

**City of Cape Coral**  
**Special Magistrate Evidentiary Hearing Docket**  
**Hearing Date: Thursday, January 22, 2026**

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

<b>Case 1.</b>	<b>CODE25-006983</b>	<b>Date Observed: Thursday, April 24, 2025</b>
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**Owner:** UNKNOWN HEIRS OF PRIMAVERA  
LOUIS

**Officer:** ALTMAN , SAMANTHA

**Site Addr:** 1636 SE 39TH ST  
Cape Coral, FL 33904

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

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

**Code Violation:** 9-69(a.1.b) Construction Site Refuse

**Code Violation:** FBC 105.1 Permit Required

**Code Violation:** IPMC 111.6 Transfer Of Ownership

**Code Violation:** IPMC 302.1 Sanitation

**Code Violation:** IPMC 303.1 Swimming Pools

<b>Case 2.</b>	<b>CODE25-007628</b>	<b>Date Observed: Thursday, May 1, 2025</b>
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**Owner:** ANDERSON JOHN

**Officer:** MILES, RICHARD

**Site Addr:** 2003 NE 10TH PL  
Cape Coral, FL 33909

**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

**Code Violation:** FBC 105.4 Conditions of the permit

<b>Case 3.</b>	<b>CODE25-011900</b>	<b>Date Observed: Tuesday, June 24, 2025</b>
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**Owner:** UNKNOWN HEIRS OF FRANCIOSA  
ALFREDO

**Officer:** BEESLEY-FARRIS, PAMELLA

**Site Addr:** 2021 NW 1ST AVE  
Cape Coral, FL 33993

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

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

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

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

**Code Violation:** IPMC 303.1 Swimming Pools

<b>Case 4.</b>	<b>CODE25-012201</b>	<b>Date Observed: Thursday, June 26, 2025</b>
<b>Owner:</b>	FERNANDEZ KARELIA MARIA TR FOR DREAMS TRUST	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	2214 SE 27TH TER Cape Coral, FL 33904	
<b>Code Violation:</b> 5.2.3(E) Pergolas: Generally		
<b>Code Violation:</b> 5.2.7(A.10) Fences and Walls: Permit Required		
<b>Code Violation:</b> 6.2.6(A) Boats and boat trailers: Prohibitions		
<b>Code Violation:</b> 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		
<b>Case 5.</b>	<b>CODE25-015576</b>	<b>Date Observed: Thursday, August 14, 2025</b>
<b>Owner:</b>	GALVIN CHRISTOPHER J & GALVIN HANA M	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	2023 NW 24TH PL CAPE CORAL, FL 33993	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 5.2.7(A.10) Fences and Walls: Permit Required		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 6.</b>	<b>CODE25-015637</b>	<b>Date Observed: Saturday, August 16, 2025</b>
<b>Owner:</b>	CRM RENTAL ENTERPRISES LLC	<b>Officer:</b> STUFF, MICHAEL
<b>Site Addr:</b>	1409 SW 10TH PL Cape Coral, FL 33991	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Case 7.</b>	<b>CODE25-015662</b>	<b>Date Observed: Monday, August 18, 2025</b>
<b>Owner:</b>	SANSO MIGUEL ALBERTO	<b>Officer:</b> WAGNER, ANDREW
<b>Site Addr:</b>	307 SE 10TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Code Violation:</b> 6.2.6(A) Boats and boat trailers: Prohibitions		
<b>Case 8.</b>	<b>CODE25-015700</b>	<b>Date Observed: Monday, August 18, 2025</b>
<b>Owner:</b>	MARTIN GLOBAL DEVELOPMENT LLC	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	155 AVIATION PKWY Cape Coral, FL 33904	
<b>Code Violation:</b> 9-69(b) Construction Site: Inactive Permit		

<b>Case 9.</b>	<b>CODE25-015741</b>	<b>Date Observed: Tuesday, August 19, 2025</b>
<b>Owner:</b>	CELEBRITY RIDES LLC	<b>Officer:</b> STUFF, MICHAEL
<b>Site Addr:</b>	2211 SW 14TH PL Cape Coral, FL 33991	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 4.1.6 Uses by zoning district-Use hierarchy		
<b>Case 10.</b>	<b>CODE25-015769</b>	<b>Date Observed: Tuesday, August 19, 2025</b>
<b>Owner:</b>	L & R INVESTMENT CAPITAL LLC	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	915 SW 32ND TER Cape Coral, FL 33914	
<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>CODE25-015971</b>	<b>Date Observed: Friday, August 22, 2025</b>
<b>Owner:</b>	DYSARCYK JASON & RACHEL	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	1944 SE 31ST TER Cape Coral, FL 33904	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		
<b>Case 12.</b>	<b>CODE25-015977</b>	<b>Date Observed: Friday, August 22, 2025</b>
<b>Owner:</b>	VALDES CLAUDIA	<b>Officer:</b> JOHN, FRANK
<b>Site Addr:</b>	1224 SE 22ND AVE Cape Coral, FL 33990	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Case 13.</b>	<b>CODE25-015989</b>	<b>Date Observed: Friday, August 22, 2025</b>
<b>Owner:</b>	CIRCLE K STORES INC	<b>Officer:</b> ROSS, BRIAN
<b>Site Addr:</b>	3704 SKYLINE BLVD Cape Coral, FL 33914	
<b>Code Violation:</b> 5.1.15(H) Dumpster Enclosures: Gate Required		
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 5.2.16 Unattended Donation Bins		
<b>Code Violation:</b> 5.9.8(B) Temporary Storage Containers: Gen Req		
<b>Code Violation:</b> 7.2.1 Prohibited Signs:		

