

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Wednesday, January 21, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

Case 1.	CODE24-022117	Date Observed: Monday, December 2, 2024
Owner:	MONOPOLY HOLDINGS LLC	Officer: MATTA, TINA
Site Addr:	407 SW PINE ISLAND RD Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 3.3.8(N) Site Development Permits and Construction		
Code Violation: 5.1.10 Maintenance of city rights-of-way		
Code Violation: 6.1.8(D) Surfacing		
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: FBC 105.1 Permit Required		
Case 2.	CODE25-009358	Date Observed: Thursday, May 22, 2025
Owner:	CARDO HASSAN JUNCO & JUNCO SAMANTHA + BRETO MERCEDES	Officer: WAGNER, ANDREW
Site Addr:	708 SANTA BARBARA BLVD Cape Coral, FL 33991	
Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.4 Conditions of the permit		
Case 3.	CODE25-013053	Date Observed: Wednesday, July 9, 2025
Owner:	WILMINGTON SAVINGS FUND SOCIET FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST	Officer: FEARS, CASEY
Site Addr:	5279 STRATFORD CT Cape Coral, FL 33904	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 111.6 Transfer Of Ownership		

Case 4.	CODE25-013494	Date Observed: Wednesday, July 16, 2025
Owner:	MCCARTHY KIMBERLEY ANN OSBORNE MCCARTHY PATRICK LENIHAN	Officer: ALTMAN , SAMANTHA
Site Addr:	1922 SE 40TH ST Cape Coral, FL 33904	
Code Violation: 5.1.13(C) Single-Family Standards Water Discharge		
Code Violation: 5.2.7(B.4) Fences/Walls: Residential Canal View		
Case 5.	CODE25-013800	Date Observed: Tuesday, July 22, 2025
Owner:	SALVATORE LUCIANO	Officer: FEARS, CASEY
Site Addr:	802 MIRAMAR CT Cape Coral, FL 33904	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 111.6 Transfer Of Ownership		
Case 6.	CODE25-013898	Date Observed: Wednesday, July 23, 2025
Owner:	FERGUSON D J & MICHELLE	Officer: STUFF, MICHAEL
Site Addr:	2219 SW 13TH AVE Cape Coral, FL 33991	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 7.	CODE25-013913	Date Observed: Wednesday, July 23, 2025
Owner:	IZADA SURAMI SANCHEZ	Officer: STUFF, MICHAEL
Site Addr:	1601 SW 19TH TER Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: 5.2.4(B) Attached Garages		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.1 Permit Required		

Case 8.	CODE25-013938	Date Observed: Wednesday, July 23, 2025
Owner:	ZAVALZA CARMEN	Officer: HURLEY, AARON
Site Addr:	3630 SW 6TH AVE Cape Coral, FL 33914	
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: 5.2.4(B) Attached Garages		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: FBC 105.1 Permit Required		
Case 9.	CODE25-013981	Date Observed: Thursday, July 24, 2025
Owner:	LUX RENTALS LLC	Officer: STUFF, MICHAEL
Site Addr:	2239 SW 20TH AVE Cape Coral, FL 33991	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 10.	CODE25-013990	Date Observed: Thursday, July 24, 2025
Owner:	MOLINA FELIPE	Officer: CURTIS, THALIA
Site Addr:	2205 BOLADO PKWY Cape Coral, FL 33990	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 11.	CODE25-014022	Date Observed: Thursday, July 24, 2025
Owner:	RODRIGUEZ VIVIAN & LORENZO WILFREDO	Officer: HURLEY, AARON
Site Addr:	3302 SW 1ST AVE Cape Coral, FL 33914	
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 12.	CODE25-014054	Date Observed: Thursday, July 24, 2025
Owner:	VALDES ROBERTO RICARDO JR	Officer: STRAINOVICI, PETER
Site Addr:	1156 SW 46TH TER Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		

Case 13.	CODE25-014145	Date Observed: Friday, July 25, 2025
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Owner: BOIX FARINAS ROY R + CALCINES
NAIBY

Officer: STUFF, MICHAEL

Site Addr: 1530 SW 19TH PL
Cape Coral, FL 33991

Code Violation: 5.2.1 General Requirements

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

Code Violation: 6.2.1(D.1) Res Zoning: RV Non-Resident Parking

Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking

Case 14.	CODE25-014148	Date Observed: Friday, July 25, 2025
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Owner: LANG STEFAN

