

**City of Cape Coral**  
**Special Magistrate Evidentiary Hearing Docket**  
**Hearing Date: Thursday, April 2, 2026**

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

**PREPARED:** 3/12/2026 10:17:24 AM

**Case 1.                      CODE25-002468                      Date Observed: Friday, February 14, 2025**

**Owner:** THE TRAP SQUAD LLC                      **Officer:** KENNEY, LETISHA

**Site Addr:** 2843 NW 6TH ST  
Cape Coral, Florida 33993

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

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

**Case 2.                      CODE25-016138                      Date Observed: Tuesday, August 26, 2025**

**Owner:** VANTIFF LLC                      **Officer:** WHITAKER, TAMMY

**Site Addr:** 1917 NE 1ST AVE  
Cape Coral, FL 33909

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

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

**Case 3.                      CODE25-018453                      Date Observed: Friday, October 3, 2025**

**Owner:** CDL NAPLES INVESTMENT LLC                      **Officer:** ELLIS, THOMAS

**Site Addr:** 3754 NE 16TH PL  
Cape Coral, FL 33909

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

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

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**Code Violation:** 5.2.1 General Requirements

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

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**Code Violation:** FBC 105.1 Permit Required

**Case 4.                      CODE25-019494                      Date Observed: Thursday, October 23, 2025**

**Owner:** MORATO JOAN & MARTI YAMILKA                      **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 2224 NE 7TH AVE  
Cape Coral, FL 33909

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

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**Code Violation:** 5.11.10 Home based businesses

<b>Case 5.</b>	<b>CODE25-020239</b>	<b>Date Observed: Wednesday, November 5, 2025</b>
<b>Owner:</b>	GARCIA-ORTEGA YOHANDY	<b>Officer:</b> NAUGHTON, SUZANNE
<b>Site Addr:</b>	1201/1203 NE 15TH LN Cape Coral, FL 33909	
<a href="#">WITHDRAWN / COMPLIED</a>		
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 6.</b>	<b>CODE25-020347</b>	<b>Date Observed: Friday, November 7, 2025</b>
<b>Owner:</b>	CABRERA ADRIAN PROENZA & ROMERO DAYANA MILAGROS CARBAJAL	<b>Officer:</b> KLUCZYNSKI, SHERRY
<b>Site Addr:</b>	617 NW 17TH PL Cape Coral, FL 33993	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 5.2.4(B) Attached Garages		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 7.</b>	<b>CODE25-021061</b>	<b>Date Observed: Monday, November 24, 2025</b>
<b>Owner:</b>	ALTO ASSET COMPANY 3 LLC	<b>Officer:</b> MARTIN, NICHOLAS
<b>Site Addr:</b>	23 NE 9TH PL Cape Coral, FL 33909	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 8.</b>	<b>CODE25-021217</b>	<b>Date Observed: Wednesday, November 26, 2025</b>
<b>Owner:</b>	HALLMARK HOME MORTGAGE LLC	<b>Officer:</b> WHITAKER, TAMMY
<b>Site Addr:</b>	2246 NE 13TH LN 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>CODE25-021456</b>	<b>Date Observed: Thursday, December 4, 2025</b>
<b>Owner:</b>	TALLEY TIMOTHY & CALIXTO MARISSA	<b>Officer:</b> ELLIS, THOMAS
<b>Site Addr:</b>	4309 NE 9TH AVE Cape Coral, FL 33909	
<b>Code Violation:</b> 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
<b>Code Violation:</b> 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
<b>Code Violation:</b> IPMC 302.7 Accessory Structures		

**Case 10. CODE25-021577 Date Observed: Saturday, December 6, 2025**

**Owner:** OROZCO RICARDO A & ROQUE DINORAH **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 2002 NE 7TH 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:** 5.11.10 Home based businesses

**Case 11. CODE25-021579 Date Observed: Saturday, December 6, 2025**

**Owner:** HERNANDEZ LILLIANA P **Officer:** LUONGO, KEITH

**Site Addr:** 401 NW 3RD 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:** 5.1.9(C) ROW, Easements: Permit Required

