

Case 6. CODE25-009538 Date Observed: Friday, May 23, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** KENNEY, LETISHA
Site Addr: 2623 NW 26TH TER
Cape Coral, FL 33993

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

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

Case 7. CODE25-009559 Date Observed: Friday, May 23, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** KENNEY, LETISHA
Site Addr: 308 NW 18TH 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 8. CODE25-011034 Date Observed: Thursday, June 12, 2025

Owner: ATLANTIC PREMIUM PROPERTIES LL **Officer:** KENNEY, LETISHA
Site Addr: 422 NW 26TH PL
CAPE CORAL , FL 33993

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

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

Case 9. CODE25-011097 Date Observed: Friday, June 13, 2025

Owner: STATUS INVESTMENTS LLC **Officer:** KENNEY, LETISHA
Site Addr: 2816 NW 22ND 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 10. CODE25-012835 Date Observed: Monday, July 7, 2025

Owner: COSSIO UL DARAY PERERA **Officer:** COLON, JEFFREY
Site Addr: 4725 NW 40TH AVE
Cape Coral, FL 33993

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

Case 11. CODE25-013412 Date Observed: Tuesday, July 15, 2025

Owner: FUNDVATE 32 LLC **Officer:** WHITAKER, TAMMY
Site Addr: 517 NW 25TH 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 12. CODE25-015202 Date Observed: Monday, August 11, 2025

Owner: RULE DYLAN MATTHEW **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2905 NE 6TH PL
Cape Coral, FL 33909

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: 5.5.9(A) Prohibited vegetation: Invasive/Exotic

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

Case 13. CODE25-015250 Date Observed: Saturday, August 9, 2025

Owner: FUNDVATE 32 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 102 NE 12TH LN
Cape Coral, Florida 33909

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

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

Case 14. CODE25-017032 Date Observed: Wednesday, September 10, 2025

Owner: TYSDAL PETER **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2944 NW 5TH PL
Cape Coral, FL 33993

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

Case 15. CODE25-017040 Date Observed: Wednesday, September 10, 2025

Owner: 5 DIAMOND DEVELOPMENT LLC **Officer:** WHITAKER, TAMMY

Site Addr: 3458 NE 11TH 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 16. CODE25-017082 Date Observed: Wednesday, September 10, 2025

Owner: SANCHEZ MICHELL YOSVANY BELLO
FERNANDEZ JOANNA QUIROGA **Officer:** HAUSELT, SCOTT

Site Addr: 1734 NW 19TH TER
Cape Coral, FL 33993

Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location

Case 17. CODE25-017143 Date Observed: Wednesday, September 10, 2025

Owner: ROJAS CAPITAL INVESTMENT LLC **Officer:** KENNEY, LETISHA

Site Addr: 2244 NW 6TH 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 18. CODE25-017212 Date Observed: Thursday, September 11, 2025

Owner: HERRERA JUAN CARLOS GONZALEZ **Officer:** KLUCZYNSKI, SHERRY
CARBALLO ORIENNIS DELGADO

Site Addr: 2717 NW 11TH ST
Cape Coral, FL 33993

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

Code Violation: 5-20 SWIMMING POOLS: Permit required

Code Violation: FBC 105.1 Permit Required

Case 19. CODE25-017309 Date Observed: Monday, September 15, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2316 NE JUANITA PL
Cape Coral, FL 33909

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

Case 20. CODE25-017374 Date Observed: Tuesday, September 16, 2025

Owner: MAZA MOREJON ODALIS + GOMEZ **Officer:** COLON, JEFFREY
VLADIMIR ET AL

Site Addr: 2515 NW 20TH TER
Cape Coral, FL 33993

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

Case 21. CODE25-017580 Date Observed: Monday, September 22, 2025

Owner: DIAZ ORTEGA YADIRY **Officer:** LUONGO, KEITH

Site Addr: 1010 SW 3RD ST
Cape Coral, FL 33991

Code Violation: FBC 105.1 Permit Required

Case 22. CODE25-017713 Date Observed: Tuesday, September 23, 2025

Owner: ARDAHL JAYSON E + ARDAHL BETH **Officer:** COLON, JEFFREY

Site Addr: 2361 NW 37TH PL
Cape Coral, FL 33993

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

Case 23. CODE25-017782 Date Observed: Tuesday, September 23, 2025

Owner: WELCH LORRAINE M **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2406 NW 7TH AVE
Cape Coral, FL 33993