Officer: BENITEZ, RADAMES

Site Addr: 4642 SE 5TH PL
Cape Coral, FL 33904

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

Case 15.	CODE25-014164	Date Observed: Friday, July 25, 2025
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Owner: NOWAK MACIEJ PIOTR

Officer: HURLEY, AARON

Site Addr: 614 SW 39TH ST
Cape Coral, FL 33914

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

Case 16.	CODE25-014173	Date Observed: Friday, July 25, 2025
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Owner: CORREA ALEXIS SAAVEDRA & MAYO
JANY MACIAS

Officer: LIGUORI, ROBERT

Site Addr: 234 SW 29TH ST
Cape Coral, FL 33914

Code Violation: 5.2.4(A) Garages: Minimum Dimensions

Code Violation: 5.2.4(B) Attached Garages

Code Violation: FBC 105.1 Permit Required

Case 17.	CODE25-014233	Date Observed: Monday, July 28, 2025
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Owner: GRATEROL YOHANDRI J ECHETO

Officer: WAGNER, ANDREW

Site Addr: 413 SW 7TH PL
Cape Coral, FL 33991

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

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

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

Case 18.	CODE25-014275	Date Observed: Monday, July 28, 2025
Owner:	PIN HIGH INVESTMENTS LLC	Officer: IRVIN, SCOTT
Site Addr:	1729 SW 32ND ST Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Case 19.	CODE25-014429	Date Observed: Wednesday, July 30, 2025
Owner:	DUDASH STEPHEN W TR FOR STEPHEN WILLIAM DUDASH TRUST	Officer: STUFF, MICHAEL
Site Addr:	1220 SW 18TH ST Cape Coral, FL 33991	
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Case 20.	CODE25-014431	Date Observed: Wednesday, July 30, 2025
Owner:	DMARG INVESTMENTS INC	Officer: ALTMAN , SAMANTHA
Site Addr:	1630 SE 40TH TER Cape Coral, FL 33904	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: IPMC 304.3 Premises Identification		
Case 21.	CODE25-014446	Date Observed: Wednesday, July 30, 2025
Owner:	KOJO LLC	Officer: MERCADO, PATRICK
Site Addr:	430/434 SE 47TH TER Cape Coral, FL 33904	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.2.7(A.16) Fences and Walls: Maintenance		
Code Violation: 5.2.7(A.2) Fences and Walls: Prohibited Features		
Code Violation: 5.9.8(B) Temporary Storage Containers: Gen Req		
Case 22.	CODE25-014459	Date Observed: Wednesday, July 30, 2025
Owner:	LEONTIEV ERIK & MARGO	Officer: WAGNER, ANDREW
Site Addr:	1409 SW 6TH AVE Cape Coral, FL 33991	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		

Case 23.	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 24.	CODE25-014529	Date Observed: Wednesday, July 30, 2025
Owner:	FANG XIAO LIAN	Officer: FEARS, CASEY
Site Addr:	5326 COLONADE CT Cape Coral, FL 33904	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	4.1.6 Uses by zoning district-Use hierarchy	
Case 25.	CODE25-014618	Date Observed: Friday, August 1, 2025
Owner:	MAILLET ALICIA	Officer: JOHN, FRANK
Site Addr:	1109 SE 22ND ST Cape Coral, FL 33990	
Code Violation:	IPMC 302.7 Accessory Structures	
Code Violation:	IPMC 304.1 Exterior Structure - General	
Case 26.	CODE25-014628	Date Observed: Thursday, July 31, 2025
Owner:	MILLER RASHAD	Officer: FEARS, CASEY
Site Addr:	1113 LINCOLN CT Cape Coral, FL 33904	
Code Violation:	9.3.1. - Permits required	
Code Violation:	FBC 105.1 Permit Required	
Code Violation:	FBC 105.4.1.1 If Work Has Commenced; Voided Permit	
Case 27.	CODE25-014707	Date Observed: Thursday, July 31, 2025
Owner:	SUMMERS MELISSA ROSE LOVE	Officer: STRAINOVICI, PETER
Site Addr:	408 SW 51ST TER Cape Coral, FL 33914	
Code Violation:	6.2.1(D.2) Res Zoning: RV Resident Parking	
Code Violation:	FBC 105.4.1.1 If Work Has Commenced; Voided Permit	