**Code Violation:** 7.2.1 Prohibited Signs:

**Code Violation:** 7.3.1(B) Temporary Signs: A-Frame Signs

**Case 12. CODE25-021630 Date Observed: Tuesday, December 9, 2025**

**Owner:** FERRER YANEISY GARCIA **Officer:** CLARK, CHAD

**Site Addr:** 2220 NW 1ST AVE  
Cape Coral, FL 33993

**Code Violation:** FBC 105.1 Permit Required

**Case 13. CODE25-021705 Date Observed: Tuesday, December 9, 2025**

**Owner:** PEREZ GILBERTO **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 3050 NW 3RD PL  
Cape Coral, FL 33993

[WITHDRAWN / NEW PROCESS](#)

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

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

**Case 14. CODE25-021861 Date Observed: Friday, December 12, 2025**

**Owner:** ALLEN DAVE & GIDDEN ALLEN KELLIAN **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2061 NW 6TH ST  
Cape Coral, FL 33993

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

**Case 15. CODE25-021954 Date Observed: Monday, December 15, 2025**

**Owner:** 610 NW 7TH ST LLC **Officer:** LUONGO, KEITH

**Site Addr:** 610 NW 7TH ST  
Cape Coral, FL 33993

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

**Case 16. CODE25-022056 Date Observed: Tuesday, December 16, 2025**

**Owner:** YOUNISIAN AMI **Officer:** HAUSELT, SCOTT

**Site Addr:** 2306 NELSON RD N  
Cape Coral, FL 33993

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

**Case 17. CODE25-022076 Date Observed: Wednesday, December 17, 2025**

**Owner:** PELFREY BARBARA + PELFREY JOHN **Officer:** COLON, JEFFREY

**Site Addr:** 2812 NW 25TH LN  
Cape Coral, FL 33993

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

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

**Case 18. CODE25-022200 Date Observed: Saturday, December 20, 2025**

**Owner:** CAPE VACANT LOTS LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2027 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 19. CODE25-022289 Date Observed: Tuesday, December 23, 2025**

**Owner:** CBAR ASSET COMPANY LLC **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2043 NW 1ST ST  
Cape Coral, FL 33993

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

**Code Violation:** IPMC 305.3 Interior Surfaces

**Code Violation:** IPMC 704.6.1 Where Required

**Case 20. CODE25-022290 Date Observed: Tuesday, December 23, 2025**

**Owner:** ECS CONSTRUCTION GROUP LLC **Officer:** WHITAKER, TAMMY

**Site Addr:** 31 NW 19TH TER  
Cape Coral, FL 33993

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

**Case 21. CODE25-022388 Date Observed: Monday, December 29, 2025**

**Owner:** CRUZ AVILA ALAIN **Officer:** SERVIDEO, JESSICA

**Site Addr:** 1723 NE 22ND TER  
Cape Coral, FL 33909

**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 22. CODE25-022501 Date Observed: Tuesday, January 6, 2026**

**Owner:** THURMOND CARMEN JACKELINE & THURMOND THOMAS MARK **Officer:** SCOTT, IOULIA

**Site Addr:** 3322 NW 5TH TER  
Cape Coral, FL 33993

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

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

**Case 23. CODE25-022556 Date Observed: Monday, January 5, 2026**

**Owner:** LUIS LUIS ALBERTO **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 3221 NW 4TH AVE  
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:** 5.2.1 General Requirements

**Code Violation:** FBC 105.1 Permit Required

**Case 24. CODE26-000074 Date Observed: Monday, January 5, 2026**

**Owner:** FERNANDEZ ANA TELLEZ & ARANGO RICHAR CASTILLO + LOPEZ SOFIA **Officer:** HAUSELT, SCOTT

**Site Addr:** 2225 NW 9TH AVE  
Cape Coral, FL 33993

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

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

**Case 25. CODE26-000084 Date Observed: Monday, January 5, 2026**

**Owner:** GENERAL INVESTMENTS LLC **Officer:** SERVIDEO, JESSICA

**Site Addr:** 1413 NE 1ST PL  
Cape Coral, FL 33909

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

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

**Case 26. CODE26-000123 Date Observed: Tuesday, January 6, 2026**

**Owner:** FAIRALL JENNIFER **Officer:** MARTIN, NICHOLAS  
**Site Addr:** 1406 NE 5TH LN  
Cape Coral, FL 33909

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

**Case 27. CODE26-000126 Date Observed: Tuesday, January 6, 2026**

**Owner:** VANDERPOL RONALD & VANDERPOL CATHERINE **Officer:** HAUSELT, SCOTT  
**Site Addr:** 1906 CHIQUITA BLVD N  
Cape Coral, FL 33993

