

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

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

Case 1.	CODE25-006983	Date Observed: Thursday, April 24, 2025
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		
Case 2.	CODE25-007628	Date Observed: Thursday, May 1, 2025
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		
Case 3.	CODE25-011900	Date Observed: Tuesday, June 24, 2025
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		

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

Case 9.	CODE25-015741	Date Observed: Tuesday, August 19, 2025
Owner:	CELEBRITY RIDES LLC	Officer: STUFF, MICHAEL
Site Addr:	2211 SW 14TH PL Cape Coral, FL 33991	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 10.	CODE25-015769	Date Observed: Tuesday, August 19, 2025
Owner:	L & R INVESTMENT CAPITAL LLC	Officer: STUFF, LAURIE
Site Addr:	915 SW 32ND TER Cape Coral, FL 33914	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 11.	CODE25-015971	Date Observed: Friday, August 22, 2025
Owner:	DYSARCZYK JASON & RACHEL	Officer: ALTMAN , SAMANTHA
Site Addr:	1944 SE 31ST TER Cape Coral, FL 33904	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: FBC 105.4 Conditions of the permit		
Case 12.	CODE25-015977	Date Observed: Friday, August 22, 2025
Owner:	VALDES CLAUDIA	Officer: JOHN, FRANK
Site Addr:	1224 SE 22ND AVE Cape Coral, FL 33990	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 13.	CODE25-015989	Date Observed: Friday, August 22, 2025
Owner:	CIRCLE K STORES INC	Officer: ROSS, BRIAN
Site Addr:	3704 SKYLINE BLVD Cape Coral, FL 33914	
Code Violation: 5.1.15(H) Dumpster Enclosures: Gate Required		
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.16 Unattended Donation Bins		
Code Violation: 5.9.8(B) Temporary Storage Containers: Gen Req		
Code Violation: 7.2.1 Prohibited Signs:		

Case 14.	CODE25-016002	Date Observed: Tuesday, August 26, 2025
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Owner:	FA&S INVESTMENT HOLDING LLC	Officer:	JOHN, FRANK
Site Addr:	2221 SE 10TH TER Cape Coral, FL 33990		
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Code Violation: 12-129(c) Residential rental property registration			
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Code Violation: 5.5.16(A) Landscape Maintenance: General			

Case 15.	CODE25-016004	Date Observed: Tuesday, August 26, 2025
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Owner:	FAIFO INVESTMENT LLC	Officer:	FEARS, CASEY
Site Addr:	417 TOWER DR Cape Coral, FL 33904		
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Code Violation: 12-129(c) Residential rental property registration			
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Code Violation: 4.1.3 - Zoning District Dimensional Standards R-1			
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Code Violation: 4.1.6 Uses by zoning district-Use hierarchy			
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Code Violation: 9.3.1. - Permits required			
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Code Violation: FBC 105.1 Permit Required			
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Code Violation: IPMC 111.6 Transfer Of Ownership			

Case 16.	CODE25-016013	Date Observed: Saturday, August 23, 2025
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Owner:	ALIAGA VALERIE JO	Officer:	STRAINOVICI, PETER
Site Addr:	3928/3932 SANTA BARBARA BLVD Cape Coral, FL 33914		
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Code Violation: 12-129(c) Residential rental property registration			
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Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface			

Case 17.	CODE25-016025	Date Observed: Tuesday, August 26, 2025
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Owner:	GONZALEZ ELIZABET + GONZALEZ LEYANI PEREZ	Officer:	HURLEY, AARON
Site Addr:	2528 SW 11TH PL Cape Coral, FL 33914		
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Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited			
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Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers			