Case 28.	CODE25-014754	Date Observed: Friday, August 1, 2025
Owner:	KEITH ANNE M + CONGDON GARTH J	Officer: WAGNER, ANDREW
Site Addr:	711/713 SE 7TH ST Cape Coral, FL 33990	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 5.1.18(D) Abandoned Vehicles/Watercraft: Repairs		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Case 29.	CODE25-014803	Date Observed: Saturday, August 2, 2025
Owner:	GMA US COMPANY HOLDING LLC	Officer: ROSS, BRIAN
Site Addr:	4613 CHIQUITA BLVD S Cape Coral, FL 33914	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required		
Code Violation: 7.3.1(C) Temporary Signs: Banners		
Code Violation: 7.3.1(D) Temporary Signs: Feather Banners		
Case 30.	CODE25-014817	Date Observed: Monday, August 4, 2025
Owner:	PBA PROPERTIES 5 INC	Officer: IRVIN, SCOTT
Site Addr:	1635 SW 32ND TER Cape Coral, FL 33914	
Code Violation: 5.2.1 General Requirements		
Case 31.	CODE25-014874	Date Observed: Tuesday, August 5, 2025
Owner:	NXC CAPE CORAL OWNER LLC	Officer: STUFF, MICHAEL
Site Addr:	2219 CHIQUITA BLVD S Cape Coral, FL 33991	
Code Violation: 5.5.16(A) Landscape Maintenance: General		
Case 32.	CODE25-014897	Date Observed: Wednesday, August 6, 2025
Owner:	COMMERCIAL LANDING GROUP LLC	Officer: MERCADO, PATRICK
Site Addr:	424 SE 47TH TER Cape Coral, FL 33904	
Code Violation: 3.6.1(B) Outdoor Display of Merchandise		
Code Violation: 7.2.9(A) Maintenance of Signs: Required		
Code Violation: IPMC 302.4 Weeds		

Case 33.	CODE25-014932	Date Observed: Tuesday, August 5, 2025
Owner:	LOOK PETER J TR FOR PETER J LOOK TRUST	Officer: LIGUORI, ROBERT
Site Addr:	2125 SANTA BARBARA BLVD CAPE CORAL, FL 33991	
Code Violation: 6.1.8(F) Unpaved Parking Prohibited		
Case 34.	CODE25-014954	Date Observed: Wednesday, August 6, 2025
Owner:	CRUZ PAOLA	Officer: HURLEY, AARON
Site Addr:	803 SW 31ST TER Cape Coral, FL 33914	
Code Violation: FBC 105.1 Permit Required		
Case 35.	CODE25-014976	Date Observed: Wednesday, August 6, 2025
Owner:	FULLER DEAN E & DIANE M	Officer: FEARS, CASEY
Site Addr:	213 BAYSHORE DR Cape Coral, FL 33904	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Case 36.	CODE25-015012	Date Observed: Wednesday, August 6, 2025
Owner:	MARTINESCU GAVRIL DANNY	Officer: WILLIAMS, JOHN
Site Addr:	4348 SW 19TH AVE Cape Coral, FL 33914	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 37.	CODE25-015059	Date Observed: Wednesday, August 6, 2025
Owner:	VERDELOTTI SAMANTHA & VERDELOTTI NICHOLAS	Officer: JOHN, FRANK
Site Addr:	1319 SE 24TH ST Cape Coral, FL 33990	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		