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

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

Case 24. CODE25-017869 Date Observed: Wednesday, September 24, 2025

Owner: RODRIGUEZ NORIS NAVAS

Officer: HAUSELT, SCOTT

Site Addr: 2210 NW 21ST ST
Cape Coral, FL 33993

Code Violation: FBC 105.1 Permit Required

Case 25. CODE25-017997 Date Observed: Thursday, September 25, 2025

Owner: LAND AND BUILDING LLC

Officer: WHITAKER, TAMMY

Site Addr: 1817 NE 4TH 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 26. CODE25-018067 Date Observed: Friday, September 26, 2025

Owner: DIAZ ERNESTO CASTILLO + PEREZ
YOLAIDYS PERDOMO

Officer: NAUGHTON, SUZANNE

Site Addr: 1218 NE 11TH ST
Cape Coral, FL 33909

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

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 27. CODE25-018194 Date Observed: Tuesday, September 30, 2025

Owner: BARLEV FLORIDA GROUP LLC

Officer: KLUCZYNSKI, SHERRY

Site Addr: 3000 DIPLOMAT PKWY W
Cape Coral, FL 33993

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Case 28. CODE25-018319 Date Observed: Wednesday, October 1, 2025

Owner: PEYTON BROOKE ABBOTT

Officer: ELLIS, THOMAS

Site Addr: 3411 NE 19TH AVE
Cape Coral, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 29. CODE25-019202 Date Observed: Tuesday, October 21, 2025

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

Site Addr: 2237 NW 7TH 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 30. CODE25-019377 Date Observed: Wednesday, October 22, 2025

Owner: ROMAN RIA ALEXANDRIA **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2805 NW 6TH AVE
Cape Coral, FL 33993

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 31. CODE25-019403 Date Observed: Wednesday, October 22, 2025

Owner: MONTOYA LISSET **Officer:** COLON, JEFFREY

Site Addr: 3409 NW 44TH ST
Cape Coral, FL 33993

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

Case 32. CODE25-019431 Date Observed: Thursday, October 23, 2025

Owner: VALLE DANIEL ISAIAS **Officer:** HAUSELT, SCOTT

Site Addr: 2810 NW 18TH PL
Cape Coral, FL 33993

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 105.4.1.1 If Work Has Commenced; Voided Permit

Case 33. CODE25-019466 Date Observed: Thursday, October 23, 2025

Owner: PRIETO VARGAS ISBELY E **Officer:** ELLIS, THOMAS

Site Addr: 4013 NE 9TH PL
Cape Coral, FL 33909

Code Violation: FBC 105.1 Permit Required

Case 34. CODE25-019569 Date Observed: Friday, October 24, 2025

Owner: L L R M HOLDINGS LLC **Officer:** KENNEY, LETISHA

Site Addr: 2310 NW 35TH PL
Cape Coral, Florida 33993

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

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

Case 35. CODE25-019626 Date Observed: Monday, October 27, 2025

Owner: GUDE VINDHYA RANI **Officer:** WHITAKER, TAMMY

Site Addr: 2537 NE 19TH AVE
CAPE CORAL , FL 33909

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

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

Case 36. CODE25-019750 Date Observed: Tuesday, October 28, 2025

Owner: GRAF RYAN T & MEGAN R **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 612 NW 30TH TER
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

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

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

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

Case 37. CODE25-019944 Date Observed: Thursday, October 30, 2025

Owner: VILORIO AZARYS **Officer:** KLUCZYNSKI, SHERRY

Site Addr: 22 EL DORADO BLVD N
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