<b>Case 14.</b>	<b>CODE25-016002</b>	<b>Date Observed: Tuesday, August 26, 2025</b>
<b>Owner:</b>	FA&S INVESTMENT HOLDING LLC	<b>Officer:</b> JOHN, FRANK
<b>Site Addr:</b>	2221 SE 10TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 5.5.16(A) Landscape Maintenance: General		
<b>Case 15.</b>	<b>CODE25-016004</b>	<b>Date Observed: Tuesday, August 26, 2025</b>
<b>Owner:</b>	FAIFO INVESTMENT LLC	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	417 TOWER DR Cape Coral, FL 33904	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 4.1.3 - Zoning District Dimensional Standards R-1		
<b>Code Violation:</b> 4.1.6 Uses by zoning district-Use hierarchy		
<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 16.</b>	<b>CODE25-016013</b>	<b>Date Observed: Saturday, August 23, 2025</b>
<b>Owner:</b>	ALIAGA VALERIE JO	<b>Officer:</b> STRAINOVICI, PETER
<b>Site Addr:</b>	3928/3932 SANTA BARBARA BLVD Cape Coral, FL 33914	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Case 17.</b>	<b>CODE25-016025</b>	<b>Date Observed: Tuesday, August 26, 2025</b>
<b>Owner:</b>	GONZALEZ ELIZABET + GONZALEZ LEYANI PEREZ	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	2528 SW 11TH PL Cape Coral, FL 33914	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Case 18.</b>	<b>CODE25-016095</b>	<b>Date Observed: Tuesday, August 26, 2025</b>
<b>Owner:</b>	LAFAURIE ALFREDO M SR & CRUZ NARANJO PATRICIA E	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	1201 SW 25TH ST Cape Coral, FL 33914	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		

Case 19.	CODE25-016100	Date Observed: Tuesday, August 26, 2025
Owner:	ESPARZA MICHAEL SCOTT & ESPARZA SAUDY	Officer: JOHN, FRANK
Site Addr:	1006 SE 14TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Code Violation:</b> 6.2.1(D.2) Res Zoning: RV Resident Parking		
Case 20.	CODE25-016133	Date Observed: Thursday, August 28, 2025
Owner:	ALMONTE ALEXANDRA	Officer: JOHN, FRANK
Site Addr:	1118 SE 13TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 12-127.6(b) Additional Res Zones: Pervious Surface		
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
Case 21.	CODE25-016163	Date Observed: Wednesday, August 27, 2025
Owner:	CANTERO NORGE + WGA HOMES INC	Officer: WAGNER, ANDREW
Site Addr:	1314 SW 5TH PL Cape Coral, FL 33991	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 22.	CODE25-016198	Date Observed: Wednesday, August 27, 2025
Owner:	WILLY JEAN ERICK	Officer: FEARS, CASEY
Site Addr:	703 MONTEREY AVE Cape Coral, FL 33904	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 5.2.4(A) Garages: Minimum Dimensions		
<b>Code Violation:</b> 5.2.4(B) Attached Garages		
<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		
Case 23.	CODE25-016199	Date Observed: Wednesday, August 27, 2025
Owner:	GREENUP ELVIRA	Officer: LIGUORI, ROBERT
Site Addr:	129 SE 21ST ST Cape Coral, FL 33990	
<b>Code Violation:</b> 5.2.4(A) Garages: Minimum Dimensions		
<b>Code Violation:</b> FBC 105.1 Permit Required		