Case 38.	CODE25-015063	Date Observed: Thursday, August 7, 2025
Owner:	KCAP RE FUND II LLC	Officer: WAGNER, ANDREW
Site Addr:	611/613 SE VAN LOON TER Cape Coral, FL 33990	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.1 Permit Required		
Case 39.	CODE25-015159	Date Observed: Thursday, August 7, 2025
Owner:	ROCA ALBERTO & LALUZ MARIELA	Officer: IRVIN, SCOTT
Site Addr:	3015 SW 29TH PL Cape Coral, FL 33914	
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		
Code Violation: FBC 105.1 Permit Required		
Case 40.	CODE25-015175	Date Observed: Thursday, August 7, 2025
Owner:	JOHANNESSEN TOR ARNE + JOHANNESSEN GEIR	Officer: HURLEY, AARON
Site Addr:	3605 SW 11TH CT Cape Coral, FL 33914	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 41.	CODE25-015222	Date Observed: Friday, August 8, 2025
Owner:	ROJAS DAVID	Officer: STUFF, MICHAEL
Site Addr:	2007 SW 8TH PL Cape Coral, FL 33991	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 42.	CODE25-015246	Date Observed: Saturday, August 9, 2025
Owner:	SANSO MARIANO J	Officer: ALTMAN , SAMANTHA
Site Addr:	1708 SAVONA PKWY Cape Coral, FL 33904	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		

Case 43.	CODE25-015258	Date Observed: Monday, August 11, 2025
Owner:	ERBELLA MARIA + PONCE ELIZABETH ET AL	Officer: WAGNER, ANDREW
Site Addr:	1201/1203 SKYLINE BLVD Cape Coral, FL 33991	
Code Violation: 5.1.9(B.2) ROW, Easements: Markers		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 44.	CODE25-015265	Date Observed: Monday, August 11, 2025
Owner:	HARP ENTERPRISE LLC	Officer: WAGNER, ANDREW
Site Addr:	1321 SW 6TH AVE Cape Coral, FL 33991	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 45.	CODE25-015293	Date Observed: Wednesday, August 13, 2025
Owner:	MONZON YOEL ABRAHANTES	Officer: JOHN, FRANK
Site Addr:	1630 SE 20TH ST Cape Coral, FL 33990	
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 46.	CODE25-015345	Date Observed: Tuesday, August 12, 2025
Owner:	VERA LUIS ALBERTO	Officer: WAGNER, ANDREW
Site Addr:	127 SE 4TH AVE Cape Coral, FL 33990	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: FBC 105.1 Permit Required		
Case 47.	CODE25-015347	Date Observed: Tuesday, August 12, 2025
Owner:	BULLET BOOTS LLC + HALLATT CHARLES THOMAS	Officer: ROSS, BRIAN
Site Addr:	3914 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 7.2.1 Prohibited Signs:		
Case 48.	CODE25-015365	Date Observed: Tuesday, August 12, 2025
Owner:	OSOLIN BARBARA N	Officer: IRVIN, SCOTT
Site Addr:	2123 SW 28TH TER Cape Coral, FL 33914	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		

Case 49.	CODE25-015379	Date Observed: Wednesday, August 13, 2025
Owner:	SWFL APARTMENTS LLC	Officer: ROSS, BRIAN
Site Addr:	2706 SE SANTA BARBARA PL CAPE CORAL, FL 33904	
Code Violation: 7.3.1(C) Temporary Signs: Banners		
Case 50.	CODE25-015382	Date Observed: Tuesday, August 12, 2025
Owner:	ELG PROPERTY MANAGEMENT INC	Officer: STUFF, MICHAEL
Site Addr:	1101/1103 SW 8TH PL Cape Coral, FL 33991	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 51.	CODE25-015403	Date Observed: Wednesday, August 13, 2025
Owner:	SCHNOOR TIMOTHY TR FOR TK SCHNOOR FAMILY TRUST	Officer: FEARS, CASEY
Site Addr:	5256 WISTERIA CT Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Case 52.	CODE25-015481	Date Observed: Thursday, August 14, 2025
Owner:	LONG RACHEL DE ANN & LONG DANIEL VINCENT + BECKSTROM BRAN JOHN & BECKSTROM CARMALYN MICHELLE	Officer: HURLEY, AARON
Site Addr:	216 SE 30TH TER Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 53.	CODE25-015521	Date Observed: Thursday, August 14, 2025
Owner:	PO HONGZHEN	Officer: WAGNER, ANDREW
Site Addr:	549/551 SE 5TH AVE CAPE CORAL, FL 33990	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		