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

**Case 28. CODE26-000146 Date Observed: Tuesday, January 6, 2026**

**Owner:** RICHARDS STEPHEN TYLER & PETRUZZELLI KIRSTEN MARIE **Officer:** LUONGO, KEITH  
**Site Addr:** 516 NW 7TH ST  
Cape Coral, FL 33993

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

**Case 29. CODE26-000167 Date Observed: Tuesday, January 6, 2026**

**Owner:** BARRY MARC D & ELIZABETH A **Officer:** SERVIDEO, JESSICA  
**Site Addr:** 1221 NE 11TH TER  
Cape Coral, FL 33909

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

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

**Code Violation:** 5.2.1 General Requirements

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

**Code Violation:** FBC 105.1 Permit Required

**Case 30. CODE26-000171 Date Observed: Wednesday, January 7, 2026**

**Owner:** GILLESPIE KYLIE **Officer:** LUONGO, KEITH  
**Site Addr:** 620 NW 2ND ST  
Cape Coral, FL 33993

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

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

**Case 31. CODE26-000174 Date Observed: Wednesday, January 7, 2026**

**Owner:** DIMATTEO JASON & ALEJANDRA **Officer:** LUONGO, KEITH  
**Site Addr:** 101 SW 10TH PL  
Cape Coral, FL 33991

**WITHDRAWN / COMPLIED**

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

**Case 32. CODE26-000179 Date Observed: Wednesday, January 7, 2026**

**Owner:** WINCKLER MARION ANDREA TR FOR MARION-ANDREA WINCKLER TRUST **Officer:** LUONGO, KEITH

**Site Addr:** 23 SW 14TH AVE  
Cape Coral, FL 33991

[WITHDRAWN / COMPLIED](#)

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

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

**Case 33. CODE26-000193 Date Observed: Tuesday, January 6, 2026**

**Owner:** HARDAWAY TERRENCE & SABRA **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 623 NW 29TH ST  
Cape Coral, FL 33993

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

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

**Case 34. CODE26-000481 Date Observed: Monday, January 12, 2026**

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

**Site Addr:** 2627 NW 5TH 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. CODE26-000511 Date Observed: Tuesday, January 13, 2026**

**Owner:** WILT BOBBI JEAN **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 122 NW 24TH AVE  
Cape Coral, FL 33993

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

**Case 36. CODE26-000619 Date Observed: Tuesday, January 13, 2026**

**Owner:** FORSYTH CARL & KASIA **Officer:** LUONGO, KEITH

**Site Addr:** 31 NW 14TH AVE  
Cape Coral, FL 33993

[WITHDRAWN / COMPLIED](#)

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

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

**Case 37. CODE26-000629 Date Observed: Tuesday, January 13, 2026**

**Owner:** HADATTY INGRID MARITZA **Officer:** COLON, JEFFREY

**Site Addr:** 1037 NW 36TH AVE  
Cape Coral, FL 33993

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

**Case 38. CODE26-000672 Date Observed: Wednesday, January 14, 2026**

**Owner:** DILALLO TAIRA L & THOMAS J **Officer:** SCOTT, IOULIA

**Site Addr:** 3315 NW 5TH ST  
Cape Coral, FL 33993

**Code Violation:** 12-127.10 Vacant Lots: Prohibitions

**Case 39. CODE26-000674 Date Observed: Wednesday, January 14, 2026**

**Owner:** LAIRD PATRICIA A + LAIRD JOSEPH PORTER **Officer:** SCOTT, IOULIA

**Site Addr:** 3327 NW 5TH ST  
Cape Coral, FL 33993

**Code Violation:** 12-127.10 Vacant Lots: Prohibitions

**Case 40. CODE26-000735 Date Observed: Wednesday, January 14, 2026**

**Owner:** NAVARRO MIGUEL CHONG + AGUERO DEINY D CHONG **Officer:** LUONGO, KEITH

**Site Addr:** 624 NW 2ND ST  
Cape Coral, FL 33993

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

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

**Case 41. CODE26-000816 Date Observed: Thursday, January 15, 2026**

**Owner:** PRAATS JOHANNES PAULUS & PRAATS CYNTHIA BERNICE TR FOR PRAATS FAMILY TRUST **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2905 NW 7TH TER  
Cape Coral, FL 33993