Case 24.	CODE25-016212	Date Observed: Wednesday, August 27, 2025
Owner:	HANSEN IAN & HANSEN PAULETTE DUCHARME	Officer: FEARS, CASEY
Site Addr:	5339 DEL MONTE CT Cape Coral, FL 33904	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 25.	CODE25-016368	Date Observed: Thursday, August 28, 2025
Owner:	PROGRESS RESIDENTIAL BORROWER	Officer: LIGUORI, ROBERT
Site Addr:	2415 ACADEMY BLVD Cape Coral, FL 33990	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 26.	CODE25-016387	Date Observed: Thursday, August 28, 2025
Owner:	HILL BRUCE ALLEN	Officer: LIGUORI, ROBERT
Site Addr:	422 NICHOLAS PKWY E Cape Coral, FL 33990	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 27.	CODE25-016392	Date Observed: Thursday, August 28, 2025
Owner:	DUARTE EDUARDO CASTILLO & SANTAMARIA NUNES DAYLET	Officer: LIGUORI, ROBERT
Site Addr:	1815 SW 6TH AVE Cape Coral, FL 33991	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		
<b>Code Violation:</b> 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 28.	CODE25-016509	Date Observed: Tuesday, September 2, 2025
Owner:	SOUTHWEST CAPITAL INVESTMENTS	Officer: FEARS, CASEY
Site Addr:	5258 SUNNYBROOK CT Cape Coral, FL 33904	
<b>Code Violation:</b> 6.2.1(D.2) Res Zoning: RV Resident Parking		
<b>Code Violation:</b> FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 29.	CODE25-016521	Date Observed: Tuesday, September 2, 2025
Owner:	MCGURREN MARK EDWARD & MCGURREN JULIE ANN	Officer: IRVIN, SCOTT
Site Addr:	3911 SW 25TH CT Cape Coral, FL 33914	
<b>Code Violation:</b> 9.3.1. - Permits required		
<b>Code Violation:</b> FBC 105.1 Permit Required		

<b>Case 30.</b>	<b>CODE25-016527</b>	<b>Date Observed: Tuesday, September 2, 2025</b>
<b>Owner:</b>	CAPE CLUB LLC + ZAMEEN FL LLC	<b>Officer:</b> ROSS, BRIAN
<b>Site Addr:</b>	3705 COUNTRY CLUB BLVD Cape Coral, FL 33904	
<b>Code Violation:</b> 5.1.15(G) Dumpster Enclosures: Lid Required		
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Case 31.</b>	<b>CODE25-016558</b>	<b>Date Observed: Tuesday, September 2, 2025</b>
<b>Owner:</b>	REALTY INCOME PROPERTIES 29 LL	<b>Officer:</b> ROSS, BRIAN
<b>Site Addr:</b>	2614 SKYLINE BLVD Cape Coral, FL 33914	
<b>Code Violation:</b> 11-2 LOCAL BUSINESS TAX: Required; duration		
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 5.1.15(G) Dumpster Enclosures: Lid Required		
<b>Code Violation:</b> 5.1.15(H) Dumpster Enclosures: Gate Required		
<b>Code Violation:</b> 5.1.15(J) Dumpster Enclosures: Maintenance		
<b>Code Violation:</b> 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
<b>Case 32.</b>	<b>CODE25-016646</b>	<b>Date Observed: Wednesday, September 3, 2025</b>
<b>Owner:</b>	BOAC LLC	<b>Officer:</b> MERCADO, PATRICK
<b>Site Addr:</b>	4705 VINCENNES BLVD Cape Coral, FL 33904	
<b>Code Violation:</b> 11-2 LOCAL BUSINESS TAX: Required; duration		
<b>Code Violation:</b> 7.3.1(D) Temporary Signs: Feather Banners		
<b>Case 33.</b>	<b>CODE25-016707</b>	<b>Date Observed: Thursday, September 4, 2025</b>
<b>Owner:</b>	MARTINEZ JORGE LUIS DALMENDRAY PADILLA ERNESTO CEJAS	<b>Officer:</b> CURTIS, THALIA
<b>Site Addr:</b>	211/213 SE 24TH AVE Cape Coral, FL 33990	
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Case 34.</b>	<b>CODE25-016719</b>	<b>Date Observed: Thursday, September 4, 2025</b>
<b>Owner:</b>	LAUREANO BRANDON A & LAUREANO KARLA E	<b>Officer:</b> STRAINOVICI, PETER
<b>Site Addr:</b>	4108 SW 6TH PL Cape Coral, FL 33914	
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 5.2.15(B) Swimming pool, spa, hot tub screening		
<b>Code Violation:</b> IPMC 303.1 Swimming Pools		

