

**City of Cape Coral**  
**Special Magistrate Evidentiary Hearing Docket**  
**Hearing Date: Thursday, May 21, 2026**

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

**PREPARED:** 4/22/2026 6:35:07 AM

**Case 1.                      CODE25-018044                      Date Observed: Friday, September 26, 2025**

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

**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 2.                      CODE25-021765                      Date Observed: Wednesday, December 10, 2025**

**Owner:**                      BRIX ASSET LLC                      **Officer:**                      KENNEY, LETISHA

**Site Addr:**                      1612 NELSON RD 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 3.                      CODE26-001163                      Date Observed: Thursday, January 22, 2026**

**Owner:**                      NDCK LANDS LLC                      **Officer:**                      KENNEY, LETISHA

**Site Addr:**                      1302 DIPLOMAT PKWY W  
   Cape Coral, Florida 33993

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

**Case 4. CODE26-001375 Date Observed: Tuesday, January 27, 2026**

**Owner:** SMITH RICHARD **Officer:** KENNEY, LETISHA

**Site Addr:** 1241 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 5. CODE26-001859 Date Observed: Tuesday, February 3, 2026**

**Owner:** SKEEN JEFFREY **Officer:** KENNEY, LETISHA

**Site Addr:** 1123 NW 24TH 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 6. CODE26-002022 Date Observed: Thursday, February 5, 2026**

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

**Site Addr:** 1112 NW 28TH 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 7. CODE26-002023 Date Observed: Thursday, February 5, 2026**

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

**Site Addr:** 2414 NW 10TH 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. CODE26-002413 Date Observed: Thursday, February 12, 2026**

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

**Site Addr:** 324 NW 31ST 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 9. CODE26-002417 Date Observed: Thursday, February 12, 2026**

**Owner:** 1101 CAPE CORAL LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 1101 NW 31ST 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 10. CODE26-002420 Date Observed: Thursday, February 12, 2026**

**Owner:** MAY HOLIDAY LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 1616 NW 31ST 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 11. CODE26-002424 Date Observed: Thursday, February 12, 2026**

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

**Site Addr:** 3105 NW 17TH 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 12. CODE26-002602 Date Observed: Tuesday, February 17, 2026**

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

**Site Addr:** 1347 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 13. CODE26-002635 Date Observed: Tuesday, February 17, 2026**

**Owner:** ENL HOMES LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2477 NW 8TH 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 14. CODE26-002805 Date Observed: Thursday, February 19, 2026**

**Owner:** SWFL PRO BUILDERS LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2018 NW 17TH 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. CODE26-002811 Date Observed: Thursday, February 19, 2026**

**Owner:** ONX CAPE CORAL LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2034 NW 17TH 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 16. CODE26-002818 Date Observed: Thursday, February 19, 2026**

**Owner:** ONX-CAPE CORAL LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2204 NW 17TH 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 17. CODE26-002943 Date Observed: Friday, February 20, 2026**

**Owner:** TOTAL FLORIDA LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2827 NW 10TH 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 18. CODE26-003246 Date Observed: Wednesday, February 25, 2026**

**Owner:** 2115 NW 15TH ST LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2115 NW 15TH 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 19. CODE26-003266 Date Observed: Wednesday, February 25, 2026**

**Owner:** AMIGOS TRUCK PARTS SERVICES IN **Officer:** GONZALEZ, ALBERTO

**Site Addr:** 1091 NE PINE ISLAND RD  
CAPE CORAL, FL 33909

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

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

**Code Violation:** 5.11.16(C) Mobile Food Courts: Gen Requirements

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

**Case 20. CODE26-003395 Date Observed: Thursday, February 26, 2026**

**Owner:** YEP LLC **Officer:** GONZALEZ, ALBERTO

**Site Addr:** 2328 ANDALUSIA BLVD  
Cape Coral, FL 33909

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

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

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

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

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

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

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

**Case 21. CODE26-003458 Date Observed: Friday, February 27, 2026**

**Owner:** SPENCE PETER C **Officer:** JOHN, FRANK

**Site Addr:** 2632 SE 19TH PL  
Cape Coral, FL 33904

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

**Case 22. CODE26-003513 Date Observed: Saturday, February 28, 2026**

**Owner:** CAPE CORAL LAND 2022 LLC **Officer:** CURTIS, THALIA

**Site Addr:** 406 WILMINGTON PKWY  
Cape Coral, Florida 33993

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

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

**Case 23. CODE26-003793 Date Observed: Wednesday, March 4, 2026**

**Owner:** FRANKLIN FIRST PROPERTIES LLC **Officer:** CURTIS, THALIA

**Site Addr:** 3931 NE 12TH 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 24. CODE26-003797 Date Observed: Wednesday, March 4, 2026**