Case 54.	CODE25-015522	Date Observed: Thursday, August 14, 2025
Owner:	AVS CAPE CORAL INC	Officer: WAGNER, ANDREW
Site Addr:	552/554 SE 5TH AVE Cape Coral, FL 33990	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	9-42 NUISANCE ACCUMULATIONS: Debris	
Code Violation:	IPMC 302.4 Weeds	
Case 55.	CODE25-015527	Date Observed: Thursday, August 14, 2025
Owner:	WILLIAMS GEORGE & DELIA	Officer: WAGNER, ANDREW
Site Addr:	553/555 SE 5TH AVE Cape Coral, FL 33990	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	
Code Violation:	9-42 NUISANCE ACCUMULATIONS: Debris	
Case 56.	CODE25-015534	Date Observed: Thursday, August 14, 2025
Owner:	FATAKHOVA ELONA + YADGAROVA IRINA	Officer: WAGNER, ANDREW
Site Addr:	506/508 SE 6TH ST Cape Coral, FL 33990	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	
Code Violation:	9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb	
Code Violation:	FBC 105.1 Permit Required	
Code Violation:	IPMC 302.4 Weeds	
Case 57.	CODE25-015538	Date Observed: Thursday, August 14, 2025
Owner:	JONES CHERYL WEEKS + CULLEN NANCY MICHELE ET AL	Officer: WILLIAMS, JOHN
Site Addr:	1916 SW 53RD LN Cape Coral, FL 33914	
Code Violation:	6.2.6(A) Boats and boat trailers: Prohibitions	

Case 58.	CODE25-015540	Date Observed: Thursday, August 14, 2025
Owner:	VILLAS HOLDINGS LLC	Officer: STUFF, MICHAEL
Site Addr:	1005 SW 11TH PL Cape Coral, FL 33991	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	
Code Violation:	6.2.6(A) Boats and boat trailers: Prohibitions	
Case 59.	CODE25-015543	Date Observed: Thursday, August 14, 2025
Owner:	BRIAN LEE MCCORMACK REAL ESTAT	Officer: WAGNER, ANDREW
Site Addr:	534/536 SE 6TH AVE Cape Coral, FL 33990	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	
Case 60.	CODE25-015585	Date Observed: Friday, August 15, 2025
Owner:	ENOA RAMON BERNARDO MERINO & CASAS MARIA LUISA SOLIS	Officer: BENITEZ, RADAMES
Site Addr:	3138 COUNTRY CLUB BLVD Cape Coral, FL 33904	
Code Violation:	4.1.6 Uses by zoning district-Use hierarchy	
Code Violation:	5.2.4(A) Garages: Minimum Dimensions	
Code Violation:	FBC 105.1 Permit Required	
Case 61.	CODE25-015595	Date Observed: Friday, August 15, 2025
Owner:	MOORE-HART HEIDI A	Officer: WILLIAMS, JOHN
Site Addr:	5325 SW 23RD AVE Cape Coral, FL 33914	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	FBC 105.1 Permit Required	
Case 62.	CODE25-015631	Date Observed: Saturday, August 16, 2025
Owner:	RISNER KIRK R & RISNER AMANDA DEMONTIGHY	Officer: STUFF, MICHAEL
Site Addr:	1009 SW 13TH ST Cape Coral, FL 33991	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	

Total Violations: 160

Total Cases: 62

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Wednesday, January 21, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

Case 1.	CODE25-003355	Date Observed: Monday, March 3, 2025
Owner:	JOSEPH M BOCHETTI FAMILY TRUST	Officer: MERCADO, PATRICK
Site Addr:	871-875 LAFAYETTE ST Cape Coral, FL 33904	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 3.2.1(A.4) All Permits and Approvals		
Case 2.	CODE25-006609	Date Observed: Tuesday, April 22, 2025
Owner:	CAPE CHRISTIAN FELLOWSHIP INC	Officer: STUFF, MICHAEL
Site Addr:	2110 CHIQUITA BLVD S CAPE CORAL, FL 33991	
Code Violation: FBC 105.1 Permit Required		
Case 3.	CODE25-010309	Date Observed: Tuesday, June 10, 2025
Owner:	COGBILL LYLE & MAGGIE	Officer: JOHN, FRANK
Site Addr:	1523 SE 20TH PL Cape Coral, FL 33990	
Code Violation: IPMC 302.7 Accessory Structures		
Case 4.	CODE25-010952	Date Observed: Wednesday, June 11, 2025
Owner:	152ND LLC	Officer: STRAINOVICI, PETER
Site Addr:	4827 SW 3RD AVE Cape Coral, FL 33914	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: FBC 105.1 Permit Required		
Case 5.	CODE25-010989	Date Observed: Wednesday, June 11, 2025
Owner:	MIKIS PROPERTIES II LLC	Officer: MERCADO, PATRICK
Site Addr:	925-931 CAPE CORAL PKWY E Cape Coral, FL 33904	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Code Violation: FBC 105.1 Permit Required		

