</b>	1005 EL DORADO PKWY W Cape Coral, FL 33914		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 54.</b>	<b>CODE25-022219</b>	<b>Date Observed: Monday, December 22, 2025</b>	
<b>Owner:</b>	GORANOVA ANNA & MIHAYLOV LYUBOMIR	<b>Officer:</b>	HURLEY, AARON
<b>Site Addr:</b>	310 SW 29TH ST Cape Coral, FL 33914		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 55.</b>	<b>CODE25-022254</b>	<b>Date Observed: Monday, December 22, 2025</b>	
<b>Owner:</b>	CASTRO YANIRA	<b>Officer:</b>	HURLEY, AARON
<b>Site Addr:</b>	2512 SW 15TH PL Cape Coral, FL 33914		REMAINS
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			

<b>Case 56.</b>	<b>CODE25-022353</b>	<b>Date Observed: Wednesday, December 24, 2025</b>	
<b>Owner:</b>	WYNKOOP FLORIDA CONSTRUCTION I	<b>Officer:</b>	GONZALEZ, ALBERTO
<b>Site Addr:</b>	9 NE 5TH TER Cape Coral, FL 33909		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 57.</b>	<b>CODE25-022384</b>	<b>Date Observed: Monday, December 29, 2025</b>	
<b>Owner:</b>	JACOBS JOSEPH & DEBORAH L/E	<b>Officer:</b>	HURLEY, AARON
<b>Site Addr:</b>	710 SW 35TH ST Cape Coral, FL 33914		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 58.</b>	<b>CODE25-022395</b>	<b>Date Observed: Monday, December 29, 2025</b>	
<b>Owner:</b>	NW 27 TERRACE LLC	<b>Officer:</b>	COLON, JEFFREY
<b>Site Addr:</b>	4324 NW 27TH TER Cape Coral, FL 33993		COMPLIED
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 59.</b>	<b>CODE25-022426</b>	<b>Date Observed: Tuesday, December 30, 2025</b>	
<b>Owner:</b>	TOY CONSTANCE MARIE	<b>Officer:</b>	HURLEY, AARON
<b>Site Addr:</b>	314 SW 29TH ST Cape Coral, FL 33914		REMAINS
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 60.</b>	<b>CODE25-022456</b>	<b>Date Observed: Tuesday, December 30, 2025</b>	
<b>Owner:</b>	ROBERTS TERRY MICHAEL & ROBERTS BARBARA JO	<b>Officer:</b>	WILLIAMS, JOHN
<b>Site Addr:</b>	1500 SW 57TH TER Cape Coral, FL 33914		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 61.</b>	<b>CODE25-022541</b>	<b>Date Observed: Wednesday, December 31, 2025</b>	
<b>Owner:</b>	GUINOVART RUBEN	<b>Officer:</b>	COLON, JEFFREY
<b>Site Addr:</b>	3032 OLD BURNT STORE RD N Cape Coral, FL 33993		
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family			
<b>Case 62.</b>	<b>CODE26-000159</b>	<b>Date Observed: Wednesday, January 7, 2026</b>	
<b>Owner:</b>	FL 2 3 LLC	<b>Officer:</b>	BEESEY-FARRIS, PAMELLA
<b>Site Addr:</b>	1814 NE 3RD AVE Cape Coral, FL 33909		GUILTY
<b>Code Violation:</b> 21-5 Declaration of water shortage			