Case 35.	CODE25-016767	Date Observed: Thursday, September 4, 2025
Owner:	JANNINGS RICK T & JANNINGS AUBREY LYNN	Officer: BENITEZ, RADAMES
Site Addr:	3218 SE 2ND AVE Cape Coral, FL 33904	
<b>Code Violation:</b> 6.2.6(A) Boats and boat trailers: Prohibitions		
Case 36.	CODE25-016781	Date Observed: Friday, September 5, 2025
Owner:	KRIEG CECIL A & ROMANIELLO-KRIEG DEBORA LYNN TR FOR KRIEG FAMILY TRUST	Officer: WAGNER, ANDREW
Site Addr:	118 SW 15TH TER Cape Coral, FL 33991	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 4.1.6 Uses by zoning district-Use hierarchy		
Case 37.	CODE25-016974	Date Observed: Tuesday, September 9, 2025
Owner:	POHL COLLECTION LLC	Officer: ROSS, BRIAN
Site Addr:	2414 DEL PRADO BLVD S CAPE CORAL, FL 33990	
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 5.1.15(G) Dumpster Enclosures: Lid Required		
<b>Code Violation:</b> 5.1.15(H) Dumpster Enclosures: Gate Required		
<b>Code Violation:</b> 5.5.16(A) Landscape Maintenance: General		
<b>Code Violation:</b> 5.5.16(D) Nonconforming Landscaping		
Case 38.	CODE25-016998	Date Observed: Thursday, September 11, 2025
Owner:	LEAL ELIO & LOUISA	Officer: JOHN, FRANK
Site Addr:	1203 SE 23RD TER Cape Coral, FL 33990	
<b>Code Violation:</b> 5.2.15(B) Swimming pool, spa, hot tub screening		
<b>Code Violation:</b> IPMC 303.1 Swimming Pools		
Case 39.	CODE25-017019	Date Observed: Wednesday, September 10, 2025
Owner:	TRELLIS HOLDINGS LLC	Officer: BENITEZ, RADAMES
Site Addr:	4044 COUNTRY CLUB BLVD Cape Coral, FL 33904	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> FBC 105.1 Permit Required		

<b>Case 40.</b>	<b>CODE25-017022</b>	<b>Date Observed: Wednesday, September 10, 2025</b>
<b>Owner:</b>	DL PROPERTY FUNDING LLC	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	927 SW 25TH TER Cape Coral, FL 33914	
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 9-42 NUISANCE ACCUMULATIONS: Debris		
<b>Code Violation:</b> IPMC 302.4 Weeds		
<b>Case 41.</b>	<b>CODE25-017134</b>	<b>Date Observed: Wednesday, September 10, 2025</b>
<b>Owner:</b>	FVM CAPE VISTA LLC	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	35-43 NE 10TH PL Cape Coral, FL 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 42.</b>	<b>CODE25-017145</b>	<b>Date Observed: Thursday, September 11, 2025</b>
<b>Owner:</b>	CARM LLC	<b>Officer:</b> WAGNER, ANDREW
<b>Site Addr:</b>	1517/1521 SW SANTA BARBARA PL Cape Coral, FL 33991	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		
<b>Code Violation:</b> 12-127.6(b) Additional Res Zones: Pervious Surface		
<b>Case 43.</b>	<b>CODE25-019251</b>	<b>Date Observed: Tuesday, October 21, 2025</b>
<b>Owner:</b>	LIN XING & XIAO NANCY MING	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	2116 SW 1ST AVE Cape Coral, FL 33991	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 44.</b>	<b>CODE25-019540</b>	<b>Date Observed: Friday, October 24, 2025</b>
<b>Owner:</b>	VUSHAJ LUM & GINA TR FOR VUSHAJ FAMILY TRUST	<b>Officer:</b> WILLIAMS, JOHN
<b>Site Addr:</b>	2518 CAPE CORAL PKWY W Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 45.</b>	<b>CODE25-019845</b>	<b>Date Observed: Wednesday, October 29, 2025</b>
<b>Owner:</b>	NONEY ALEXANDER	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	507 SE 13TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

<b>Case 46.</b>	<b>CODE25-019948</b>	<b>Date Observed: Thursday, October 30, 2025</b>
<b>Owner:</b>	FRANCISCO DIOGO & VERA	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	2007 SAVONA PKWY Cape Coral, FL 33904	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 47.</b>	<b>CODE25-020133</b>	<b>Date Observed: Tuesday, November 4, 2025</b>
<b>Owner:</b>	WELCH EMILY L	<b>Officer:</b> IRVIN, SCOTT
<b>Site Addr:</b>	1801 SW 26TH TER Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 48.</b>	<b>CODE25-020301</b>	<b>Date Observed: Thursday, November 6, 2025</b>
<b>Owner:</b>	T-SQUARED RE LLC	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	901 SE 24TH ST Cape Coral, FL 33990	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 49.</b>	<b>CODE25-020331</b>	<b>Date Observed: Thursday, November 6, 2025</b>
<b>Owner:</b>	ADAMS HOMES OF NW FL	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	1424 NELSON RD N Cape Coral, FL 33993	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 50.</b>	<b>CODE25-020378</b>	<b>Date Observed: Friday, November 7, 2025</b>
<b>Owner:</b>	DAY DOUGLAS	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	3117 SE 16TH PL Cape Coral, FL 33904	
<b>Code Violation:</b> 12-127.9 Boats and boat trailers: Prohibitions		
<b>Case 51.</b>	<b>CODE25-020483</b>	<b>Date Observed: Wednesday, November 12, 2025</b>
<b>Owner:</b>	OPTIMA PROPERTIES LLC + GOXE GLOBAL INVESTMENTS LLC	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	3413 NW 18TH ST Cape Coral, FL 33993	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 52.</b>	<b>CODE25-020497</b>	<b>Date Observed: Wednesday, November 12, 2025</b>
<b>Owner:</b>	BOS ADRIANUS & DOROTHY M	<b>Officer:</b> ZIMMER, DAVID
<b>Site Addr:</b>	322 NE 19TH ST Cape Coral, FL 33909	
<b>Code Violation:</b> 21-5 Declaration of water shortage		

