

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, May 7, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 4/14/2026 10:39:04 AM

Case 1. CODE25-004976 Date Observed: Thursday, March 27, 2025

Owner: ATLANTIC PREMIUM PROPERTIES LL **Officer:** KENNEY, LETISHA

Site Addr: 2606 NW 11TH 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 2. CODE25-016238 Date Observed: Wednesday, August 27, 2025

Owner: DOM - LH LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2121 NW 3RD 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 3. CODE25-016574 Date Observed: Wednesday, September 3, 2025

Owner: SANTOS CARLOS R **Officer:** ELLIS, THOMAS

Site Addr: 3811 ANDALUSIA BLVD
Cape Coral, FL 33909

Code Violation: 5.2.1 General Requirements

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

Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions

Code Violation: FBC 105.1 Permit Required

Case 4. CODE25-018505 Date Observed: Tuesday, October 7, 2025

Owner: INFINITY GLASS & MIRROR CORP **Officer:** WHITAKER, TAMMY

Site Addr: 2314 NE 24TH AVE
Cape Coral, FL 33909

Code Violation: FBC 105.1 Permit Required

Case 5. CODE25-019621 Date Observed: Monday, October 27, 2025

Owner: TOTAL FLORIDA LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2537 NE 19TH 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 6. CODE25-019742 Date Observed: Tuesday, October 28, 2025

Owner: ONX-CAPE CORAL LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2212 NE 39TH TER
Cape Coral, FL 33909

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

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

Case 7. CODE25-020457 Date Observed: Thursday, November 13, 2025

Owner: EMERSON BRETT A & TONYA R **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2829 NE 6TH AVE
Cape Coral, FL 33909

Code Violation: 5.1.9(B.2) ROW, Easements: Markers

Code Violation: 5.2.1 General Requirements

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: FBC 105.1 Permit Required

Case 8. CODE25-021552 Date Observed: Friday, December 5, 2025

Owner: VINA MAYNARDIS L/E **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 2025 NE 4TH PL
Cape Coral, FL 33909

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

Code Violation: 5.2.1 General Requirements

Code Violation: 5.2.10(A) Gazebos Sun Shelters & Similar Res; Size

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

Code Violation: FBC 105.1 Permit Required

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

Case 9. CODE25-022550 Date Observed: Wednesday, December 31, 2025

Owner: EVERGREEN CAP I LLC **Officer:** WHITAKER, TAMMY

Site Addr: 3620 NE 15TH 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 10. CODE26-000188 Date Observed: Wednesday, January 7, 2026

Owner: CERNUSKA ALESSANDRA & CERNUSKA JAMES MICHAEL **Officer:** CRAWFORD, JAMAL

Site Addr: 130 SE 29TH TER
Cape Coral, FL 33904

Code Violation: 19-138(a) Cross-Connection Control

Case 11. CODE26-000463 Date Observed: Saturday, January 10, 2026

Owner: ERIZE FRANCISCO L & BARYBKINA
ELENA A **Officer:** WHITAKER, TAMMY

Site Addr: 1801 NE 27TH 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 12. CODE26-000765 Date Observed: Wednesday, January 14, 2026

Owner: 3920 TEEN LLC **Officer:** WHITAKER, TAMMY

Site Addr: 3920 NE 10TH 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 13. CODE26-001089 Date Observed: Wednesday, January 21, 2026

Owner: REDDY ARCHANA SUPRIYA LAKKI **Officer:** WHITAKER, TAMMY

Site Addr: 2020 NE 39TH TER
CAPE CORAL , FL 33909

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

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

Case 14. CODE26-001153 Date Observed: Thursday, January 22, 2026

Owner: PADILLA JORGE LUIS **Officer:** BEESLEY-FARRIS, PAMELLA

Site Addr: 309 NE 24TH TER
Cape Coral, FL 33909

Code Violation: 5.11.10 Home based businesses

Case 15. CODE26-001166 Date Observed: Thursday, January 22, 2026

Owner: TOTAL FLORIDA LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2908 NE 7TH 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 16. CODE26-001368 Date Observed: Tuesday, January 27, 2026