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

**Case 42. CODE26-000865 Date Observed: Thursday, January 15, 2026**

**Owner:** BERRY JAMES W **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2913 NW 7TH ST  
Cape Coral, FL 33993

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

**Case 43. CODE26-000868 Date Observed: Thursday, January 15, 2026**

**Owner:** HOYOS OSCAR MARIO IDARRAGA & HOYOS JENNA MARIE IDARRAGA **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 2852 TROPICANA PKWY W  
Cape Coral, FL 33993

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

**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 44. CODE26-000914 Date Observed: Friday, January 16, 2026**

**Owner:** JENNI NICOLE L TR FOR NICOLE L JENNI TRUST **Officer:** SCOTT, IOULIA

**Site Addr:** 624 NW 37TH PL  
Cape Coral, FL 33993

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

**Case 45. CODE26-000995 Date Observed: Tuesday, January 20, 2026**

**Owner:** MILLER MICHELLE + OSHAUGHNESSY FISHER MADISON ET AL **Officer:** SCOTT, IOULIA

**Site Addr:** 428 NW 38TH PL  
CAPE CORAL, FL 33993

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

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

**Case 46. CODE26-001086 Date Observed: Wednesday, January 21, 2026**

**Owner:** QUALITY RENTAL MANAGEMENT INC **Officer:** ELLIS, THOMAS

**Site Addr:** 3341 ANDALUSIA BLVD  
Cape Coral, FL 33909

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

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

**Case 47. CODE26-001131 Date Observed: Wednesday, January 21, 2026**

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

**Site Addr:** 3412 NE 8TH PL  
Cape Coral, FL 33909

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

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

**Case 48. CODE26-001303 Date Observed: Tuesday, January 27, 2026**

**Owner:** FEITOZA DEBORAH CARNEIRO **Officer:** KLUCZYNSKI, SHERRY

**Site Addr:** 1804 TROPICANA PKWY W  
Cape Coral, FL 33993

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

**Case 49. CODE26-001329 Date Observed: Monday, January 26, 2026**

**Owner:** BAINBRIDGE ANTHONY K + BULL MORGAN R **Officer:** LUONGO, KEITH

**Site Addr:** 501 NW 3RD LN  
Cape Coral, FL 33993

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

**Case 50. CODE26-001509 Date Observed: Wednesday, January 28, 2026**

**Owner:** BURTON ALEC T & AUDREY J **Officer:** SCOTT, IOULIA

**Site Addr:** 812 NW 37TH AVE  
Cape Coral, FL 33993

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

**Case 51. CODE26-001553 Date Observed: Wednesday, January 28, 2026**

**Owner:** ROYERO DUNIEL ALVAREZ & GARCIA ELIZABETH PERDIGON **Officer:** SCOTT, IOULIA

**Site Addr:** 3410 NW 9TH 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:** 12-127.9 Boats and boat trailers: Prohibitions

**Case 52. CODE26-001999 Date Observed: Wednesday, February 4, 2026**

**Owner:** BARNES PAUL **Officer:** SCOTT, IOULIA

**Site Addr:** 2829 SW 3RD ST  
Cape Coral, FL 33991

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

**Total Violations:** 104  
**Total Cases:** 52

**City of Cape Coral**  
**Special Magistrate Compliance Hearing Docket**  
**Hearing Date: Thursday, April 2, 2026**

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

**PREPARED:** 3/12/2026 9:43:25 AM

**Case 1. | CODE24-017589 | Date Observed: Wednesday, August 28, 2024**

**Owner:** FUNDVATE 26 LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2303 NW 8TH PL  
Cape Coral, Florida 33993

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

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

**Case 2. | CODE24-017933 | Date Observed: Wednesday, September 4, 2024**

**Owner:** FUNDVATE 26 LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 631 NW 29TH ST  
Cape Coral, Florida 33993

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

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

**Case 3. | CODE25-002105 | Date Observed: Monday, February 10, 2025**

**Owner:** 5 DIAMOND DEVELOPMENT LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2623 NW 24TH PL  
Cape Coral, Florida 33993

