

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

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 2/24/2026

Case 1. CODE25-013942 Date Observed: Thursday, July 24, 2025

Owner: MICHAEL G MIKOLAIZYK REAL ESTA **Officer:** ALTMAN , SAMANTHA

Site Addr: 1937 SE 37TH ST
Cape Coral, FL 33904

Code Violation: 5.2.1 General Requirements

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.1 Permit Required

Case 2. CODE25-015660 Date Observed: Monday, August 18, 2025

Owner: FREDERICK NICOLE LYNN &
FREDERICK KEVIN LEE **Officer:** HURLEY, AARON

Site Addr: 3611 SW 8TH CT
Cape Coral, FL 33914

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

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Case 3. CODE25-017272 Date Observed: Friday, September 12, 2025

Owner: PATTERSON LORRAINE **Officer:** HURLEY, AARON

Site Addr: 3524 SW 8TH PL
Cape Coral, FL 33914

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 4. CODE25-017552 Date Observed: Thursday, September 18, 2025

Owner: KACIJA MERGIM + KACIJA BESNIK **Officer:** HURLEY, AARON

Site Addr: 2521 SW 12TH PL
Cape Coral, FL 33914

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 5. CODE25-017611 Date Observed: Saturday, September 20, 2025

Owner: PB & A MANAGEMENT & DEVELOPMEN **Officer:** HURLEY, AARON

Site Addr: 3006 SW 7TH PL
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 6. CODE25-017616 Date Observed: Friday, September 19, 2025

Owner: NGUYEN NICHOLAS TR FOR NGUYEN-LE FAMILY TRUST **Officer:** HURLEY, AARON

Site Addr: 3516 SE 1ST AVE
Cape Coral, FL 33904

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

Case 7. CODE25-017778 Date Observed: Tuesday, September 23, 2025

Owner: LEYVA EDUARDO RAFAEL & LEYVA TANIA **Officer:** ALTMAN , SAMANTHA

Site Addr: 1607 PALACO GRANDE PKWY
Cape Coral, FL 33904

Code Violation: FBC 105.4 Conditions of the permit

Case 8. CODE25-018002 Date Observed: Thursday, September 25, 2025

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

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

WITHDRAWN

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 9. CODE25-018128 Date Observed: Monday, September 29, 2025

Owner: ORTEGA LAZARUS **Officer:** HURLEY, AARON

Site Addr: 3012 SW 3RD PL
Cape Coral, FL 33914

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

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

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

Case 10.	CODE25-018167	Date Observed: Tuesday, September 30, 2025
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Owner: LAU STEPHEN YAN MI TR FOR
STEPHEN YAN MI + SUE SAW YEAN
LAU TRUST

Officer: HURLEY, AARON

Site Addr: 201 SE 29TH ST
Cape Coral, FL 33904

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

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

Case 11.	CODE25-018351	Date Observed: Thursday, October 2, 2025
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Owner: MORELL ARASAY

Officer: HURLEY, AARON

Site Addr: 2947 SW 7TH PL
Cape Coral, FL 33914

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

Case 12.	CODE25-018407	Date Observed: Thursday, October 2, 2025
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Owner: STECHIN INC

Officer: STRAINOVICI, PETER

Site Addr: 4109 SW 9TH PL
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

Code Violation: FBC 105.1 Permit Required

Case 13.	CODE25-018529	Date Observed: Monday, October 6, 2025
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Owner: BEARMAN SARAH L

Officer: HURLEY, AARON

Site Addr: 3707 PELICAN BLVD
Cape Coral, FL 33914

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

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

Case 14.	CODE25-018530	Date Observed: Monday, October 6, 2025
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Owner: HERNANDEZ LUZ E & GONZALO

Officer: HURLEY, AARON

Site Addr: 3708 SW 1ST AVE
Cape Coral, FL 33914

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

Case 15.	CODE25-019470	Date Observed: Friday, October 24, 2025
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Owner: GILBERT THOMAS E & KAY E

Officer: STRAINOVICI, PETER

Site Addr: 5515 SW 12TH AVE 102
Cape Coral, FL 33914

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

Case 16. CODE25-019704 Date Observed: Tuesday, October 28, 2025

Owner: CUNDIFF GERALD W JR & CUNDIFF RUTH E **Officer:** HURLEY, AARON

Site Addr: 129 SE 29TH TER
Cape Coral, FL 33904

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

Case 17. CODE25-019768 Date Observed: Tuesday, October 28, 2025

Owner: HARARY ILAN TR FOR HARARY TRUST **Officer:** STRAINOVICI, PETER

Site Addr: 4536/4538 SW 8TH PL
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 18. CODE25-019794 Date Observed: Tuesday, October 28, 2025

Owner: 4523 SW 8TH COURT LLC **Officer:** STRAINOVICI, PETER

Site Addr: 4523 SW 8TH CT
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 19. CODE25-019819 Date Observed: Wednesday, October 29, 2025