Case 38. CODE25-019954 Date Observed: Thursday, October 30, 2025

Owner: OLEN JEFFREY M & FAITH L **Officer:** KLUCZYNSKI, SHERRY

Site Addr: 2917 NW 7TH ST
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 39. CODE25-019965 Date Observed: Thursday, October 30, 2025

Owner: SANDOVAL JOSE ALFREDO **Officer:** WHITAKER, TAMMY

Site Addr: 1314 NE 2ND 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 40. CODE25-019998 Date Observed: Thursday, October 30, 2025

Owner: NDCK LANDS LLC **Officer:** WHITAKER, TAMMY

Site Addr: 1926 NE 18TH ST
Cape Coral, Florida 33909

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

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

Case 41. CODE25-020017 Date Observed: Thursday, October 30, 2025

Owner: HOME SFR BORROWER LLC **Officer:** MARTIN, NICHOLAS

Site Addr: 310 NE 24TH AVE
Cape Coral, FL 33909

Code Violation: 5.11.10 Home based businesses

Case 42. CODE25-020244 Date Observed: Wednesday, November 5, 2025

Owner: CPI/AMHERST SFR PROGRAM II OWN **Officer:** ELLIS, THOMAS

Site Addr: 1718 NE 34TH LN
Cape Coral, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

Case 43. CODE25-020268 Date Observed: Wednesday, November 5, 2025

Owner: RAMOS JOSE LUIS PEREZ **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 220 NE 24TH TER
Cape Coral, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

Case 44. CODE25-020339 Date Observed: Thursday, November 6, 2025

Owner: CHOVELLEN LLC **Officer:** KENNEY, LETISHA

Site Addr: 2626 EMBERS PKWY W
Cape Coral, FL 33993

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

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

Case 45. CODE25-020343 Date Observed: Thursday, November 6, 2025

Owner: MESSINA COMMERCIAL CONSTRUCTIO **Officer:** KENNEY, LETISHA

Site Addr: 2847 EMBERS PKWY W
Cape Coral, FL 33993

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

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

Case 46. CODE25-020647 Date Observed: Thursday, November 13, 2025

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

Site Addr: 2357 NW 36TH AVE
Cape Coral, FL 33993

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

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

Case 47.	CODE25-020666	Date Observed: Thursday, November 13, 2025
Owner:	L L R M HOLDINGS LLC	Officer: KENNEY, LETISHA
Site Addr:	3307 NW 21ST 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 48.	CODE25-020681	Date Observed: Friday, November 14, 2025
Owner:	BRIX ASSET LLC	Officer: KENNEY, LETISHA
Site Addr:	3923 NW 38TH LN Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 49.	CODE25-020693	Date Observed: Friday, November 14, 2025
Owner:	TORRIENTE MANUEL DIEZ & BASULTO MAYURIS REINA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	659 NW 29TH TER Cape Coral, FL 33993	
Code Violation: 5.2.1 General Requirements		
Code Violation: FBC 105.1 Permit Required		
Case 50.	CODE25-020906	Date Observed: Wednesday, November 19, 2025
Owner:	VALDES ROSA MABEL TORRES	Officer: HAUSELT, SCOTT
Site Addr:	1602 NW 28TH ST Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: FBC 105.1 Permit Required		
Case 51.	CODE25-021000	Date Observed: Monday, November 24, 2025
Owner:	FARINAS RAYMOND + VICENTE ALINA	Officer: HAUSELT, SCOTT
Site Addr:	2426 NW 18TH AVE Cape Coral, FL 33993	
Code Violation: 12-127.5 Parking Regulations for Residential		
Code Violation: FBC 105.1 Permit Required		
Case 52.	CODE25-021004	Date Observed: Friday, November 21, 2025
Owner:	MIDLAND TRUST COMPANY FBO DIAZ ADOLFO	Officer: KENNEY, LETISHA
Site Addr:	3811 NW 41ST TER CAPE CORAL , FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 53. CODE25-021165 Date Observed: Tuesday, November 25, 2025

Owner: BEATTY JUSTIN **Officer:** WHITAKER, TAMMY

Site Addr: 2221 NE 33RD TER
Cape Coral, FL 33909

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Code Violation: 9-81 INCLUSION IN THE LOT MOWING PROGRAM