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

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

**Case 4. | CODE25-003049 | Date Observed: Wednesday, February 26, 2025**

**Owner:** LEVENTURES LLC **Officer:** SCOTT, IOULIA

**Site Addr:** 2733 SW 1ST TER  
Cape Coral, FL 33991

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

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

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

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**Code Violation:** IPMC 304.14 Insect Screens

**Case 5. | CODE25-006358 | Date Observed: Tuesday, April 15, 2025**

**Owner:** 5 DIAMOND DEVELOPMENT LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 1915 NW 22ND AVE  
Cape Coral, Florida 33993

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

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

<b>Case 6.</b>	<b>CODE25-008589</b>	<b>Date Observed: Wednesday, May 14, 2025</b>
<b>Owner:</b>	COLANTUONO CARRIE JO	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	2709 NW 41ST AVE Cape Coral, FL 33993	
<b>COMPLIED</b>		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Code Violation:</b> FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
<b>Case 7.</b>	<b>CODE25-009538</b>	<b>Date Observed: Friday, May 23, 2025</b>
<b>Owner:</b>	CAPE CORAL LAND 2022 LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	2623 NW 26TH TER Cape Coral, FL 33993	
<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>CODE25-009559</b>	<b>Date Observed: Friday, May 23, 2025</b>
<b>Owner:</b>	CAPE CORAL LAND 2022 LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	308 NW 18TH ST Cape Coral, Florida 33993	
<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>CODE25-011097</b>	<b>Date Observed: Friday, June 13, 2025</b>
<b>Owner:</b>	STATUS INVESTMENTS LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	2816 NW 22ND AVE Cape Coral, Florida 33993	
<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 10.</b>	<b>CODE25-011175</b>	<b>Date Observed: Friday, June 13, 2025</b>
<b>Owner:</b>	B2R INVESTMENT RND LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	1812 NW 6TH PL Cape Coral, FL 33993	
<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 11.</b>	<b>CODE25-013412</b>	<b>Date Observed: Tuesday, July 15, 2025</b>
<b>Owner:</b>	FUNDVATE 32 LLC	<b>Officer:</b> WHITAKER, TAMMY
<b>Site Addr:</b>	517 NW 25TH TER Cape Coral, Florida 33993	
<b>Code Violation:</b> 9-69 Construction sites and on-site refuse		
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit		

**Case 12. 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 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. CODE25-015981 Date Observed: Friday, August 22, 2025**

**Owner:** VALLADARES HERNANDEZ BLAS LEON **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 711 NW 25TH TER  
Cape Coral, FL 33993

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

**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

**Case 15. 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 16. 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 17. 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 18. 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 19. CODE25-017212 Date Observed: Thursday, September 11, 2025**

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

**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 20. 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 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. CODE25-017919 Date Observed: Thursday, September 25, 2025**

**Owner:** ALARCON HUMBERTO **Officer:** CLARK, CHAD

**Site Addr:** 422 NW 15TH ST  
Cape Coral, FL 33993

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

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

**Case 23. 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 24. 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 25. 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 26. 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 27. 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 28. 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 29. 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 30. 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 31. 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 32. 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 33. CODE25-020693 Date Observed: Friday, November 14, 2025**

**Owner:** TORRIENTE MANUEL DIEZ & BASULTO **Officer:** BEESLEY-FARRIS, PAMELLA  
MAYURIS REINA

**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 34. CODE25-021004 Date Observed: Friday, November 21, 2025**

**Owner:** MIDLAND TRUST COMPANY FBO DIAZ **Officer:** KENNEY, LETISHA  
ADOLFO

**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 35. 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 36. 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 37. 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 38. 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 39. 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 40. 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 41. 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 42. 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 43. 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 44. 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 45. 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 46.** | **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

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**Code Violation:** 5.2.1 General Requirements

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**Code Violation:** FBC 105.1 Permit Required

**Case 47.** | **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

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

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

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**Total Violations:** 94

**Total Cases:** 47

**City of Cape Coral**  
**Special Magistrate Civil Citation Compliance Hearing Docket**  
**Hearing Date: Thursday, April 2, 2026**

