



**Case 6. 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 7. CODE25-017705 Date Observed: Tuesday, September 23, 2025**

**Owner:** BATISTA ALEJANDRO CASTILLO **Officer:** STUFF, MICHAEL

**Site Addr:** 1601 SW 22ND LN  
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

**Case 8. 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 9. 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 10. 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 11. CODE25-018044 Date Observed: Friday, September 26, 2025**

**Owner:** BUSQUETS LUIS ALEJANDRO TR FOR PLAYA BLANCA TRUST **Officer:** ALTMAN , SAMANTHA

**Site Addr:** 2701 SE 18TH AVE  
Cape Coral, FL 33904

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

**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 111.6 Transfer Of Ownership

**Code Violation:** IPMC 304.13 Window, Skylight And Door Frames

**Code Violation:** IPMC 304.13.2 Openable Windows

**Code Violation:** IPMC 404.4.5 Other requirements

**Code Violation:** IPMC 504.1 Plumbing Systems: General

**Code Violation:** IPMC 604.3 Electrical System Hazards

**Code Violation:** IPMC 704.6.1 Where Required

**Case 12. 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 13. CODE25-018181 Date Observed: Wednesday, October 1, 2025**

**Owner:** VICTORIA MANOR CONDO **Officer:** FEARS, CASEY

**Site Addr:** 708 VICTORIA DR  
CAPE CORAL, FL 33904

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

**Code Violation:** FBC 105.1 Permit Required

**Case 14. CODE25-018192 Date Observed: Tuesday, September 30, 2025**

**Owner:** MERKUR ENTERPRISES INC **Officer:** WAGNER, ANDREW

**Site Addr:** 1405 SW 6TH AVE  
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:** 9-42 NUISANCE ACCUMULATIONS: Debris

**Code Violation:** IPMC 302.4 Weeds

**Case 15. CODE25-018255 Date Observed: Tuesday, September 30, 2025**

**Owner:** SCOTT LEE E **Officer:** IRVIN, SCOTT

**Site Addr:** 1602 SW 25TH TER  
Cape Coral, FL 33914

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

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

**Case 16. CODE25-018411 Date Observed: Thursday, October 2, 2025**

**Owner:** PAWLIN KENNETH & MARIANA **Officer:** FEARS, CASEY

**Site Addr:** 5230 NAUTILUS DR  
Cape Coral, FL 33904

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

**Case 17. 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 18. CODE25-018458 Date Observed: Friday, October 3, 2025**

**Owner:** LAPP THOMAS W JR & DAPHNIE **Officer:** WAGNER, ANDREW

**Site Addr:** 244 SE 10TH TER  
Cape Coral, FL 33990

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

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

**Case 19. 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 20. 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 21. 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 22. CODE25-018621 Date Observed: Thursday, October 9, 2025**

**Owner:** DSP INVESTMENTS LLC **Officer:** ROSS, BRIAN

**Site Addr:** 2135/2139 SANTA BARBARA BLVD  
CAPE CORAL, FL 33991

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

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

**Code Violation:** 5.1.15(J) Dumpster Enclosures: Maintenance

**Code Violation:** 7.3.1(C) Temporary Signs: Banners

**Code Violation:** 7.3.1(D) Temporary Signs: Feather Banners

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

**Case 23. CODE25-018781 Date Observed: Friday, October 10, 2025**

**Owner:** SECOND STREET TOYBOX LLC **Officer:** WAGNER, ANDREW

**Site Addr:** 433 SW 2ND ST  
Cape Coral, FL 33991

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

**Code Violation:** 3.3.8(N) Site Development Permits and Construction

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

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

**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 24. CODE25-018794 Date Observed: Friday, October 10, 2025**

**Owner:** FERGUS COMPANY LLC **Officer:** ROSS, BRIAN

**Site Addr:** 4423 CHIQUITA BLVD S  
CAPE CORAL, FL 33914

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

**Code Violation:** 3.6.1(B) Outdoor Display of Merchandise

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

**Code Violation:** 5.1.15(G) Dumpster Enclosures: Lid Required

**Case 25. 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 26. CODE25-018834 Date Observed: Wednesday, October 15, 2025**