Case 54. CODE25-021167 Date Observed: Tuesday, November 25, 2025

Owner: GALLAGHER KEVIN & RENEE **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2525 NE JUANITA PL
Cape Coral, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 55. CODE25-021231 Date Observed: Monday, December 1, 2025

Owner: PEREZ YAQUELIN VERAS **Officer:** HAUSELT, SCOTT

Site Addr: 3018 CHIQUITA BLVD N
Cape Coral, FL 33993

Code Violation: FBC 105.1 Permit Required

Case 56. CODE25-021312 Date Observed: Tuesday, December 2, 2025

Owner: VICSA BUILDING LLC **Officer:** KENNEY, LETISHA

Site Addr: 1727 NW 18TH 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 57. CODE25-021313 Date Observed: Tuesday, December 2, 2025

Owner: EVERGREEN NEST LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2201 NE 33RD TER
CAPE CORAL, FL 33909

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

Case 58. CODE25-021314 Date Observed: Tuesday, December 2, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 310 NE 25TH ST
Cape Coral, FL 33909

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

Case 59. CODE25-021332 Date Observed: Tuesday, December 2, 2025

Owner: SANTIAGO ANGEL & PENA JENNIFER **Officer:** SERVIDEO, JESSICA

Site Addr: 1716 NE 17TH TER
Cape Coral, FL 33909

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 60. CODE25-021333 Date Observed: Tuesday, December 2, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2221 NE 23RD PL
Cape Coral, FL 33909

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

Case 61. CODE25-021335 Date Observed: Tuesday, December 2, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 1419 NE 7TH PL
Cape Coral, FL 33909

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

Case 62. CODE25-021336 Date Observed: Tuesday, December 2, 2025

Owner: CAPE CORAL LAND 2022 LLC **Officer:** WHITAKER, TAMMY

Site Addr: 411 NW 18TH ST
Cape Coral, Florida 33993

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

Case 63. CODE25-021337 Date Observed: Tuesday, December 2, 2025

Owner: WRIGHT DALLAS **Officer:** WHITAKER, TAMMY

Site Addr: 619 WILMINGTON PKWY
Cape Coral, FL 33993

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

Case 64. CODE25-021340 Date Observed: Tuesday, December 2, 2025

Owner: KIM DANIEL **Officer:** WHITAKER, TAMMY

Site Addr: 3507 NE 17TH AVE
Cape Coral, Florida 33909

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

Case 65. CODE25-021348 Date Observed: Tuesday, December 2, 2025

Owner: GILL ANNAMARIAE D TR FOR ANNAMARIAE DAISLEY GILL TRUST **Officer:** KLUCZYNSKI, SHERRY

Site Addr: 2600 NW 7TH ST
Cape Coral, FL 33993

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

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 66. CODE25-021368 Date Observed: Wednesday, December 3, 2025

Owner: POSTMA JOHN **Officer:** ELLIS, THOMAS

Site Addr: 4004 NE 17TH 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 67. CODE25-021398 Date Observed: Wednesday, December 3, 2025

Owner: GOLD CHAMPAGNE LLC **Officer:** ELLIS, THOMAS

Site Addr: 412 NE 20TH ST
Cape Coral, FL 33909

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

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

Case 68. CODE25-021481 Date Observed: Thursday, December 4, 2025

Owner: REARK SEAN MICHAEL **Officer:** HAUSELT, SCOTT

Site Addr: 1719 NW 20TH ST
Cape Coral, FL 33993

Code Violation: 12-127.10 Vacant Lots: Prohibitions

Case 69. CODE25-021541 Date Observed: Friday, December 5, 2025

Owner: BOLANOS GISEL **Officer:** MARTIN, NICHOLAS

Site Addr: 409 NE 19TH AVE
Cape Coral, FL 33909

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

Code Violation: FBC 105.1 Permit Required

Case 70. CODE25-021551 Date Observed: Friday, December 5, 2025

Owner: PEARSON MICHAEL & PEARSON
MICHELLE R
Officer: MARTIN, NICHOLAS

Site Addr: 2229 NE 13TH LN
Cape Coral, FL 33909

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 71. CODE25-021569 Date Observed: Saturday, December 6, 2025