Civil Citation **CASES BEFORE THE SPECIAL MAGISTRATE** - Affidavit is required

PREPARED: 3/9/2026 7:58:02 AM

<b>Case 1.</b>	<b>CODE25-018365</b>	<b>Date Observed: Thursday, October 2, 2025</b>
<b>Owner:</b>	BEECHER DENYS K	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	804 SW 6TH AVE Cape Coral, FL 33991	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		

<b>Case 2.</b>	<b>CODE25-018405</b>	<b>Date Observed: Thursday, October 2, 2025</b>
<b>Owner:</b>	PHAM NY	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	532/534 SE 7TH ST Cape Coral, FL 33990	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		

**PAID**

<b>Case 3.</b>	<b>CODE25-018426</b>	<b>Date Observed: Thursday, October 2, 2025</b>
<b>Owner:</b>	UNKNOWN HEIRS OF GRANT JANICE M	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	1703 SE 11TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		
<b>Code Violation:</b> 9-16(a)(5) Storage Of Junk		

<b>Case 4.</b>	<b>CODE25-018580</b>	<b>Date Observed: Tuesday, October 7, 2025</b>
<b>Owner:</b>	1315 5TH AVE NORTH LLC	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	656 NW 29TH TER Cape Coral, FL 33993	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		

<b>Case 5.</b>	<b>CODE25-018911</b>	<b>Date Observed: Tuesday, October 14, 2025</b>
<b>Owner:</b>	LASTRA DANIEL A DE LA & CRUZ YENEIS CABALLERO	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	1717 SW 1ST AVE Cape Coral, FL 33991	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		

<b>Case 6.</b>	<b>CODE25-019011</b>	<b>Date Observed: Tuesday, October 21, 2025</b>
<b>Owner:</b>	COLLAZO YUNIEL RODRIGUEZ	<b>Officer:</b> WHITE, CHRISTINE
<b>Site Addr:</b>	237 SANTA MONICA CT Cape Coral, FL 33904	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		

**Case 7. CODE25-019035 Date Observed: Thursday, October 16, 2025**

**Owner:** SPEARS MARTIN **Officer:** WHITE, CHRISTINE

**Site Addr:** 410 NE 15TH PL  
Cape Coral, FL 33909

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

**Case 8. CODE25-019465 Date Observed: Thursday, October 23, 2025**

**Owner:** SALAMEH NADER **Officer:** WHITE, CHRISTINE

**Site Addr:** 826 SW SANTA BARBARA PL  
Cape Coral, FL 33991

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

**Case 9. CODE25-019606 Date Observed: Saturday, October 25, 2025**

**Owner:** NINE SUNSHINE INVESTMENT LLC **Officer:** WHITE, CHRISTINE

**Site Addr:** 1713 SE 26TH TER  
Cape Coral, FL 33904

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

**Case 10. CODE25-019616 Date Observed: Tuesday, October 28, 2025**

**Owner:** GONZALEZ EYBI PENATE **Officer:** WHITE, CHRISTINE

**Site Addr:** 1904 NE 19TH AVE  
Cape Coral, FL 33909

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

**Case 11. CODE25-019710 Date Observed: Tuesday, October 28, 2025**

**Owner:** COLEMAN ANDON M **Officer:** WHITE, CHRISTINE

**Site Addr:** 5220 WISTERIA CT  
Cape Coral, FL 33904

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

**Case 12. CODE25-019891 Date Observed: Wednesday, October 29, 2025**

**Owner:** PHAM & CAO INVESTMENTS LLC **Officer:** WHITE, CHRISTINE

**Site Addr:** 2510 SE 26TH AVE  
Cape Coral, FL 33904

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

**Case 13. CODE25-020948 Date Observed: Thursday, November 20, 2025**

**Owner:** BUNTE ALAN G & DIANE **Officer:** WHITE, CHRISTINE

**Site Addr:** 5909 SW 1ST AVE  
Cape Coral, FL 33914

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

**Owner:**      ASSET PRESERVATION TRUST SERVI  
                    FOR LONGACRE FAMILY LAND TRUST

**Officer:**      WHITE, CHRISTINE

**Site Addr:**    2124 CORNWALLIS PKWY  
                    Cape Coral, FL 33904

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

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**Total Violations:** 15

**Total Cases:** 14