<b>Case 53.</b>	<b>CODE25-020597</b>	<b>Date Observed: Thursday, November 13, 2025</b>
<b>Owner:</b>	WHITESIDE KORY MICHAEL	<b>Officer:</b> WAGNER, ANDREW
<b>Site Addr:</b>	401/403 SW 3RD CT Cape Coral, FL 33991	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 54.</b>	<b>CODE25-020638</b>	<b>Date Observed: Thursday, November 13, 2025</b>
<b>Owner:</b>	LAWRENCE ALAN PERRINE TRUST + CAROL PERRINE TRUST	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	910 SE 35TH ST Cape Coral, FL 33904	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 55.</b>	<b>CODE25-020735</b>	<b>Date Observed: Saturday, November 15, 2025</b>
<b>Owner:</b>	FCS GROUP INVESTMENTS INC	<b>Officer:</b> WILLIAMS, JOHN
<b>Site Addr:</b>	5007 SW 17TH AVE Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 56.</b>	<b>CODE25-020776</b>	<b>Date Observed: Monday, November 17, 2025</b>
<b>Owner:</b>	PATEL AMIT	<b>Officer:</b> COLON, JEFFREY
<b>Site Addr:</b>	1511 NW 40TH PL Cape Coral, FL 33993	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 57.</b>	<b>CODE25-020793</b>	<b>Date Observed: Tuesday, November 18, 2025</b>
<b>Owner:</b>	GARCIA ASHLYN PIA	<b>Officer:</b> BEESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	102 NW 24TH TER Cape Coral, FL 33993	
<b>Code Violation:</b> 21-5 Declaration of water shortage		
<b>Case 58.</b>	<b>CODE25-020854</b>	<b>Date Observed: Tuesday, November 18, 2025</b>
<b>Owner:</b>	IEREMCIUC GEORGE & CAMELIA	<b>Officer:</b> WILLIAMS, JOHN
<b>Site Addr:</b>	2604 CAPE CORAL PKWY W Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 59.</b>	<b>CODE25-020901</b>	<b>Date Observed: Wednesday, November 19, 2025</b>
<b>Owner:</b>	PANTALEON CHRISTOPHER A & PANTALEON JULISSA	<b>Officer:</b> LIGUORI, ROBERT
<b>Site Addr:</b>	304 SE 16TH ST Cape Coral, FL 33990	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		

<b>Case 60.</b>	<b>CODE25-020982</b>	<b>Date Observed: Friday, November 21, 2025</b>
<b>Owner:</b>	MEDAL DUNIERKIS	<b>Officer:</b> SCOTT, IOULIA
<b>Site Addr:</b>	3402 SW 2ND LN Cape Coral, FL 33991	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 61.</b>	<b>CODE25-021182</b>	<b>Date Observed: Tuesday, November 25, 2025</b>
<b>Owner:</b>	MESEGUE OCTAVIO E	<b>Officer:</b> LIGUORI, ROBERT
<b>Site Addr:</b>	329 SW 19TH TER Cape Coral, FL 33991	
<b>Code Violation:</b> 12-127.5 Parking Regulations for Residential		
<b>Case 62.</b>	<b>CODE25-021190</b>	<b>Date Observed: Wednesday, November 26, 2025</b>
<b>Owner:</b>	FRETWELL BLAIR	<b>Officer:</b> CRAWFORD, JAMAL
<b>Site Addr:</b>	322 SW 21ST ST Cape Coral, FL 33991	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 63.</b>	<b>CODE25-021382</b>	<b>Date Observed: Wednesday, December 3, 2025</b>
<b>Owner:</b>	IEREMCIUC GEORGE & CAMELIA	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	2604 CAPE CORAL PKWY W Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 64.</b>	<b>CODE25-021400</b>	<b>Date Observed: Wednesday, December 3, 2025</b>
<b>Owner:</b>	LLOMBART MORALES ROSALIE & MORALES MARVIN	<b>Officer:</b> SCOTT, IOULIA
<b>Site Addr:</b>	2830 EMBERS PKWY W Cape Coral, FL 33993	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		
<b>Case 65.</b>	<b>CODE25-021573</b>	<b>Date Observed: Saturday, December 6, 2025</b>
<b>Owner:</b>	EQUITY TRUST COMPANY CUSTODIAN WOLFE PAMELA M	<b>Officer:</b> BEESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	427 NE 20TH ST Cape Coral, FL 33909	
<b>Code Violation:</b> 21-5 Declaration of water shortage		
<b>Case 66.</b>	<b>CODE25-021832</b>	<b>Date Observed: Thursday, December 11, 2025</b>
<b>Owner:</b>	VAZQUEZ EDGARDO JOEL	<b>Officer:</b> JOHN, FRANK
<b>Site Addr:</b>	1106 SE 21ST ST Cape Coral, FL 33990	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watcrafct Prohibited		