**Case 63. CODE26-000303 Date Observed: Thursday, January 8, 2026**

**Owner:** AVALOS ANDRES **Officer:** HURLEY, AARON

**Site Addr:** 241 SW 38TH ST  
Cape Coral, FL 33914

COMPLIED

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

**Case 64. CODE26-000327 Date Observed: Thursday, January 8, 2026**

**Owner:** FL 2-2 LLC **Officer:** HURLEY, AARON

**Site Addr:** 402 NW 6TH TER  
Cape Coral, FL 33993

REMAINS

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

**Case 65. CODE26-000649 Date Observed: Wednesday, January 14, 2026**

**Owner:** IRVIN JAMES K & RUTH W **Officer:** HURLEY, AARON

**Site Addr:** 3027 SE 5TH CT  
Cape Coral, FL 33904

REMAINS

**Code Violation:** 19-90(a.1) IRRIGATION WATER USAGE: Single Family

**Case 66. FD25-001851 Date Observed:**

**Owner:** AUTOZONE INC **Officer:** TOMLINS, THOMAS

**Site Addr:** 1023 DEL PRADO BLVD S  
Cape Coral, FL 33990

**Code Violation:** Frequency of inspection BackFlow

**Code Violation:** Sprinkler System - Inspection and Test Record

**Code Violation:** Sprinkler System - Maintaining System

**Code Violation:** Sprinkler Tag Not Current

**Code Violation:** Sprinkler tag out of date

**Case 67. FD25-001891 Date Observed:**

**Owner:** G&I X CORALWOOD CENTER LLC **Officer:** TOMLINS, THOMAS

**Site Addr:** 2301 DEL PRADO BLVD S  
Cape Coral, FL 33990

CONTINUED TO 3/19/26

**Code Violation:** Alarm System Maintenance/Test Records

**Code Violation:** Alarm System Responsibilities

**Code Violation:** FACP Tag missing or out of date

**Code Violation:** Fire Extinguishers Annual Examination

**Total Violations:** 109

**Total Cases:** 67

**City of Cape Coral**  
**Special Magistrate Compliance Hearing Docket**  
**Hearing Date: Thursday, February 19, 2026**

**Compliance CASES BEFORE THE SPECIAL MAGISTRATE** - Affidavit is required

**PREPARED:** 1/28/2026 3:59:39 PM

**Case 1.                    CODE24-021950                    Date Observed: Tuesday, December 3, 2024**

**Owner:**                    LONGO ARCANGELO & LONGO                    **Officer:**                    WILLIAMS, JOHN  
   JOSEPHINE E

**Site Addr:**                    2716 CAPE CORAL PKWY W  
   Cape Coral, FL 33914

**Code Violation:** 12-25 Condition of building nuisances.

**Case 2.                    CODE24-023057                    Date Observed: Tuesday, December 31, 2024**

**Owner:**                    GOULD DENNIS J                    **Officer:**                    LIGUORI, ROBERT

**Site Addr:**                    317 SE 17TH TER  
   Cape Coral, FL 33990

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

**Case 3.                    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 4.                    CODE25-007608                    Date Observed: Thursday, May 1, 2025**

**Owner:**                    FREDERICK CHRISTOPHER T TR FOR                    **Officer:**                    FEARS, CASEY  
   FREDERICK PROTECTION TRUST

**Site Addr:**                    1126 LENOX CT  
   Cape Coral, FL 33904

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

**Code Violation:** 9.3.1. - Permits required

**Code Violation:** FBC 105.1 Permit Required

**Case 5.                    CODE25-009404                    Date Observed: Thursday, May 22, 2025**

**Owner:**                    UNKNOWN HEIRS OF MERKLEY MARY                    **Officer:**                    BENITEZ, RADAMES