**Owner:** MARTINEZ KEILIN **Officer:** CURTIS, THALIA

**Site Addr:** 110 SE 13TH AVE  
Cape Coral, FL 33990

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

**Case 27. CODE25-018895 Date Observed: Tuesday, October 14, 2025**

**Owner:** L H TRADE CORP **Officer:** MERCADO, PATRICK

**Site Addr:** 1501-1515 SE 47TH TER  
Cape Coral, FL 33904

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

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

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

**Code Violation:** IPMC 302.7 Accessory Structures

**Case 28. 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 29. CODE25-018936 Date Observed: Wednesday, October 15, 2025**

**Owner:** MC INVESTMENTS OF FLORIDA LLC **Officer:** JOHN, FRANK

**Site Addr:** 1429/1431 SE 23RD PL  
Cape Coral, FL 33990

**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

**Case 30. CODE25-019082 Date Observed: Friday, October 17, 2025**

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

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

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

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

**Case 31. 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 32. 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 33. CODE25-019415 Date Observed: Wednesday, October 22, 2025**

**Owner:** TORRES LAZARO & ANA MARIA

**Officer:** STUFF, LAURIE

**Site Addr:** 1413 EVEREST PKWY  
Cape Coral, FL 33904

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

**Case 34. CODE25-019463 Date Observed: Thursday, October 23, 2025**

**Owner:** PRICE TONYA

**Officer:** ALTMAN , SAMANTHA

**Site Addr:** 3022 SE 17TH AVE  
Cape Coral, FL 33904

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

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

**Code Violation:** FBC 105.1 Permit Required

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

**Case 35. 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 36. CODE25-019561 Date Observed: Friday, October 24, 2025**

**Owner:** PLUTA DAVID F & DIANA L

**Officer:** ALTMAN , SAMANTHA

**Site Addr:** 1727 SE 29TH LN  
Cape Coral, FL 33904

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

**Case 37. CODE25-019664 Date Observed: Monday, October 27, 2025**

**Owner:** MARTEN JERI A **Officer:** IRVIN, SCOTT

**Site Addr:** 1832 SW 36TH TER  
Cape Coral, FL 33914

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

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

**Case 38. CODE25-019698 Date Observed: Tuesday, October 28, 2025**

**Owner:** UTTER WILLIAM J JR & UTTER CLAIRE AMY **Officer:** FEARS, CASEY

**Site Addr:** 1441 VENETIAN CT  
Cape Coral, FL 33904

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

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

**Case 39. CODE25-019729 Date Observed: Tuesday, October 28, 2025**

**Owner:** DAVIS-KEITH RE INTEREST LLC **Officer:** LIGUORI, ROBERT

**Site Addr:** 1402 SE 5TH CT  
Cape Coral, FL 33990

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

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

**Case 40. CODE25-019946 Date Observed: Thursday, October 30, 2025**

**Owner:** MOLLER ERIK T & ROBIN **Officer:** STUFF, MICHAEL

**Site Addr:** 1214 SW 7TH TER  
Cape Coral, FL 33991

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

**Case 41. CODE25-020047 Date Observed: Friday, October 31, 2025**

**Owner:** NGUYEN ANTHONY & TRAM T **Officer:** LIGUORI, ROBERT

**Site Addr:** 308 NICHOLAS PKWY E  
Cape Coral, FL 33990

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

**Case 42. 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 43. CODE25-020158 Date Observed: Tuesday, November 4, 2025**