Case 6.	CODE25-011193	Date Observed: Friday, June 13, 2025
Owner:	PERFECT CONNECTIONS ELECTRICAL	Officer: ROSS, BRIAN
Site Addr:	3632 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation:	5.1.15(F) Dumpster Enclosures: Concrete Pad	
Code Violation:	5.1.15(G) Dumpster Enclosures: Lid Required	
Code Violation:	5.9.8(B) Temporary Storage Containers: Gen Req	
Case 7.	CODE25-011195	Date Observed: Friday, June 13, 2025
Owner:	STEPHAN WILLIAM J	Officer: STRAINOVICI, PETER
Site Addr:	129 SE 41ST TER Cape Coral, FL 33904	
Code Violation:	5.1.18(A) Abandoned Vehicles/Watercraft Prohibited	
Code Violation:	6.2.6(A) Boats and boat trailers: Prohibitions	
Code Violation:	FBC 105.4.1.1 If Work Has Commenced; Voided Permit	
Case 8.	CODE25-011516	Date Observed: Thursday, June 19, 2025
Owner:	JD KELLEY FLORIDA PROPERTIES L	Officer: STUFF, MICHAEL
Site Addr:	2237 SW 15TH AVE Cape Coral, FL 33991	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	4.1.6 Uses by zoning district-Use hierarchy	
Code Violation:	FBC 105.1 Permit Required	
Case 9.	CODE25-011543	Date Observed: Wednesday, June 18, 2025
Owner:	WOLKOW MAXIM TR FOR MW SOLUTIONS TRUST	Officer: HURLEY, AARON
Site Addr:	2704 SW 4TH PL Cape Coral, FL 33914	
Code Violation:	4.1.6 Uses by zoning district-Use hierarchy	
Case 10.	CODE25-011778	Date Observed: Monday, June 23, 2025
Owner:	HARP ENTERPRISE LLC	Officer: HURLEY, AARON
Site Addr:	145 SW 28TH TER Cape Coral, FL 33914	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	FBC 105.1 Permit Required	

Case 11.	CODE25-011848	Date Observed: Tuesday, June 24, 2025
Owner:	COLEMAN ANDON M	Officer: FEARS, CASEY
Site Addr:	5220 WISTERIA CT Cape Coral, FL 33904	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Case 12.	CODE25-012028	Date Observed: Wednesday, June 25, 2025
Owner:	MEEK MISTY M & CLINTON D	Officer: CURTIS, THALIA
Site Addr:	1810 SE 1ST ST Cape Coral, FL 33990	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 13.	CODE25-012207	Date Observed: Thursday, June 26, 2025
Owner:	BARDON BRYAN + BARDON GARY	Officer: ALTMAN , SAMANTHA
Site Addr:	2617 SE 18TH CT Cape Coral, FL 33904	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: FBC 105.4 Conditions of the permit		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Code Violation: IPMC 111.6 Transfer Of Ownership		
Code Violation: IPMC 304.3 Premises Identification		
Case 14.	CODE25-012271	Date Observed: Thursday, June 26, 2025
Owner:	CAMEJO YOSELIN LEDESMA + HERNANDEZ CARLOS REYNIER	Officer: STUFF, MICHAEL
Site Addr:	1606 SW 14TH TER Cape Coral, FL 33991	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 15.	CODE25-012317	Date Observed: Friday, June 27, 2025
Owner:	TAYLOR AILIME	Officer: FEARS, CASEY
Site Addr:	436 CORAL DR Cape Coral, FL 33904	
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 111.6 Transfer Of Ownership		