**Site Addr:**                    1413 SE 34TH TER  
   Cape Coral, FL 33904

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

**Case 6.** | **CODE25-012201** | **Date Observed: Thursday, June 26, 2025**

**Owner:** FERNANDEZ KARELIA MARIA TR FOR DREAMS TRUST      **Officer:** ALTMAN , SAMANTHA

**Site Addr:** 2214 SE 27TH TER  
Cape Coral, FL 33904

**Code Violation:** 5.2.3(E) Pergolas: Generally

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

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

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

**Code Violation:** FBC 105.4 Conditions of the permit

**Case 7.** | **CODE25-015576** | **Date Observed: Thursday, August 14, 2025**

**Owner:** GALVIN CHRISTOPHER J & GALVIN HANA M      **Officer:** COLON, JEFFREY

**Site Addr:** 2023 NW 24TH PL  
CAPE CORAL, FL 33993

COMPLIED

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

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

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

**Code Violation:** FBC 105.1 Permit Required

**Case 8.** | **CODE25-015662** | **Date Observed: Monday, August 18, 2025**

**Owner:** SANZO MIGUEL ALBERTO      **Officer:** WAGNER, ANDREW

**Site Addr:** 307 SE 10TH TER  
Cape Coral, FL 33990

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

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

**Case 9.** | **CODE25-015741** | **Date Observed: Tuesday, August 19, 2025**

**Owner:** CELEBRITY RIDES LLC      **Officer:** STUFF, MICHAEL

**Site Addr:** 2211 SW 14TH PL  
Cape Coral, FL 33991

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

**Code Violation:** 4.1.6 Uses by zoning district-Use hierarchy

**Case 10.** | **CODE25-015769** | **Date Observed: Tuesday, August 19, 2025**

**Owner:** L & R INVESTMENT CAPITAL LLC      **Officer:** STUFF, LAURIE

**Site Addr:** 915 SW 32ND TER  
Cape Coral, FL 33914

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

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

**Case 11. CODE25-015989 Date Observed: Friday, August 22, 2025**

**Owner:** CIRCLE K STORES INC **Officer:** ROSS, BRIAN

**Site Addr:** 3704 SKYLINE BLVD  
Cape Coral, FL 33914

**Code Violation:** 5.1.15(H) Dumpster Enclosures: Gate Required

**Code Violation:** 5.2.1 General Requirements

**Code Violation:** 5.2.16 Unattended Donation Bins

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

**Code Violation:** 7.2.1 Prohibited Signs:

**Case 12. CODE25-016004 Date Observed: Tuesday, August 26, 2025**

**Owner:** FAIFO INVESTMENT LLC **Officer:** FEARS, CASEY

**Site Addr:** 417 TOWER DR  
Cape Coral, FL 33904

**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:** 9.3.1. - Permits required

**Code Violation:** FBC 105.1 Permit Required

**Code Violation:** IPMC 111.6 Transfer Of Ownership

**Case 13. CODE25-016025 Date Observed: Tuesday, August 26, 2025**

**Owner:** GONZALEZ ELIZABET + GONZALEZ LEYANI PEREZ **Officer:** HURLEY, AARON

**Site Addr:** 2528 SW 11TH PL  
Cape Coral, FL 33914

REMAINS

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

**Case 14. CODE25-016095 Date Observed: Tuesday, August 26, 2025**

**Owner:** LAFAURIE ALFREDO M SR & CRUZ NARANJO PATRICIA E **Officer:** HURLEY, AARON

**Site Addr:** 1201 SW 25TH ST  
Cape Coral, FL 33914

COMPLIED

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

**Case 15. CODE25-016198 Date Observed: Wednesday, August 27, 2025**

**Owner:** WILLY JEAN ERICK **Officer:** FEARS, CASEY

**Site Addr:** 703 MONTEREY AVE  
Cape Coral, FL 33904

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

**Code Violation:** 5.2.4(A) Garages: Minimum Dimensions

**Code Violation:** 5.2.4(B) Attached Garages

**Code Violation:** 9.3.1. - Permits required

**Code Violation:** FBC 105.1 Permit Required

**Code Violation:** IPCM 111.6 Transfer Of Ownership

**Case 16. CODE25-016212 Date Observed: Wednesday, August 27, 2025**

**Owner:** HANSEN IAN & HANSEN PAULETTE **Officer:** FEARS, CASEY  
DUCHARME

**Site Addr:** 5339 DEL MONTE CT  
Cape Coral, FL 33904

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

**Case 17. CODE25-016509 Date Observed: Tuesday, September 2, 2025**

**Owner:** SOUTHWEST CAPITAL INVESTMENTS **Officer:** FEARS, CASEY

**Site Addr:** 5258 SUNNYBROOK CT  
Cape Coral, FL 33904

**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 18. 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 19.** | **CODE25-016707** | **Date Observed: Thursday, September 4, 2025**

**Owner:** MARTINEZ JORGE LUIS DALMENDRAY  
PADILLA ERNESTO CEJAS      **Officer:** CURTIS, THALIA

**Site Addr:** 211/213 SE 24TH AVE  
Cape Coral, FL 33990

REMAINS

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

**Case 20.** | **CODE25-016781** | **Date Observed: Friday, September 5, 2025**

**Owner:** KRIEG CECIL A & ROMANIELLO-KRIEG  
DEBORA LYNN TR FOR KRIEG FAMILY  
TRUST      **Officer:** WAGNER, ANDREW

**Site Addr:** 118 SW 15TH TER  
Cape Coral, FL 33991

COMPLIED

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

**Code Violation:** 4.1.6 Uses by zoning district-Use hierarchy

**Case 21.** | **CODE25-016974** | **Date Observed: Tuesday, September 9, 2025**

**Owner:** POHL COLLECTION LLC      **Officer:** ROSS, BRIAN

**Site Addr:** 2414 DEL PRADO BLVD S  
CAPE CORAL, FL 33990

**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:** 5.5.16(A) Landscape Maintenance: General

**Code Violation:** 5.5.16(D) Nonconforming Landscaping

**Case 22.** | **CODE25-016998** | **Date Observed: Thursday, September 11, 2025**

**Owner:** LEAL ELIO & LOUISA      **Officer:** JOHN, FRANK

**Site Addr:** 1203 SE 23RD TER  
Cape Coral, FL 33990

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

**Code Violation:** IPMC 303.1 Swimming Pools

**Case 23.** | **CODE25-017022** | **Date Observed: Wednesday, September 10, 2025**

**Owner:** DL PROPERTY FUNDING LLC      **Officer:** HURLEY, AARON

**Site Addr:** 927 SW 25TH TER  
Cape Coral, FL 33914

COMPLIED

**Code Violation:** 12-25 Condition of building nuisances.

**Code Violation:** 9-42 NUISANCE ACCUMULATIONS: Debris

**Code Violation:** IPMC 302.4 Weeds

**Total Violations:** 65

**Total Cases:** 23