Case 18.	CODE25-016095	Date Observed: Tuesday, August 26, 2025
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Owner:	LAFABURIE ALFREDO M SR & CRUZ NARANJO PATRICIA E	Officer:	HURLEY, AARON
Site Addr:	1201 SW 25TH ST Cape Coral, FL 33914		
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Code Violation: 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	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 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	
Code Violation: 12-127.6(b) Additional Res Zones: Pervious Surface		
Code Violation: 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	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 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	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: 5.2.4(B) Attached Garages		
Code Violation: 9.3.1. - Permits required		
Code Violation: FBC 105.1 Permit Required		
Code Violation: 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	
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: FBC 105.1 Permit Required		

Case 24.	CODE25-016212	Date Observed: Wednesday, August 27, 2025
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Owner:	HANSEN IAN & HANSEN PAULETTE DUCHARME	Officer:	FEARS, CASEY
Site Addr:	5339 DEL MONTE CT Cape Coral, FL 33904		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers			

Case 25.	CODE25-016368	Date Observed: Thursday, August 28, 2025
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Owner:	PROGRESS RESIDENTIAL BORROWER	Officer:	LIGUORI, ROBERT
Site Addr:	2415 ACADEMY BLVD Cape Coral, FL 33990		
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited			
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers			

Case 26.	CODE25-016387	Date Observed: Thursday, August 28, 2025
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Owner:	HILL BRUCE ALLEN	Officer:	LIGUORI, ROBERT
Site Addr:	422 NICHOLAS PKWY E 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			

Case 27.	CODE25-016392	Date Observed: Thursday, August 28, 2025
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Owner:	DUARTE EDUARDO CASTILLO & SANTAMARIA NUNES DAYLET	Officer:	LIGUORI, ROBERT
Site Addr:	1815 SW 6TH AVE Cape Coral, FL 33991		
Code Violation: 12-127.5 Parking Regulations for Residential			
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb			

Case 28.	CODE25-016509	Date Observed: Tuesday, September 2, 2025
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Owner:	SOUTHWEST CAPITAL INVESTMENTS	Officer:	FEARS, CASEY
Site Addr:	5258 SUNNYBROOK CT Cape Coral, FL 33904		
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 29.	CODE25-016521	Date Observed: Tuesday, September 2, 2025
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Owner:	MCGURREN MARK EDWARD & MCGURREN JULIE ANN	Officer:	IRVIN, SCOTT
Site Addr:	3911 SW 25TH CT Cape Coral, FL 33914		
Code Violation: 9.3.1. - Permits required			
Code Violation: FBC 105.1 Permit Required			

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

Case 35.	CODE25-016767	Date Observed: Thursday, September 4, 2025
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Owner:	JANNINGS RICK T & JANNINGS AUBREY LYNN	Officer:	BENITEZ, RADAMES
Site Addr:	3218 SE 2ND AVE Cape Coral, FL 33904		
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions			

Case 36.	CODE25-016781	Date Observed: Friday, September 5, 2025
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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		
Code Violation: 12-129(c) Residential rental property registration			
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy			

Case 37.	CODE25-016974	Date Observed: Tuesday, September 9, 2025
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Owner:	POHL COLLECTION LLC	Officer:	ROSS, BRIAN
Site Addr:	2414 DEL PRADO BLVD S CAPE CORAL, FL 33990		
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: 5.5.16(A) Landscape Maintenance: General			
Code Violation: 5.5.16(D) Nonconforming Landscaping			

Case 38.	CODE25-016998	Date Observed: Thursday, September 11, 2025
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Owner:	LEAL ELIO & LOUISA	Officer:	JOHN, FRANK
Site Addr:	1203 SE 23RD TER Cape Coral, FL 33990		
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening			
Code Violation: IPMC 303.1 Swimming Pools			

Case 39.	CODE25-017019	Date Observed: Wednesday, September 10, 2025
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Owner:	TRELLIS HOLDINGS LLC	Officer:	BENITEZ, RADAMES
Site Addr:	4044 COUNTRY CLUB BLVD Cape Coral, FL 33904		
Code Violation: 12-129(c) Residential rental property registration			
Code Violation: FBC 105.1 Permit Required			