**Owner:** DEVORE WILLIAM **Officer:** FEARS, CASEY

**Site Addr:** 5276 TIFFANY CT  
Cape Coral, FL 33904

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

**Case 44. CODE25-020328 Date Observed: Thursday, November 6, 2025**

**Owner:** ONEILL SHAUN P & JENNIFER N **Officer:** STUFF, MICHAEL

**Site Addr:** 1631 SW 13TH ST  
Cape Coral, FL 33991

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

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

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

**Case 45. CODE25-020332 Date Observed: Thursday, November 6, 2025**

**Owner:** FKH SFR C1 L P **Officer:** IRVIN, SCOTT

**Site Addr:** 1822 SW 25TH ST  
Cape Coral, FL 33914

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

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

**Case 46. CODE25-020333 Date Observed: Thursday, November 6, 2025**

**Owner:** BLDG MANAGEMENT LLC **Officer:** ROSS, BRIAN

**Site Addr:** 725 CAPE CORAL PKWY W  
Cape Coral, FL 33914

**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

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

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

**Case 47. CODE25-020384 Date Observed: Friday, November 7, 2025**

**Owner:** SANCHEZ EDUARDO JR & ARMSTRONG ARYANNA CHRISTINE **Officer:** WAGNER, ANDREW

**Site Addr:** 631 SW 12TH ST  
Cape Coral, FL 33991

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

**Case 48. CODE25-020401 Date Observed: Friday, November 7, 2025**

**Owner:** PARKER CHAD W **Officer:** ALTMAN, SAMANTHA

**Site Addr:** 1618 SE 39TH TER  
Cape Coral, FL 33904

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

**Case 49. 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 50. CODE25-020458 Date Observed: Wednesday, November 12, 2025**

**Owner:** ROBBY J HOLDCO INC **Officer:** FEARS, CASEY

**Site Addr:** 730 CORAL DR  
Cape Coral, FL 33904

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

**Case 51. CODE25-020645 Date Observed: Friday, November 14, 2025**

**Owner:** JAMB PROPERTIES LLC **Officer:** ZIMMER, DAVID

**Site Addr:** 1306 SE 10TH ST  
Cape Coral, FL 33990

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

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

**Case 52. CODE25-020862 Date Observed: Wednesday, November 19, 2025**

**Owner:** SUNFLOWER PLANTATION LLC **Officer:** STUFF, MICHAEL

**Site Addr:** 1606 SKYLINE BLVD  
Cape Coral, FL 33991

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

**Case 53.** | **CODE25-021230** | **Date Observed: Monday, December 1, 2025**

**Owner:** JMP PROPERTY HOLDINGS OF FLORI      **Officer:** MERCADO, PATRICK

**Site Addr:** 622 SE 47TH TER  
Cape Coral, FL 33904

**Code Violation:** 3.6.1(A) Outdoor Display of Merchandise

**Code Violation:** 3.6.1(B) Outdoor Display of Merchandise

**Code Violation:** 3.6.1(C) Outdoor Display of Merchandise

**Code Violation:** 5.9.8(A) Temporary Storage Containers: Prohibited

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

**Case 54.** | **CODE25-022328** | **Date Observed: Friday, December 26, 2025**

**Owner:** HU CHANGYAN      **Officer:** WAGNER, ANDREW

**Site Addr:** 409 SW 8TH ST  
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 55.** | **CODE25-022448** | **Date Observed: Tuesday, December 30, 2025**

**Owner:** SANDERS KEVIN & BARBARA      **Officer:** WAGNER, ANDREW

**Site Addr:** 629 SE 1ST PL  
Cape Coral, FL 33990

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

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

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

**Case 56.** | **CODE26-000106** | **Date Observed: Tuesday, January 6, 2026**

**Owner:** NORRIS JEFFREY & DEBORAH      **Officer:** LIGUORI, ROBERT

**Site Addr:** 212 SW 19TH ST  
Cape Coral, FL 33991

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

**Case 57.** | **CODE26-000354** | **Date Observed: Thursday, January 8, 2026**

**Owner:** CAMPANELLA STEPHEN      **Officer:** JOHN, FRANK

**Site Addr:** 1059 SE 20TH PL  
Cape Coral, FL 33990

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

**Case 58.** | **CODE26-000644** | **Date Observed: Wednesday, January 14, 2026**

**Owner:** RUMP ERIK J + BRANDI      **Officer:** WAGNER, ANDREW

**Site Addr:** 409 TRAFALGAR PKWY  
Cape Coral, FL 33991

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

**Case 59.** | **CODE26-000652** | **Date Observed: Wednesday, January 14, 2026**

**Owner:** MADURO IAN | **Officer:** WAGNER, ANDREW

**Site Addr:** 1408 SW 5TH AVE  
Cape Coral, FL 33991

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**Code Violation:** 12-127.6(b) Additional Res Zones: Pervious Surface  
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**Case 60.** | **CODE26-000972** | **Date Observed: Tuesday, January 20, 2026**