Owner: SGV CAPE CORAL NEW **Officer:** COLON, JEFFREY

Site Addr: 2525 NW 24TH ST
Cape Coral, FL 33993

Code Violation: 12-127.5 Parking Regulations for Residential

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

Case 17.	CODE26-001586	Date Observed: Wednesday, January 28, 2026
Owner:	DROUIN DAMON	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2825 NW 3RD AVE Cape Coral, FL 33993	
WITHDRAWN / COMPLIED		
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 18.	CODE26-001810	Date Observed: Monday, February 2, 2026
Owner:	FICO RALPH JR	Officer: HAUSELT, SCOTT
Site Addr:	2323 NW 26TH TER CAPE CORAL, FL 33993	
Code Violation: 5.1.9(B.2) ROW, Easements: Markers		
Case 19.	CODE26-001958	Date Observed: Wednesday, February 4, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	1736 NW 2ND 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 20.	CODE26-002011	Date Observed: Wednesday, February 4, 2026
Owner:	ALVAREZ SANTA MEJIA + VELEZ DAVID CALDERON	Officer: WHITAKER, TAMMY
Site Addr:	812 NE 34TH 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 21.	CODE26-002894	Date Observed: Thursday, February 19, 2026
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	800 DURDEN PKWY Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 22.	CODE26-003136	Date Observed: Tuesday, February 24, 2026
Owner:	JD GROUP INVESTMENTS LLC	Officer: SCOTT, IOULIA
Site Addr:	1213 NW 39TH AVE Cape Coral, FL 33993	
Code Violation: 5.4.8(A) Mandatory Seawalls; Saline		

Case 23.	CODE26-003240	Date Observed: Wednesday, February 25, 2026
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Owner:	COLLAZO ROBERTO R	Officer:	WHITAKER, TAMMY
Site Addr:	2744 NE 6TH 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 24.	CODE26-003884	Date Observed: Thursday, March 5, 2026
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Owner:	ARMENTEROS CHRISTIAN & SAURI DANIELYS	Officer:	SIMPSON, SCOTT
Site Addr:	2015 NW 9TH PL 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 25.	CODE26-005574	Date Observed: Wednesday, March 25, 2026
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Owner:	PRICELESS LANDHOLDINGS LLC	Officer:	SCOTT, IOULIA
Site Addr:	SW 29TH AVE CAPE CORAL, FL 33991		

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

Total Violations: 53
Total Cases: 25

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, May 7, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

PREPARED: 4/14/2026 10:26:34 AM

Case 1. 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 2. 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 3. 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 4. 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

[REMAINS](#)

Case 5. CODE25-015961 Date Observed: Friday, August 22, 2025

Owner: LIN REN YI **Officer:** KENNEY, LETISHA

Site Addr: 300 NW 18TH 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 6.	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 7.	CODE25-016138	Date Observed: Tuesday, August 26, 2025
Owner:	VANTIFF LLC	Officer: WHITAKER, TAMMY
Site Addr:	1917 NE 1ST 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 8.	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 9.	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 10.	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		

REMAINS

COMPLIED

COMPLIED

Case 11. | **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 12. | **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

Code Violation: 12-127.5 Parking Regulations for Residential

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

Code Violation: 5.2.1 General Requirements

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: FBC 105.1 Permit Required

Case 13. | **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 14. | **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

COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Code Violation: 5.11.10 Home based businesses

Case 15. | **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 16. | **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 17. | **CODE25-021217** | **Date Observed: Wednesday, November 26, 2025**

Owner: HALLMARK HOME MORTGAGE LLC **Officer:** WHITAKER, TAMMY

Site Addr: 2246 NE 13TH LN
Cape Coral, Florida 33909

REMAINS

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

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

Case 18. | **CODE25-021456** | **Date Observed: Thursday, December 4, 2025**

Owner: TALLEY TIMOTHY & CALIXTO MARISSA **Officer:** ELLIS, THOMAS

Site Addr: 4309 NE 9TH AVE
Cape Coral, FL 33909

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

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

Code Violation: IPMC 302.7 Accessory Structures

Case 19. | **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 20. | **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

REMAINS

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 21. 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 22. 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

REMAINS

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 23. 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

REMAINS

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 24. 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

REMAINS

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

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

Case 25. 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

REMAINS

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 26. | **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

REMAINS

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

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

Case 27. | **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

REMAINS

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

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

Case 28. | **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

COMPLIED

Code Violation: 12-127.5 Parking Regulations for Residential

Total Violations: 74
Total Cases: 28