Owner: RAYS ZEEK
Officer: LUONGO, KEITH

Site Addr: 421 NW 7TH ST
Cape Coral, FL 33993

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

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 72. CODE25-021587 Date Observed: Tuesday, December 9, 2025

Owner: IMA LAZARO MIRIEL TR FOR NO
LIMITS TRUST
Officer: BEESLEY-FARRIS, PAMELLA

Site Addr: 2107 NW 23RD TER
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

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

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

Case 73. CODE25-021610 Date Observed: Monday, December 8, 2025

Owner: NAWROCKI JAMES
Officer: WHITAKER, TAMMY

Site Addr: 3933 NE 19TH 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 74. CODE25-021714 Date Observed: Tuesday, December 9, 2025

Owner: CAPE CORAL LAND 2022 LLC
Officer: WHITAKER, TAMMY

Site Addr: 1804 NW 2ND 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 75. CODE25-021742 Date Observed: Wednesday, December 10, 2025

Owner: AURORA INVESTMENTS GROUP LLC **Officer:** KENNEY, LETISHA

Site Addr: 3323 NW 3RD ST
Cape Coral, FL 33993

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

Case 76. CODE25-021780 Date Observed: Thursday, December 11, 2025

Owner: GRAZIANO PAUL THADDEUS **Officer:** MARTIN, NICHOLAS

Site Addr: 1605 NE 7TH ST
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: 12-25 Condition of building nuisances.

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

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

Code Violation: IPMC 304.2 Protective Treatment - Exterior

Case 77. CODE25-021787 Date Observed: Thursday, December 11, 2025

Owner: PENA CARLOS M **Officer:** ZIMMER, DAVID

Site Addr: 1313 NE 6TH PL
Cape Coral, FL 33909

Code Violation: 23-13(c) Protection and permit: Protection Zone

Code Violation: 5.2.1 General Requirements

Code Violation: FBC 105.1 Permit Required

Case 78. CODE25-021791 Date Observed: Thursday, December 11, 2025

Owner: PASTRANA ROLANDO DE LA FE & HERNANDEZ YUSLEIDY MARTELL **Officer:** KLUCZYNSKI, SHERRY

Site Addr: 1514 EL DORADO BLVD N
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

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

Code Violation: 5.1.10 Maintenance of city rights-of-way

Case 79. CODE25-021855 Date Observed: Friday, December 12, 2025

Owner: REDWOOD APRYL & GARTH **Officer:** MARTIN, NICHOLAS

Site Addr: 221 NE 10TH AVE
Cape Coral, FL 33909

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

Case 80.	CODE26-000433	Date Observed: Friday, January 9, 2026
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Owner:	MARICHAL YORGUY	Officer:	KLUCZYNSKI, SHERRY
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Site Addr:	2807 NW 7TH TER Cape Coral, FL 33993
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Code Violation: 12-127.5 Parking Regulations for Residential

Case 81.	CODE26-000853	Date Observed: Thursday, January 15, 2026
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Owner:	ROJAS GIULEANO A	Officer:	KLUCZYNSKI, SHERRY
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Site Addr:	2845 NW 7TH ST Cape Coral, FL 33993
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Code Violation: 12-127.5 Parking Regulations for Residential

Case 82.	CODE26-001360	Date Observed: Tuesday, January 27, 2026
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Owner:	SISKEN CAITLIN + SISKEN MATTHEW RYAN	Officer:	COLON, JEFFREY
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Site Addr:	2539 NW 25TH AVE Cape Coral, FL 33993
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Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 83.	CODE26-001463	Date Observed: Tuesday, January 27, 2026
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Owner:	DARIAS YUSNIEL VALDES & VALDES GREISY	Officer:	KLUCZYNSKI, SHERRY
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Site Addr:	502 NW 18TH PL Cape Coral, FL 33993
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Code Violation: 12-127.5 Parking Regulations for Residential

Total Violations: 161

Total Cases: 83

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, March 5, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 2/12/2026 3:08:47 PM

Case 1.	CODE25-004525	Date Observed: Thursday, March 20, 2025
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Owner: 2401 HANCOCK BRIDGE LLC	Officer: ZIMMER, DAVID
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Site Addr: 2401 HANCOCK BRIDGE PKWY
CAPE CORAL, FL 33909

Code Violation: 12-25 Condition of building nuisances.