Case 16.	CODE25-012367	Date Observed: Friday, June 27, 2025
Owner:	JIMENEZ BRENDA	Officer: ALTMAN , SAMANTHA
Site Addr:	2125 CORNWALLIS PKWY Cape Coral, FL 33904	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: FBC 105.4 Conditions of the permit		
Case 17.	CODE25-012402	Date Observed: Wednesday, July 2, 2025
Owner:	DOHERTY DENNIS R	Officer: STRAINOVICI, PETER
Site Addr:	123 EL DORADO PKWY W Cape Coral, FL 33914	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: 6.2.6(B) Boats & boat trailers: Registration		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: IPMC 303.1 Swimming Pools		
Case 18.	CODE25-012453	Date Observed: Tuesday, July 1, 2025
Owner:	WAHLEN CHRISTOPHER	Officer: JOHN, FRANK
Site Addr:	2216 SE 15TH TER Cape Coral, FL 33990	
Code Violation: 12-129(c) Residential rental property registration		
Case 19.	CODE25-012455	Date Observed: Tuesday, July 1, 2025
Owner:	SEEBER PAUL A	Officer: WAGNER, ANDREW
Site Addr:	157 SE 1ST PL Cape Coral, FL 33990	
Code Violation: 6.2.1(D.2) Res Zoning: RV Resident Parking		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.4 Conditions of the permit		

Case 20.	CODE25-012602	Date Observed: Wednesday, July 2, 2025
Owner:	QUINTANA DIEGO V & STEPHANY	Officer: JOHN, FRANK
Site Addr:	1827 CORAL POINT DR Cape Coral, FL 33990	
Code Violation:	6.2.1 - Parking Res Zone: Comm Vehicle & Trailers	
Code Violation:	6.2.1(D.2) Res Zoning: RV Resident Parking	
Code Violation:	6.2.2(B) Additional Res Zoning: Pervious Surface	
Case 21.	CODE25-012653	Date Observed: Wednesday, July 2, 2025
Owner:	YOST JAMES R & YOST DELFINA MASCORRO	Officer: HURLEY, AARON
Site Addr:	1510 SW 32ND TER Cape Coral, FL 33914	
Code Violation:	5.2.7(A.16) Fences and Walls: Maintenance	
Code Violation:	9-16(a)(1) Obnoxious Growth Refuse Litter	
Case 22.	CODE25-012659	Date Observed: Thursday, July 3, 2025
Owner:	USA BEST DEVELOPMENT LLC	Officer: JOHN, FRANK
Site Addr:	2220 SE 18TH AVE Cape Coral, FL 33990	
Code Violation:	9.3.1. - Permits required	
Code Violation:	9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared	
Code Violation:	9-69(a.1.b) Construction Site Refuse	
Code Violation:	FBC 105.1 Permit Required	
Case 23.	CODE25-012666	Date Observed: Thursday, July 3, 2025
Owner:	JACQUET BEATRICE	Officer: HURLEY, AARON
Site Addr:	2531 SW 4TH PL Cape Coral, FL 33914	
Code Violation:	12-25 Condition of building nuisances.	
Code Violation:	FBC 105.1 Permit Required	
Code Violation:	IPMC 111.1 Unsafe Conditions	
Code Violation:	IPMC 111.1.3 Structure Unfit for Human Occupancy	
Code Violation:	IPMC 113.1 Demolition-General	