<b>Case 67.</b>	<b>CODE25-021894</b>	<b>Date Observed: Friday, December 12, 2025</b>
<b>Owner:</b>	BINNS JOHN H	<b>Officer:</b> LIGUORI, ROBERT
<b>Site Addr:</b>	927 SE 17TH TER Cape Coral, FL 33990	
<b>Code Violation:</b> 12-127.6(b) Additional Res Zones: Pervious Surface		

**Total Violations:** 138

**Total Cases:** 67

**City of Cape Coral**  
**Special Magistrate Compliance Hearing Docket**  
**Hearing Date: Thursday, January 22, 2026**

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

<b>Case 1.</b>	<b>CODE23-021959</b>	<b>Date Observed: Tuesday, October 31, 2023</b>
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**Owner:** BUNCH JEFF & VIRGINIA      **Officer:** STUFF, MICHAEL

**Site Addr:** 1917 WADE DR  
Cape Coral, FL 33991

**Code Violation:** 3.2.1(A.4) All Permits and Approvals

**Code Violation:** 3.3.7 Site devel. and subdiv. constr. plans

<b>Case 2.</b>	<b>CODE24-018981</b>	<b>Date Observed: Tuesday, September 24, 2024</b>
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**Owner:** MANOR COURT LLC      **Officer:** ROSS, BRIAN

**Site Addr:** 5108 MANOR CT  
Cape Coral, FL 33904

**Code Violation:** 5.4.8(A) Mandatory Seawalls; Saline

<b>Case 3.</b>	<b>CODE24-020042</b>	<b>Date Observed: Saturday, October 19, 2024</b>
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**Owner:** 924 DEL PRADO LLC      **Officer:** HERRERA, KRISTY

**Site Addr:** 924 DEL PRADO BLVD S  
Cape Coral, FL 33990

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

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

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

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

**Code Violation:** 5.11.15(C) Mobile Food Vendors - Gen. Requirements

**Code Violation:** 6.1.8(D) Surfacing

**Code Violation:** FBC 105.1 Permit Required

**Code Violation:** IPMC 604.3 Electrical System Hazards

<b>Case 4.</b>	<b>CODE24-022677</b>	<b>Date Observed: Wednesday, December 18, 2024</b>
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**Owner:** TRAGOS GEORGE J      **Officer:** FEARS, CASEY

**Site Addr:** 4930 EDITH ESPLANADE  
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

<b>Case 5.</b>	<b>CODE25-000629</b>	<b>Date Observed: Tuesday, January 14, 2025</b>
<b>Owner:</b>	MARCELO EDMUND TR FOR ED + FLO MARCELO TRUST	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	5976 SW 1ST CT Cape Coral, FL 33914	
<b>Code Violation:</b> 9.7.1. FLOODPLAIN MANAGEMENT - Violations		
<b>Code Violation:</b> IPMC 111.6 Transfer Of Ownership		
<b>Case 6.</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 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 7.</b>	<b>CODE25-002339</b>	<b>Date Observed: Thursday, February 13, 2025</b>
<b>Owner:</b>	MULLIGAN JEFFREY A	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	1504 SW 32ND TER Cape Coral, FL 33914	
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 9-16(a)(5) Storage Of Junk		
<b>Code Violation:</b> IPMC 303.1 Swimming Pools		
<b>Code Violation:</b> IPMC 303.2 Swimming Pools - Enclosures		
<b>Case 8.</b>	<b>CODE25-002351</b>	<b>Date Observed: Thursday, February 13, 2025</b>
<b>Owner:</b>	FADI LLC	<b>Officer:</b> KENNEY, LETISHA
<b>Site Addr:</b>	2833 NW 27TH 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>CODE25-002563</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 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 10.</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 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 11.</b>	<b>CODE25-003188</b>	<b>Date Observed: Friday, March 7, 2025</b>
<b>Owner:</b>	JOHNSON ART	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	1606 SAVONA PKWY Cape Coral, FL 33904	
<b>Code Violation:</b> 5.4.1 Purpose and Intent:		
<b>Code Violation:</b> 5.4.2(F) General Requirements: Maintenance		
<b>Code Violation:</b> 9-42 NUISANCE ACCUMULATIONS: Debris		
<b>Code Violation:</b> IPMC 302.7 Accessory Structures		
<b>Case 12.</b>	<b>CODE25-003422</b>	<b>Date Observed: Tuesday, March 4, 2025</b>
<b>Owner:</b>	FOX MATTHEW ANTHONY & FOX CRYSTAL LYNN	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	1461 VENETIAN CT Cape Coral, FL 33904	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Case 13.</b>	<b>CODE25-003683</b>	<b>Date Observed: Friday, March 7, 2025</b>
<b>Owner:</b>	GLEASON STEPHANIE & OWENS ELIZABETH J	<b>Officer:</b> STRAINOVICI, PETER
<b>Site Addr:</b>	4314 SW 5TH AVE Cape Coral, FL 33914	
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 14.</b>	<b>CODE25-003746</b>	<b>Date Observed: Tuesday, March 11, 2025</b>
<b>Owner:</b>	BONILLA JEORBIS RODRIGUEZ	<b>Officer:</b> NAUGHTON, SUZANNE
<b>Site Addr:</b>	509 NE 2ND AVE Cape Coral, FL 33909	
<b>Code Violation:</b> 4.1.6 Uses by zoning district-Use hierarchy		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 15.</b>	<b>CODE25-005338</b>	<b>Date Observed: Tuesday, April 1, 2025</b>
<b>Owner:</b>	PETYO MICHAEL & SHARON	<b>Officer:</b> STUFF, LAURIE
<b>Site Addr:</b>	5602 DE SOTO CT Cape Coral, FL 33904	
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		