**Owner:** TYNER MATTHEW | **Officer:** FEARS, CASEY

**Site Addr:** 4835 TRITON CT W  
Cape Coral, FL 33904

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**Code Violation:** 12-127.9 Boats and boat trailers: Prohibitions  
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**Total Violations:** 166

**Total Cases:** 60

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

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

**PREPARED:** 2/23/2026 9:10:32 AM

**Case 1.                   CE22-002953                   Date Observed: Thursday, February 3, 2022**

**Owner:** CATALDO JOHN & KIMBLY                   **Officer:** DIXON, SHANA

**Site Addr:** 2115 SW 15TH ST  
CAPE CORAL, FL 33991

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

**Case 2.                   CODE24-015766                   Date Observed: Tuesday, July 30, 2024**

**Owner:** MCGURREN MARK EDWARD &  
MCGURREN JULIE ANN                   **Officer:** IRVIN, SCOTT

**Site Addr:** 3911 SW 25TH CT  
Cape Coral, FL 33914

**Code Violation:** 5.2.1 General Requirements

**Code Violation:** 5.2.6(A) Decks: Height over Ground

**Case 3.                   CODE25-001135                   Date Observed: Saturday, January 25, 2025**

**Owner:** MORRISON DIANA + TOWELL MARIA                   **Officer:** FEARS, CASEY

**Site Addr:** 5136 MANOR 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 4.                   CODE25-002121                   Date Observed: Monday, February 10, 2025**