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

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

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

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

Case 67.	CODE25-021894	Date Observed: Friday, December 12, 2025
Owner:	BINNS JOHN H	Officer: LIGUORI, ROBERT
Site Addr:	927 SE 17TH TER Cape Coral, FL 33990	

Code Violation: 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

Case 1.	CODE23-021959	Date Observed: Tuesday, October 31, 2023
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		
Case 2.	CODE24-018981	Date Observed: Tuesday, September 24, 2024
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		
Case 3.	CODE24-020042	Date Observed: Saturday, October 19, 2024
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		
Case 4.	CODE24-022677	Date Observed: Wednesday, December 18, 2024
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		

Case 5.	CODE25-000629	Date Observed: Tuesday, January 14, 2025
Owner:	MARCELO EDMUND TR FOR ED + FLO MARCELO TRUST	Officer: FEARS, CASEY
Site Addr:	5976 SW 1ST CT Cape Coral, FL 33914	
Code Violation: 9.7.1. FLOODPLAIN MANAGEMENT - Violations		
Code Violation: IPMC 111.6 Transfer Of Ownership		
Case 6.	CODE25-001135	Date Observed: Saturday, January 25, 2025
Owner:	MORRISON DIANA + TOWELL MARIA	Officer: FEARS, CASEY
Site Addr:	5136 MANOR 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 7.	CODE25-002339	Date Observed: Thursday, February 13, 2025
Owner:	MULLIGAN JEFFREY A	Officer: HURLEY, AARON
Site Addr:	1504 SW 32ND TER Cape Coral, FL 33914	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 9-16(a)(5) Storage Of Junk		
Code Violation: IPMC 303.1 Swimming Pools		
Code Violation: IPMC 303.2 Swimming Pools - Enclosures		
Case 8.	CODE25-002351	Date Observed: Thursday, February 13, 2025
Owner:	FADI LLC	Officer: KENNEY, LETISHA
Site Addr:	2833 NW 27TH 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 9.	CODE25-002563	Date Observed: Tuesday, February 18, 2025
Owner:	2205 SW SANTA BARBARA PLACE LL	Officer: ZIMMER, DAVID
Site Addr:	2205 SW SANTA BARBARA PL Cape Coral, FL 33991	
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: 6.2.7 Vacant Lots: Prohibitions		

Case 10.	CODE25-002686	Date Observed: Wednesday, February 19, 2025
Owner:	2205 SW SANTA BARBARA PLACE LL	Officer: ZIMMER, DAVID
Site Addr:	2201 SW SANTA BARBARA PL Cape Coral, FL 33991	
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: 6.2.7 Vacant Lots: Prohibitions		
Case 11.	CODE25-003188	Date Observed: Friday, March 7, 2025
Owner:	JOHNSON ART	Officer: ALTMAN , SAMANTHA
Site Addr:	1606 SAVONA PKWY Cape Coral, FL 33904	
Code Violation: 5.4.1 Purpose and Intent:		
Code Violation: 5.4.2(F) General Requirements: Maintenance		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: IPMC 302.7 Accessory Structures		
Case 12.	CODE25-003422	Date Observed: Tuesday, March 4, 2025
Owner:	FOX MATTHEW ANTHONY & FOX CRYSTAL LYNN	Officer: FEARS, CASEY
Site Addr:	1461 VENETIAN CT Cape Coral, FL 33904	
Code Violation: 5.2.1 General Requirements		
Case 13.	CODE25-003683	Date Observed: Friday, March 7, 2025
Owner:	GLEASON STEPHANIE & OWENS ELIZABETH J	Officer: STRAINOVICI, PETER
Site Addr:	4314 SW 5TH AVE Cape Coral, FL 33914	
Code Violation: FBC 105.1 Permit Required		
Case 14.	CODE25-003746	Date Observed: Tuesday, March 11, 2025
Owner:	BONILLA JEORBIS RODRIGUEZ	Officer: NAUGHTON, SUZANNE
Site Addr:	509 NE 2ND AVE Cape Coral, FL 33909	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: FBC 105.1 Permit Required		
Case 15.	CODE25-005338	Date Observed: Tuesday, April 1, 2025
Owner:	PETYO MICHAEL & SHARON	Officer: STUFF, LAURIE
Site Addr:	5602 DE SOTO CT Cape Coral, FL 33904	
Code Violation: FBC 105.4 Conditions of the permit		