**Owner:** BLUEFIN HOMES LLC **Officer:** CURTIS, THALIA

**Site Addr:** 4152 NE 9TH 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 25. CODE26-003806 Date Observed: Wednesday, March 4, 2026**

**Owner:** MOTILAL SANJAY + JAIN RINKU **Officer:** CURTIS, THALIA

**Site Addr:** 1203 NE 44TH 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 26. CODE26-003906 Date Observed: Thursday, March 5, 2026**

**Owner:** SIEGFRIED ERIC **Officer:** CURTIS, THALIA

**Site Addr:** 4106 NE 14TH 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 27. CODE26-003979 Date Observed: Friday, March 6, 2026**

**Owner:** APS ALLIANCE I LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 3400 NW 21ST TER  
Cape Coral, FL 33993

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

**Case 28. CODE26-004069 Date Observed: Saturday, March 7, 2026**

**Owner:** CHAKABVA MUNYARADZI STANLEY & CHAKABVA RUMBIDZAYI **Officer:** JOHN, FRANK

**Site Addr:** 1406 SE 14TH ST  
Cape Coral, FL 33990

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

**Case 29. CODE26-004267 Date Observed: Tuesday, March 10, 2026**

**Owner:** SINCUIR GABRIELA **Officer:** STUFF, LAURIE

**Site Addr:** 145 SE 6TH 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 30. CODE26-005394 Date Observed: Tuesday, March 24, 2026**

**Owner:** CLANIK LLC **Officer:** CURTIS, THALIA

**Site Addr:** 925 NE 15TH 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 31. CODE26-005759 Date Observed: Thursday, March 26, 2026**

**Owner:** BELZA ROBERT J + BELZA NELLA **Officer:** FEARS, CASEY

**Site Addr:** 5302 COBALT CT  
CAPE CORAL, FL 33904

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

**Case 32. CODE26-006046 Date Observed: Monday, March 30, 2026**

**Owner:** PEREZ JOSE JUAN RAMOS **Officer:** MORRISON, MARILYN

**Site Addr:** 2513 SW 38TH TER  
Cape Coral, FL 33914

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

**Case 33. CODE26-006089 Date Observed: Tuesday, March 31, 2026**

**Owner:** PICIS LLC **Officer:** CURTIS, THALIA

**Site Addr:** 3509 NE 14TH 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 34. CODE26-006473 Date Observed: Friday, April 3, 2026**

**Owner:** HOM3S I LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2610 EMBERS PKWY W  
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. CODE26-006612 Date Observed: Tuesday, April 7, 2026**

**Owner:** PARKINSON ABBUBACCA **Officer:** SCOTT, IOULIA

**Site Addr:** 6 NW 35TH AVE  
Cape Coral, FL 33993

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

**Case 36. CODE26-006683 Date Observed: Tuesday, April 7, 2026**

**Owner:** NUVIEW TRUST COMPANY COLLINS RORY **Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 3107 NE 1ST AVE  
Cape Coral, FL 33909

**Code Violation:** 21-5 Declaration of water shortage

**Case 37. CODE26-006792 Date Observed: Wednesday, April 8, 2026**

**Owner:** MARONDA HOMES LLC **Officer:** THOMPSON, ROSS

**Site Addr:** 2307 NW 18TH TER  
Cape Coral, FL 33993

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

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|-----------------|----------------------|---|
| <b>Case 38.</b> | <b>CODE26-007058</b> | <b>Date Observed: Thursday, April 9, 2026</b> |
|-----------------|----------------------|---|