<b>Case 16.</b>	<b>CODE25-005356</b>	<b>Date Observed: Tuesday, April 1, 2025</b>
<b>Owner:</b>	JACQUELINE OPSAHL TRUST	<b>Officer:</b> MILES, RICHARD
<b>Site Addr:</b>	1423 NE 23RD TER Cape Coral, FL 33909	
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 17.</b>	<b>CODE25-005491</b>	<b>Date Observed: Wednesday, April 2, 2025</b>
<b>Owner:</b>	VALDES GREISY & YUSNIEL	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	2525 SE 23RD AVE Cape Coral, FL 33904	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Case 18.</b>	<b>CODE25-005868</b>	<b>Date Observed: Tuesday, April 8, 2025</b>
<b>Owner:</b>	NUNEZ MAIKENNY	<b>Officer:</b> BEESLEY-FARRIS, PAMELLA
<b>Site Addr:</b>	311 NE 19TH TER Cape Coral, FL 33909	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Case 19.</b>	<b>CODE25-005970</b>	<b>Date Observed: Wednesday, April 9, 2025</b>
<b>Owner:</b>	LA CALLE LIANET MOREJON + VENTO YOSNIEL	<b>Officer:</b> KLUCZYNSKI, SHERRY
<b>Site Addr:</b>	518 NW 25TH PL Cape Coral, FL 33993	
<b>Code Violation:</b> 4-32(a) ANIMALS IN GENERAL: Unlawful to keep		
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Case 20.</b>	<b>CODE25-006605</b>	<b>Date Observed: Thursday, April 17, 2025</b>
<b>Owner:</b>	DOLLOFF NICHOLAS	<b>Officer:</b> MILES, RICHARD
<b>Site Addr:</b>	1009 NE 7TH AVE Cape Coral, FL 33909	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 5.2.7(A.10) Fences and Walls: Permit Required		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		
<b>Case 21.</b>	<b>CODE25-006812</b>	<b>Date Observed: Tuesday, April 22, 2025</b>
<b>Owner:</b>	KUHLENSCHMIDT ANTHONY	<b>Officer:</b> KLUCZYNSKI, SHERRY
<b>Site Addr:</b>	217 NW 26TH PL Cape Coral, FL 33993	
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		
<b>Code Violation:</b> FBC 105.4.1.1 If Work Has Commenced; Voided Permit		

<b>Case 22.</b>	<b>CODE25-006830</b>	<b>Date Observed: Wednesday, April 23, 2025</b>
<b>Owner:</b>	HUTTENLOCKER RUSSELL P	<b>Officer:</b> ROSS, BRIAN
<b>Site Addr:</b>	1509 SE 42ND TER Cape Coral, FL 33904	
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 23.</b>	<b>CODE25-007373</b>	<b>Date Observed: Tuesday, April 29, 2025</b>
<b>Owner:</b>	RODRIGUEZ CARLOS A REQUEJO	<b>Officer:</b> WILLIAMS, JOHN
<b>Site Addr:</b>	1431 SW 44TH ST Cape Coral, FL 33914	
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 24.</b>	<b>CODE25-007685</b>	<b>Date Observed: Friday, May 2, 2025</b>
<b>Owner:</b>	COASTAL BOARD LLC	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	444 BAYSHORE DR 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 25.</b>	<b>CODE25-008234</b>	<b>Date Observed: Friday, May 9, 2025</b>
<b>Owner:</b>	LIMA HOLDINGS LLC	<b>Officer:</b> FEARS, CASEY
<b>Site Addr:</b>	5322 COLONADE CT Cape Coral, FL 33904	
<b>Code Violation:</b> 12-25 Condition of building nuisances.		
<b>Code Violation:</b> 5.2.4(B) Attached Garages		
<b>Case 26.</b>	<b>CODE25-008434</b>	<b>Date Observed: Tuesday, May 13, 2025</b>
<b>Owner:</b>	DEMARCO MARIANNE & LABERGE ROGER	<b>Officer:</b> JOHN, FRANK
<b>Site Addr:</b>	2110 SE 10TH PL Cape Coral, FL 33990	
<b>Code Violation:</b> 6.2.1(D.2) Res Zoning: RV Resident Parking		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		