**Owner:** STAGNOLI VANESA ABIGAIL                   **Officer:** KENNEY, LETISHA

**Site Addr:** 2208 CHIQUITA BLVD N  
Cape Coral, FL 33993

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

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

**Case 5.                   CODE25-003188                   Date Observed: Friday, March 7, 2025**

**Owner:** JOHNSON ART                   **Officer:** ALTMAN, SAMANTHA

**Site Addr:** 1606 SAVONA PKWY  
Cape Coral, FL 33904

**Code Violation:** 5.4.1 Purpose and Intent:

**Code Violation:** 5.4.2(F) General Requirements: Maintenance

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

**Code Violation:** IPMC 302.7 Accessory Structures

**Case 6. CODE25-005356 Date Observed: Tuesday, April 1, 2025**

**Owner:** JACQUELINE OPSAHL TRUST **Officer:** MILES, RICHARD

**Site Addr:** 1423 NE 23RD TER  
Cape Coral, FL 33909

**Code Violation:** FBC 105.1 Permit Required

**Case 7. CODE25-005868 Date Observed: Tuesday, April 8, 2025**

**Owner:** NUNEZ MAIKENNY **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 311 NE 19TH TER  
Cape Coral, FL 33909

**Code Violation:** 5.2.1 General Requirements

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

**Case 8. CODE25-006605 Date Observed: Thursday, April 17, 2025**

**Owner:** DOLLOFF NICHOLAS **Officer:** MILES, RICHARD

**Site Addr:** 1009 NE 7TH AVE  
Cape Coral, FL 33909

**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

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

**Case 9. CODE25-006830 Date Observed: Wednesday, April 23, 2025**

**Owner:** HUTTENLOCKER RUSSELL P **Officer:** ROSS, BRIAN

**Site Addr:** 1509 SE 42ND TER  
Cape Coral, FL 33904

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

**Code Violation:** FBC 105.1 Permit Required

**Case 10. CODE25-007228 Date Observed: Thursday, May 8, 2025**

**Owner:** HOLT GARY CHRISTOPHER SR **Officer:** STUFF, MICHAEL

**Site Addr:** 1901 WADE DR  
Cape Coral, FL 33991

**Code Violation:** 3.3.7 Site devel. and subdiv. constr. plans

**Code Violation:** 3.3.8(N) Site Development Permits and Construction

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

**Code Violation:** 6.1.8(D) Surfacing

**Code Violation:** 6.1.8(F) Unpaved Parking Prohibited

**Case 11. 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 12. CODE25-008454 Date Observed: Wednesday, May 14, 2025**

**Owner:** BIG WHALE PROPERTY PARTNERS FL **Officer:** ALTMAN , SAMANTHA

**Site Addr:** 3614 SE 18TH 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

**Code Violation:** 5.2.1 General Requirements

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

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

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

**Code Violation:** FBC 105.1 Permit Required

**Case 13. CODE25-010011 Date Observed: Friday, May 30, 2025**

**Owner:** CREACY HARRY **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 2931 SANTA BARBARA BLVD N  
Cape Coral, FL 33993

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

**Code Violation:** 6.2.7 Vacant Lots: Prohibitions

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

**Case 14. CODE25-012180 Date Observed: Thursday, June 26, 2025**

**Owner:** CAPE CORAL LAND 2022 LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2619 NW 9TH AVE  
Cape Coral, Florida 33993

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

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

**Case 15. CODE25-013422 Date Observed: Tuesday, July 15, 2025**

**Owner:** HUGHES KARL CLARENCE TR FOR  
KARL HUGHES TRUST **Officer:** STUFF, LAURIE

**Site Addr:** 1454 SE 15TH ST  
Cape Coral, FL 33990

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

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

**Case 16.** | **CODE25-015453** | **Date Observed: Wednesday, August 13, 2025**

**Owner:** PRIETO LUIS A + MORALES EINYS GONZALEZ      **Officer:** ELLIS, THOMAS

**Site Addr:** 4001 NE 10TH PL  
Cape Coral, FL 33909

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

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

**Code Violation:** FBC 105.1 Permit Required

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

**Case 17.** | **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 18.** | **CODE25-016719** | **Date Observed: Thursday, September 4, 2025**

**Owner:** LAUREANO BRANDON A & LAUREANO KARLA E      **Officer:** DIXON, SHANA

**Site Addr:** 4108 SW 6TH PL  
Cape Coral, FL 33914

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

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

**Code Violation:** IPCM 303.1 Swimming Pools

**Case 19.** | **CODE25-017615** | **Date Observed: Friday, September 19, 2025**

**Owner:** NNN REIT LP      **Officer:** MATTA, TINA

**Site Addr:** 136 HANCOCK BRIDGE PKWY  
Cape Coral, FL 33990

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

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

**Code Violation:** 7.3.1(C) Temporary Signs: Banners

**Case 20.** | **CODE25-018226** | **Date Observed: Tuesday, September 30, 2025**

**Owner:** 1315 5TH AVE NORTH LLC      **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 656 NW 29TH TER  
Cape Coral, FL 33993

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

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

**Case 21. 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

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

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

**Case 22. 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 23. 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 24. 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

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

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

**Case 25. 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 26. 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 27. 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 28. CODE25-018994 Date Observed: Wednesday, October 15, 2025**

**Owner:** HALLMARK HOME MORTGAGE LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2038 NW 7TH 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 29. CODE25-019091 Date Observed: Monday, October 20, 2025**

**Owner:** ALVAREZ RENE & FUENTES GISELLE PATRICIA **Officer:** HAUSELT, SCOTT

**Site Addr:** 2311 NW 19TH AVE  
Cape Coral, FL 33993

**Code Violation:** FBC 105.1 Permit Required

**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

**Code Violation:** 5.11.10 Home based businesses

**Code Violation:** FBC 105.1 Permit Required

**Case 31. 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

**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:** 80

**Total Cases:** 31