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

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

Code Violation: 5.1.15(J) Dumpster Enclosures: Maintenance

Code Violation: 6.1.8(D) Surfacing

Code Violation: 6.1.8(F) Unpaved Parking Prohibited

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

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

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

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

Code Violation: FBC 105.1 Permit Required

Case 2.	CODE25-009670	Date Observed: Tuesday, May 27, 2025
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Owner: CAPAC CONSTRUCTION COMPANY LLC	Officer: KENNEY, LETISHA
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Site Addr: 428 SW 28TH AVE
Cape Coral, Florida 33991

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

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

Case 3.	CODE25-011175	Date Observed: Friday, June 13, 2025
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Owner: B2R INVESTMENT RND LLC	Officer: KENNEY, LETISHA
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Site Addr: 1812 NW 6TH PL
Cape Coral, FL 33993

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

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

Case 4. CODE25-011607 Date Observed: Thursday, June 19, 2025

Owner: CASTELLANOS YUSLEIDY **Officer:** LUONGO, KEITH

Site Addr: 1433 SW 3RD TER
Cape Coral, FL 33991

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Code Violation: FBC 105.1 Permit Required

Case 5. CODE25-011918 Date Observed: Tuesday, June 24, 2025

Owner: BROWN TIMOTHY PAUL + LEBLANC TAYLOR **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2523 NW JUANITA PL
Cape Coral, FL 33993

Code Violation: 5.2.1 General Requirements

Case 6. CODE25-012018 Date Observed: Wednesday, June 25, 2025

Owner: OLIVARES AIDA + GONZALEZ RENE R **Officer:** MILES, RICHARD

Site Addr: 1101 NE 2ND AVE
Cape Coral, FL 33909

Code Violation: 5.2.1 General Requirements

Code Violation: 5-20 SWIMMING POOLS: Permit required

Code Violation: FBC 105.1 Permit Required

Case 7. CODE25-012068 Date Observed: Thursday, June 26, 2025

Owner: AMORES MIDALYS **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2851 NW 3RD PL
CAPE CORAL, FL 33993

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

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 504.1 Plumbing Systems: General

Case 8. CODE25-012953 Date Observed: Wednesday, July 9, 2025

Owner: CHOI EVA & LEUNG HARRIS **Officer:** KENNEY, LETISHA

Site Addr: 1314 NW 13TH 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 9. CODE25-013593 Date Observed: Friday, July 18, 2025

Owner: LIMA YANISLEY GONZALEZ **Officer:** CLARK, CHAD

Site Addr: 2307 NELSON RD N
Cape Coral, FL 33993

Code Violation: 5.2.1 General Requirements

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

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

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

Code Violation: FBC 105.1 Permit Required

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

Case 10. CODE25-013617 Date Observed: Saturday, July 19, 2025

Owner: ARAUJO DEISI E **Officer:** CLARK, CHAD

Site Addr: 2223 NELSON RD N
Cape Coral, FL 33993

Code Violation: 5.2.1 General Requirements

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

Code Violation: 5-20 SWIMMING POOLS: Permit required

Case 11. CODE25-013734 Date Observed: Tuesday, July 22, 2025

Owner: DEHOYOS LIZBETH **Officer:** ZIMMER, DAVID

Site Addr: 1203 NE 19TH PL
Cape Coral, FL 33909

Code Violation: 5.2.1 General Requirements

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 12. CODE25-013930 Date Observed: Wednesday, July 23, 2025