Owner: CUOMO LORRAINE **Officer:** LIGUORI, ROBERT

Site Addr: 902 SE 23RD TER
Cape Coral, FL 33990

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

Case 20. CODE25-019994 Date Observed: Thursday, October 30, 2025

Owner: COLEMAN LAUREN & RYAN **Officer:** STRAINOVICI, PETER

Site Addr: 4730 SE 1ST PL 201
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 21. CODE25-019995 Date Observed: Thursday, October 30, 2025

Owner: COLEMAN LAUREN A **Officer:** STRAINOVICI, PETER

Site Addr: 4730 SE 1ST PL 203
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 22. | **CODE25-020672** | **Date Observed: Wednesday, November 19, 2025**

Owner: INNOVATIVE GLOBAL PROPERTIES L **Officer:** ROSS, BRIAN

Site Addr: 3326 DEL PRADO BLVD S
CAPE CORAL, FL 33904

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

Code Violation: 7.2.1 Prohibited Signs:

Code Violation: 7.2.4(C) Requirements All Signs: Location

Code Violation: 7.2.6(A) Sign Permits: Required

Code Violation: 7.3.1(C) Temporary Signs: Banners

Code Violation: 7.3.1(F) Temporary Signs: All Other Temp Signs

Case 23. | **CODE25-020714** | **Date Observed: Friday, November 14, 2025**

Owner: LARKIN PATRICK K & MONICA A **Officer:** STRAINOVICI, PETER

Site Addr: 207 SW 48TH TER
Cape Coral, FL 33914

Code Violation: 12-127.5 Parking Regulations for Residential

Case 24. | **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 25. | **CODE25-020737** | **Date Observed: Saturday, November 15, 2025**

Owner: CHAN TO **Officer:** LIGUORI, ROBERT

Site Addr: 427 SE 16TH ST
Cape Coral, FL 33990

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

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

Case 26. | **CODE25-020738** | **Date Observed: Saturday, November 15, 2025**

Owner: PANTALEON CHRISTOPHER A &
PANTALEON JULISSA **Officer:** LIGUORI, ROBERT

Site Addr: 304 SE 16TH ST
Cape Coral, FL 33990

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

Case 27. CODE25-020772 Date Observed: Monday, November 17, 2025

Owner: INVESTMENT LAWYERS LLC **Officer:** HURLEY, AARON

Site Addr: 3312 SW 7TH AVE
Cape Coral, FL 33914

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: FBC 105.1 Permit Required

Case 28. CODE25-020802 Date Observed: Thursday, November 20, 2025

Owner: FAMILY HOMES KD LLC **Officer:** STRAINOVICI, PETER

Site Addr: 1073 ROSE GARDEN RD
Cape Coral, FL 33914

Code Violation: 9.3.1. - Permits required

Code Violation: FBC 105.1 Permit Required

Case 29. CODE25-020888 Date Observed: Wednesday, November 19, 2025

Owner: BUTAS MICHAEL A **Officer:** FEARS, CASEY

Site Addr: 5346 COLONY CT
Cape Coral, FL 33904

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 30. CODE25-020908 Date Observed: Wednesday, November 19, 2025

Owner: SCOLARO WILLIAM TR FOR SCOLARO FAMILY TRUST **Officer:** STRAINOVICI, PETER

Site Addr: 219/221 SW 47TH TER
Cape Coral, FL 33914

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

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

Case 31. CODE25-021090 Date Observed: Tuesday, November 25, 2025

Owner: FOX LORI & STEVEN **Officer:** FEARS, CASEY

Site Addr: 5220 RUTLAND CT
Cape Coral, FL 33904

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

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

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 32. CODE25-021378 Date Observed: Wednesday, December 3, 2025

Owner: JONES CHERYL WEEKS + CULLEN
NANCY MICHELE ET AL **Officer:** WILLIAMS, JOHN

Site Addr: 1916 SW 53RD LN
Cape Coral, FL 33914

Code Violation: 5.4.2(F) General Requirements: Maintenance

Code Violation: IPMC 303.1 Swimming Pools

Case 33. CODE25-021415 Date Observed: Wednesday, December 3, 2025

Owner: OCEAN GROUP INVESTMENTS CAPE C **Officer:** ALTMAN , SAMANTHA

Site Addr: 1949 SE 36TH TER
Cape Coral, FL 33904

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

Code Violation: FBC 105.4 Conditions of the permit

Case 34. CODE25-021416 Date Observed: Thursday, December 4, 2025

Owner: GERMAINE JEFFREY & PATTI **Officer:** WILLIAMS, JOHN

Site Addr: 5018 SW 24TH PL
Cape Coral, FL 33914

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 35. CODE25-021453 Date Observed: Thursday, December 4, 2025