<b>Case 27.</b>	<b>CODE25-008454</b>	<b>Date Observed: Wednesday, May 14, 2025</b>
<b>Owner:</b>	BIG WHALE PROPERTY PARTNERS FL	<b>Officer:</b> ALTMAN , SAMANTHA
<b>Site Addr:</b>	3614 SE 18TH PL Cape Coral, FL 33904	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 4.1.6 Uses by zoning district-Use hierarchy		
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 5.2.15(B) Swimming pool, spa, hot tub screening		
<b>Code Violation:</b> 9.3.1. - Permits required		
<b>Code Violation:</b> 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 28.</b>	<b>CODE25-009036</b>	<b>Date Observed: Tuesday, May 20, 2025</b>
<b>Owner:</b>	COLLINS DANIEL JOSEPH III & COLLINS MELISSA PAIGE	<b>Officer:</b> IRVIN, SCOTT
<b>Site Addr:</b>	3907 SW 27TH CT Cape Coral, FL 33914	
<b>Code Violation:</b> 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
<b>Code Violation:</b> 9-15(d) LITTERING PROHIBITED: In Canals, Lakes		
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		
<b>Code Violation:</b> 9-16(a)(5) Storage Of Junk		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Code Violation:</b> FBC 105.4 Conditions of the permit		
<b>Case 29.</b>	<b>CODE25-009252</b>	<b>Date Observed: Wednesday, May 21, 2025</b>
<b>Owner:</b>	QUIJANO VINCENT PAUL III	<b>Officer:</b> IRVIN, SCOTT
<b>Site Addr:</b>	3323 OASIS BLVD Cape Coral, FL 33914	
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 6.2.2(B) Additional Res Zoning: Pervious Surface		
<b>Case 30.</b>	<b>CODE25-009414</b>	<b>Date Observed: Thursday, May 22, 2025</b>
<b>Owner:</b>	BELLO MATTHEWS LIZAIDA	<b>Officer:</b> BENITEZ, RADAMES
<b>Site Addr:</b>	1304 SE 26TH TER Cape Coral, FL 33904	
<b>Code Violation:</b> 9-16(a)(2) Dangerous Dilapidated Building		
<b>Code Violation:</b> FBC 105.4.1.1 If Work Has Commenced; Voided Permit		

<b>Case 31.</b>	<b>CODE25-009991</b>	<b>Date Observed: Thursday, May 29, 2025</b>
<b>Owner:</b>	SLATER THOMAS + CALLISON LINDA	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	3715 PELICAN BLVD Cape Coral, FL 33914	
<b>Code Violation:</b> 5.1.9(A) ROW, Easements: No Changes		
<b>Code Violation:</b> 5.1.9(C) ROW, Easements: Permit Required		
<b>Code Violation:</b> 5.2.1 General Requirements		
<b>Code Violation:</b> 5.2.7(A.10) Fences and Walls: Permit Required		
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Case 32.</b>	<b>CODE25-010277</b>	<b>Date Observed: Wednesday, June 4, 2025</b>
<b>Owner:</b>	VARA YAIMA + ALONSO KEVIN	<b>Officer:</b> KLUCZYNSKI, SHERRY
<b>Site Addr:</b>	113 NW 18TH AVE Cape Coral, FL 33993	
<b>Code Violation:</b> 12-129(c) Residential rental property registration		
<b>Code Violation:</b> 5.2.4(A) Garages: Minimum Dimensions		
<b>Code Violation:</b> FBC 105.1 Permit Required		
<b>Case 33.</b>	<b>CODE25-015453</b>	<b>Date Observed: Wednesday, August 13, 2025</b>
<b>Owner:</b>	PRIETO LUIS A + MORALES EINYS GONZALEZ	<b>Officer:</b> ELLIS, THOMAS
<b>Site Addr:</b>	4001 NE 10TH PL Cape Coral, FL 33909	
<b>Code Violation:</b> 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
<b>Code Violation:</b> 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
<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 34.</b>	<b>CODE25-019274</b>	<b>Date Observed: Tuesday, October 21, 2025</b>
<b>Owner:</b>	JEG CC PROPERTIES LLC	<b>Officer:</b> HURLEY, AARON
<b>Site Addr:</b>	2707 SW 2ND PL Cape Coral, FL 33914	
<b>Code Violation:</b> 9-16(a)(1) Obnoxious Growth Refuse Litter		
<b>Case 35.</b>	<b>CODE25-020133</b>	<b>Date Observed: Tuesday, November 4, 2025</b>
<b>Owner:</b>	WELCH EMILY L	<b>Officer:</b> IRVIN, SCOTT
<b>Site Addr:</b>	1801 SW 26TH TER Cape Coral, FL 33914	
<b>Code Violation:</b> 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

**Total Violations:** 92

**Total Cases:** 35