Case 24.	CODE25-013120	Date Observed: Thursday, July 10, 2025
Owner:	FARMER CLAYTON SCOTT & FARMER EMILY ANN	Officer: FEARS, CASEY
Site Addr:	427 AVALON DR Cape Coral, FL 33904	
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 25.	CODE25-013149	Date Observed: Thursday, July 10, 2025
Owner:	GALIANO ARSENIO MACHADO	Officer: HURLEY, AARON
Site Addr:	1013 SW 37TH TER Cape Coral, FL 33914	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: FBC 105.1 Permit Required		
Case 26.	CODE25-013195	Date Observed: Saturday, July 12, 2025
Owner:	KEARNES CAMELLIA A	Officer: HURLEY, AARON
Site Addr:	328 KAMAL PKWY Cape Coral, FL 33904	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Case 27.	CODE25-013269	Date Observed: Thursday, July 17, 2025
Owner:	1534 CAPE CORAL FL LLC	Officer: ROSS, BRIAN
Site Addr:	1534 CAPE CORAL PKWY W Cape Coral, FL 33914	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Case 28.	CODE25-013284	Date Observed: Thursday, July 17, 2025
Owner:	KOHLI DGCC LLC	Officer: ROSS, BRIAN
Site Addr:	3123 CHIQUITA BLVD S 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: FBC 105.4 Conditions of the permit		
Case 29.	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 30.	CODE25-013516	Date Observed: Thursday, July 17, 2025
Owner:	BORDOGNA MARIANNE	Officer: FEARS, CASEY
Site Addr:	4973 VINCENNES ST 101 CAPE CORAL, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 31.	CODE25-013541	Date Observed: Friday, July 18, 2025
Owner:	PAYNE JOSHUA V + PAYNE JEREMY D	Officer: FEARS, CASEY
Site Addr:	5212 WILMINGTON CT Cape Coral, FL 33904	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 32.	CODE25-013585	Date Observed: Friday, July 18, 2025
Owner:	SHUTT DAVID	Officer: ALTMAN , SAMANTHA
Site Addr:	3142 SE 22ND PL Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: FBC 105.4 Conditions of the permit		
Case 33.	CODE25-013587	Date Observed: Friday, July 18, 2025
Owner:	RANDS COMPANIES LLC	Officer: FEARS, CASEY
Site Addr:	5137 DEL PRADO BLVD S Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Code Violation: IPMC 111.6 Transfer Of Ownership		
Case 34.	CODE25-013596	Date Observed: Friday, July 18, 2025
Owner:	TORRES ANGELO L JR	Officer: STRAINOVICI, PETER
Site Addr:	313/315 SW 47TH TER CAPE CORAL, FL 33914	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		

Case 35.	CODE25-013605	Date Observed: Friday, July 18, 2025
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Owner: CLICHE SHAWN **Officer:** ALTMAN , SAMANTHA

Site Addr: 2229 SE 27TH ST
Cape Coral, FL 33904

Code Violation: IPMC 303.1 Swimming Pools

Case 36.	CODE25-013610	Date Observed: Saturday, July 19, 2025
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Owner: EAGAN KEITH W **Officer:** JOHN, FRANK

Site Addr: 1217 SE 21ST AVE
Cape Coral, FL 33990

Code Violation: 12-25 Condition of building nuisances.

Code Violation: IPMC 303.2 Swimming Pools - Enclosures

Code Violation: IPMC 304.7 Roofs And Drainage

Case 37.	CODE25-013611	Date Observed: Friday, July 18, 2025
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Owner: BOCKENSTEDT CRISTEN & CURT **Officer:** ALTMAN , SAMANTHA

Site Addr: 4439 ORCHID BLVD
Cape Coral, FL 33904

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

Code Violation: 4.1.6 Uses by zoning district-Use hierarchy

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

Code Violation: FBC 105.4 Conditions of the permit

Case 38.	CODE25-013641	Date Observed: Tuesday, July 22, 2025
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Owner: THRON LYNDA M TR FOR THORN FAMILY TRUST **Officer:** STRAINOVICI, PETER

Site Addr: 246 SW 42ND TER
Cape Coral, FL 33914

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

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

Case 39.	CODE25-013788	Date Observed: Wednesday, July 23, 2025
Owner:	SALDANA ALEXANDER + DELGADO- SALDANA MARIA	Officer: IRVIN, SCOTT
Site Addr:	3010 SW 29TH AVE Cape Coral, FL 33914	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: IPMC 302.4 Weeds		
Case 40.	CODE25-013815	Date Observed: Tuesday, July 22, 2025
Owner:	ARCHITECT BENEDICT LLC	Officer: FEARS, CASEY
Site Addr:	209 BAYSHORE DR Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 41.	CODE25-013816	Date Observed: Tuesday, July 22, 2025
Owner:	CODE DA VINCI 9 LLC	Officer: FEARS, CASEY
Site Addr:	450 BAYSHORE DR Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 42.	CODE25-013838	Date Observed: Wednesday, July 23, 2025
Owner:	TRAVEL WORLD WIDE INC	Officer: BENITEZ, RADAMES
Site Addr:	3731 SE 2ND PL Cape Coral, FL 33904	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		

Total Violations: 111

Total Cases: 42