Owner: GONZALEZ IVON **Officer:** CURTIS, THALIA

Site Addr: 219 SE 15TH AVE
Cape Coral, FL 33990

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

Case 36. CODE25-021463 Date Observed: Thursday, December 4, 2025

Owner: WILLIAMSON JORDAN C &
WILLIAMSON LARA D **Officer:** LIGUORI, ROBERT

Site Addr: 1821/1823 SW SANTA BARBARA PL
Cape Coral, FL 33991

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

Code Violation: IPMC 302.3 Sidewalks And Driveways

Case 37. CODE25-021489 Date Observed: Thursday, December 4, 2025

Owner: RAUTMANN RANDALL L &
RAUTMANN DIANE L TR FOR
RANDALL L & DIANE L RAUTMANN
TRUST

Officer: WILLIAMS, JOHN

Site Addr: 4823 SW 23RD AVE
Cape Coral, FL 33914

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

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 38. CODE25-021496 Date Observed: Thursday, December 4, 2025

Owner: VAZQUEZ EDGARDO JOEL

Officer: JOHN, FRANK

Site Addr: 1106 SE 21ST ST
Cape Coral, FL 33990

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 302.1 Sanitation

Code Violation: IPMC 302.7 Accessory Structures

Case 39. CODE25-021544 Date Observed: Friday, December 5, 2025

Owner: CAPE CORAL ALLIANCE CHURCH OF

Officer: ROSS, BRIAN

Site Addr: 4307 SKYLINE BLVD
Cape Coral, FL 33914

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: 5.1.15(A) Dumpster Enclosures: Screening

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

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

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

Code Violation: FBC 105.1 Permit Required

Case 40. CODE25-022309 Date Observed: Tuesday, December 23, 2025

Owner: WADE DILLEN P

Officer: BENITEZ, RADAMES

Site Addr: 918 SE 27TH TER
Cape Coral, FL 33904

Code Violation: 12-127.5 Parking Regulations for Residential

Total Violations: 86

Total Cases: 40

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

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 2/24/2026

Case 1. CODE25-011536 Date Observed: Wednesday, June 25, 2025

Owner: BRASETH LALONNIE F **Officer:** FEARS, CASEY

Site Addr: 5010 SAXONY CT
Cape Coral, FL 33904

Code Violation: 5.4.8(A) Mandatory Seawalls; Saline

Case 2. 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

Code Violation: FBC 105.1 Permit Required

Case 3. CODE25-012367 Date Observed: Friday, June 27, 2025

Owner: JIMENEZ BRENDA **Officer:** ALTMAN , SAMANTHA

Site Addr: 2125 CORNWALLIS PKWY
Cape Coral, FL 33904

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

Code Violation: FBC 105.4 Conditions of the permit

Case 4. CODE25-012653 Date Observed: Wednesday, July 2, 2025

Owner: YOST JAMES R & YOST DELFINA
MASCORRO **Officer:** HURLEY, AARON

Site Addr: 1510 SW 32ND TER
Cape Coral, FL 33914

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

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

Case 5. 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 6. CODE25-013184 Date Observed: Thursday, July 10, 2025

Owner: BIANCULLI DIANA M **Officer:** WILLIAMS, JOHN
Site Addr: 4339 SW 25TH PL
Cape Coral, FL 33914

Code Violation: 12-25 Condition of building nuisances.

Case 7. CODE25-013587 Date Observed: Friday, July 18, 2025

Owner: RANDS COMPANIES LLC **Officer:** FEARS, CASEY
Site Addr: 5137 DEL PRADO BLVD S
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: 6.2.6(A) Boats and boat trailers: Prohibitions

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

Code Violation: IPMC 111.6 Transfer Of Ownership

Case 8. CODE25-013804 Date Observed: Wednesday, July 23, 2025

Owner: CARR DAVID P **Officer:** WILLIAMS, JOHN
Site Addr: 1533 SW 49TH ST
Cape Coral, FL 33914

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

Case 9. CODE25-014526 Date Observed: Wednesday, July 30, 2025

Owner: BAGGETT PALL KEVIN **Officer:** ALTMAN , SAMANTHA
Site Addr: 2525 SE 16TH PL
Cape Coral, FL 33904

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

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 10. CODE25-014707 Date Observed: Thursday, July 31, 2025

Owner: SUMMERS MELISSA ROSE LOVE **Officer:** STRAINOVICI, PETER
Site Addr: 408 SW 51ST TER
Cape Coral, FL 33914

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 11.	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	
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 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.	CODE25-018315	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	
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 14.	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	
Code Violation: 12-127.5 Parking Regulations for Residential		
Case 15.	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	
Code Violation: 12-127.9 Boats and boat trailers: Prohibitions		

Owner: SECOND STREET TOYBOX LLC

Officer: WAGNER, ANDREW

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

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

Total Violations: 40

Total Cases: 16