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

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

Case 27.	CODE25-008454	Date Observed: Wednesday, May 14, 2025
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Owner:	BIG WHALE PROPERTY PARTNERS FL	Officer:	ALTMAN , SAMANTHA
Site Addr:	3614 SE 18TH 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: 5.2.1 General Requirements			
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening			
Code Violation: 9.3.1. - Permits required			
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb			
Code Violation: FBC 105.1 Permit Required			

Case 28.	CODE25-009036	Date Observed: Tuesday, May 20, 2025
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Owner:	COLLINS DANIEL JOSEPH III & COLLINS MELISSA PAIGE	Officer:	IRVIN, SCOTT
Site Addr:	3907 SW 27TH CT Cape Coral, FL 33914		
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited			
Code Violation: 9-15(d) LITTERING PROHIBITED: In Canals, Lakes			
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter			
Code Violation: 9-16(a)(5) Storage Of Junk			
Code Violation: FBC 105.1 Permit Required			
Code Violation: FBC 105.4 Conditions of the permit			

Case 29.	CODE25-009252	Date Observed: Wednesday, May 21, 2025
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Owner:	QUIJANO VINCENT PAUL III	Officer:	IRVIN, SCOTT
Site Addr:	3323 OASIS BLVD Cape Coral, FL 33914		
Code Violation: 5.2.1 General Requirements			
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface			

Case 30.	CODE25-009414	Date Observed: Thursday, May 22, 2025
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Owner:	BELLO MATTHEWS LIZAIDA	Officer:	BENITEZ, RADAMES
Site Addr:	1304 SE 26TH TER Cape Coral, FL 33904		
Code Violation: 9-16(a)(2) Dangerous Dilapidated Building			
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit			

Case 31.	CODE25-009991	Date Observed: Thursday, May 29, 2025
Owner:	SLATER THOMAS + CALLISON LINDA	Officer: HURLEY, AARON
Site Addr:	3715 PELICAN BLVD Cape Coral, FL 33914	
Code Violation: 5.1.9(A) ROW, Easements: No Changes		
Code Violation: 5.1.9(C) ROW, Easements: Permit Required		
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 32.	CODE25-010277	Date Observed: Wednesday, June 4, 2025
Owner:	VARA YAIMA + ALONSO KEVIN	Officer: KLUCZYNSKI, SHERRY
Site Addr:	113 NW 18TH AVE Cape Coral, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 5.2.4(A) Garages: Minimum Dimensions		
Code Violation: FBC 105.1 Permit Required		
Case 33.	CODE25-015453	Date Observed: Wednesday, August 13, 2025
Owner:	PRIETO LUIS A + MORALES EINYS GONZALEZ	Officer: ELLIS, THOMAS
Site Addr:	4001 NE 10TH PL Cape Coral, FL 33909	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: FBC 105.1 Permit Required		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 34.	CODE25-019274	Date Observed: Tuesday, October 21, 2025
Owner:	JEG CC PROPERTIES LLC	Officer: HURLEY, AARON
Site Addr:	2707 SW 2ND PL Cape Coral, FL 33914	
Code Violation: 9-16(a)(1) Obnoxious Growth Refuse Litter		
Case 35.	CODE25-020133	Date Observed: Tuesday, November 4, 2025
Owner:	WELCH EMILY L	Officer: IRVIN, SCOTT
Site Addr:	1801 SW 26TH TER Cape Coral, FL 33914	
Code Violation: 19-90(a.1) IRRIGATION WATER USAGE: Single Family		

Total Violations: 92

Total Cases: 35