Owner: WHITE RIVERSTONE LLC **Officer:** WHITAKER, TAMMY

Site Addr: 416 DIPLOMAT PKWY E
Cape Coral, Florida 33909

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

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

Case 13. CODE25-014071 Date Observed: Thursday, July 24, 2025

Owner: HURTADO DIANILET ESPINO **Officer:** MILES, RICHARD

Site Addr: 1405 SANTA BARBARA BLVD N
Cape Coral, FL 33993

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: FBC 105.1 Permit Required

Case 14. CODE25-015138 Date Observed: Thursday, August 7, 2025

Owner: FRENCH CRYSTAL ELIZABETH &
FRENCH BLAIZE AUSTIN

Officer: ELLIS, THOMAS

Site Addr: 4302 NE 20TH PL
Cape Coral, FL 33909

Code Violation: FBC 105.1 Permit Required

Case 15. CODE25-016518 Date Observed: Tuesday, September 2, 2025

Owner: GONZALEZ MAYELENE + DUANI
ARISTIDES ENRIQUE

Officer: HAUSELT, SCOTT

Site Addr: 2302 NW 18TH PL
Cape Coral, FL 33993

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

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

Case 16. CODE25-016783 Date Observed: Friday, September 5, 2025

Owner: ALTAMIRANO CESAR A + DILLON
KAYCEE LYNN

Officer: BEESLEY-FARRIS, PAMELLA

Site Addr: 602 NW 24TH TER
Cape Coral, FL 33993

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: IPCM 303.2 Swimming Pools - Enclosures

Case 17. CODE25-016927 Date Observed: Tuesday, September 9, 2025

Owner: LOOKING SUN LLC

Officer: KENNEY, LETISHA

Site Addr: 2912 EMBERS PKWY W
CAPE CORAL, FL 33991

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

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

Case 18. CODE25-016976 Date Observed: Tuesday, September 9, 2025

Owner: RODRIGUEZ PENA REY NORKIS

Officer: COLON, JEFFREY

Site Addr: 2447 NW 21ST ST
CAPE CORAL, FL 33993

Code Violation: 12-25 Condition of building nuisances.

Case 19. CODE25-017109 Date Observed: Wednesday, September 10, 2025

Owner: ONE DWELL LLC

Officer: KENNEY, LETISHA

Site Addr: 2828 NW 47TH AVE
Cape Coral, FL 33993

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

Case 20. CODE25-017222 Date Observed: Monday, September 15, 2025

Owner: ROSADO ANTHONY & ROSADO
RACHELLE MARIE **Officer:** COLON, JEFFREY

Site Addr: 2602 NW 20TH TER
Cape Coral, FL 33993

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

Case 21. CODE25-017417 Date Observed: Tuesday, September 16, 2025

Owner: BURKE HARALD J **Officer:** LUONGO, KEITH

Site Addr: 474 NE 2ND AVE
Cape Coral, FL 33909

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 12-98 ABANDONED PROPERTY: Security maintained

Code Violation: IPMC 304.1 Exterior Structure - General

Code Violation: IPMC 304.18 Building Security

Case 22. CODE25-017496 Date Observed: Monday, September 22, 2025

Owner: HEYDER INVESTMENT LLC **Officer:** KENNEY, LETISHA

Site Addr: 1040 NW 38TH AVE
Cape Coral, FL 33993

Code Violation: FBC 105.1 Permit Required

Code Violation: IPMC 303.1 Swimming Pools

Case 23. CODE25-017741 Date Observed: Tuesday, September 23, 2025

Owner: NOYOLA SERGIO **Officer:** HAUSELT, SCOTT

Site Addr: 1514 NW 21ST PL
Cape Coral, FL 33993

Code Violation: FBC 105.1 Permit Required

Case 24. CODE25-017910 Date Observed: Wednesday, September 24, 2025

Owner: LLEO RAFAEL M BOZA **Officer:** ELLIS, THOMAS

Site Addr: 4004 NE 22ND PL
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: 12-25 Condition of building nuisances.

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

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

Code Violation: FBC 105.1 Permit Required

Total Violations: 66

Total Cases: 24