**Owner:** CORDOMARTINEZ INVESTMENTS INC      **Officer:** MORRISON, MARILYN

**Site Addr:** 1936 SW 8TH PL  
Cape Coral, FL 33991

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

|                 |                      |  |
|-----------------|----------------------|--|
| <b>Case 39.</b> | <b>CODE26-007071</b> | <b>Date Observed: Friday, April 10, 2026</b> |
|-----------------|----------------------|--|

**Owner:** NESSER TAB S & LISA M L/E      **Officer:** HURLEY, AARON

**Site Addr:** 5619 DEAUVILLE CT  
Cape Coral, FL 33904

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

|                 |                      |   |
|-----------------|----------------------|---|
| <b>Case 40.</b> | <b>CODE26-007312</b> | <b>Date Observed: Tuesday, April 14, 2026</b> |
|-----------------|----------------------|---|

**Owner:** RODRIGUEZ CHRIS RICARDO MARTIN  
ALVAREZ JOSE ANTONIO DELGADO      **Officer:** SCOTT, IOULIA

**Site Addr:** 223 SW 25TH PL  
Cape Coral, FL 33991

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

|                 |                      |   |
|-----------------|----------------------|---|
| <b>Case 41.</b> | <b>CODE26-007324</b> | <b>Date Observed: Tuesday, April 14, 2026</b> |
|-----------------|----------------------|---|

**Owner:** ZIELINSKI HEIDI LYNN      **Officer:** SCOTT, IOULIA

**Site Addr:** 3610 SW 2ND LN  
Cape Coral, FL 33991

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

|                 |                      |   |
|-----------------|----------------------|---|
| <b>Case 42.</b> | <b>CODE26-007385</b> | <b>Date Observed: Tuesday, April 14, 2026</b> |
|-----------------|----------------------|---|

**Owner:** VILLALOBOS CASTILLO RAFAEL A  
AVILA LANDEAU INGRID MARIA      **Officer:** SCOTT, IOULIA

**Site Addr:** 506 SW 25TH PL  
Cape Coral, FL 33991

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

|                 |                    |                       |
|-----------------|--------------------|-----------------------|
| <b>Case 43.</b> | <b>FD20-000687</b> | <b>Date Observed:</b> |
|-----------------|--------------------|-----------------------|

**Owner:** HARBOR PROPERTIES INC      **Officer:** DIAZ, JORGE

**Site Addr:** 3512 DEL PRADO BLVD S  
CAPE CORAL, FL 33904

**Code Violation:** Unpermitted Work; Permit Required

**Owner:** LEE HEALTH SYSTEM INC

**Officer:** TOMLINS, THOMAS

**Site Addr:** 636-708 DEL PRADO BLVD S  
Cape Coral, FL 33990

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

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**Code Violation:** Alarm System Responsibilities

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**Code Violation:** Means of Egress - General

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**Code Violation:** Means of Egress Reliability - General

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**Code Violation:** Unpermitted Work; Permit Required

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**Total Violations:** 92

**Total Cases:** 44

**City of Cape Coral**  
**Special Magistrate Compliance Hearing Docket**  
**Hearing Date: Thursday, May 21, 2026**

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

**PREPARED:** 4/22/2026 8:09:08 AM

|   |   |  |
|---|---|--|
| <b>Case 1.</b>  | <b>CODE24-012474</b>                              | <b>Date Observed: Monday, June 10, 2024</b>        |
| <b>Owner:</b>   | WRIGHT PRISCILLA A & ERIC L                       | <b>Officer:</b> COLON, JEFFREY                     |
| <b>Site Addr:</b>   | 2748 OLD BURNT STORE RD N<br>Cape Coral, FL 33993 |  |
| <b>Code Violation:</b> FBC 105.1 Permit Required                        |   |  |
| <b>Code Violation:</b> IPMC 302.7 Accessory Structures                  |   |  |
| <b>Case 2.</b>  | <b>CODE24-015766</b>                              | <b>Date Observed: Tuesday, July 30, 2024</b>       |
| <b>Owner:</b>   | MCGURREN MARK EDWARD &<br>MCGURREN JULIE ANN      | <b>Officer:</b> IRVIN, SCOTT                       |
| <b>Site Addr:</b>   | 3911 SW 25TH CT<br>Cape Coral, FL 33914           |  |
| <b>Code Violation:</b> 5.2.1 General Requirements                       |   |  |
| <b>Code Violation:</b> 5.2.6(A) Decks: Height over Ground               |   |  |
| <b>Case 3.</b>  | <b>CODE25-001135</b>                              | <b>Date Observed: Saturday, January 25, 2025</b>   |
| <b>Owner:</b>   | MORRISON DIANA + TOWELL MARIA                     | <b>Officer:</b> FEARS, CASEY                       |
| <b>Site Addr:</b>   | 5136 MANOR CT<br>Cape Coral, FL 33904             |  |
| <b>Code Violation:</b> 9.3.1. - Permits required                        |   |  |
| <b>Code Violation:</b> FBC 105.1 Permit Required                        |   |  |
| <b>Code Violation:</b> IPMC 111.6 Transfer Of Ownership                 |   |  |
| <b>Case 4.</b>  | <b>CODE25-002563</b>                              | <b>Date Observed: Tuesday, February 18, 2025</b>   |
| <b>Owner:</b>   | 2205 SW SANTA BARBARA PLACE LL                    | <b>Officer:</b> ZIMMER, DAVID                      |
| <b>Site Addr:</b>   | 2205 SW SANTA BARBARA PL<br>Cape Coral, FL 33991  |  |
| <b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface |   |  |
| <b>Code Violation:</b> 6.2.7 Vacant Lots: Prohibitions                  |   |  |
| <b>Case 5.</b>  | <b>CODE25-002686</b>                              | <b>Date Observed: Wednesday, February 19, 2025</b> |
| <b>Owner:</b>   | 2205 SW SANTA BARBARA PLACE LL                    | <b>Officer:</b> ZIMMER, DAVID                      |
| <b>Site Addr:</b>   | 2201 SW SANTA BARBARA PL<br>Cape Coral, FL 33991  |  |
| <b>Code Violation:</b> 6.2.7 Vacant Lots: Prohibitions                  |   |  |

**Case 6. 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 7. 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 8. 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 9. CODE25-014526 Date Observed: Wednesday, July 30, 2025**

**Owner:** BAGGETT PALL KEVIN **Officer:** ALTMAN, SAMANTHA

**Site Addr:** 2525 SE 16TH PL  
Cape Coral, FL 33904

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

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

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

**Case 10. CODE25-016558 Date Observed: Tuesday, September 2, 2025**

**Owner:** REALTY INCOME PROPERTIES 29 LL **Officer:** ROSS, BRIAN

**Site Addr:** 2614 SKYLINE BLVD  
Cape Coral, FL 33914

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

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

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

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

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

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

**Case 11. 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 12. 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 13. CODE25-020723 Date Observed: Tuesday, November 25, 2025**

**Owner:** BIMINI VIEW CONDO ASSN **Officer:** FEARS, CASEY

**Site Addr:** 434 TUDOR DR  
CAPE CORAL, FL 33904

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

**Code Violation:** FBC 105.1 Permit Required

**Case 14. 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 15. CODE26-001051 Date Observed: Tuesday, January 20, 2026**

**Owner:** AMERICAN BRICKERS LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 2706 NW 10TH 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 16. CODE26-001284 Date Observed: Saturday, January 24, 2026**

**Owner:** PINZON ALFREDO & FIDELINA **Officer:** STUFF, LAURIE

**Site Addr:** 2522 SE 23RD AVE  
Cape Coral, FL 33904

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

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

**Case 17. CODE26-001564 Date Observed: Wednesday, January 28, 2026**

**Owner:** MUSANTE WILLIAM F & LYNN L/E **Officer:** ROSS, BRIAN

**Site Addr:** 4403 SE 16TH PL  
Cape Coral, FL 33904

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

**Code Violation:** 7.2.6(A) Sign Permits: Required

**Case 18. CODE26-001701 Date Observed: Thursday, January 29, 2026**

**Owner:** ACFS INVESTMENTS LLC **Officer:** KENNEY, LETISHA

**Site Addr:** 1102 NW 19TH 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 19. CODE26-001842 Date Observed: Tuesday, February 3, 2026**

**Owner:** PROMISED SKY ALF INC **Officer:** ROSS, BRIAN

**Site Addr:** 1318 SANTA BARBARA BLVD  
Cape Coral, FL 33991

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

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

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

**Total Violations:** 52

**Total Cases:** 19