

City of Cape Coral
Special Magistrate Evidentiary Hearing Docket
Hearing Date: Thursday, January 8, 2026

Evidentiary CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

Case 1.	CODE25-012389	Date Observed: Monday, June 30, 2025
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Owner: CHALLA HARSHAVARDHAN **Officer:** WHITAKER, TAMMY
Site Addr: 4142 NE 20TH CT
CAPE CORAL , FL 33909

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

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

Case 2.	CODE25-013197	Date Observed: Friday, July 11, 2025
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Owner: VALDES GREISY & YUSNIEL **Officer:** KLUCZYNSKI, SHERRY
Site Addr: 420 NW 25TH PL
Cape Coral, FL 33993

Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers

Case 3.	CODE25-013750	Date Observed: Tuesday, July 22, 2025
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Owner: KRAMER KEVIN **Officer:** LUONGO, KEITH
Site Addr: 234 NW 15TH PL
Cape Coral, FL 33993

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 4.	CODE25-013764	Date Observed: Tuesday, July 22, 2025
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Owner: HERNANDEZ RAYMEL **Officer:** HAUSELT, SCOTT
Site Addr: 1425 NW 15TH TER
Cape Coral, FL 33993

Code Violation: 5.3.2(A) Clearing, Excavation: Permit Required

Case 5.	CODE25-013781	Date Observed: Tuesday, July 22, 2025
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Owner: KAUFMAN KRISTINA VAUGHAN **Officer:** ZIMMER, DAVID
Site Addr: 1122 PATTERSON RD
Cape Coral, FL 33909

Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Case 6.	CODE25-013791	Date Observed: Wednesday, July 23, 2025
Owner:	PHAM CHIEM & THU-VAN TR FOR PHAM FAMILY TRUST	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2424 NE 7TH PL Cape Coral, FL 33909	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 7.	CODE25-013797	Date Observed: Tuesday, July 22, 2025
Owner:	VAZQUEZ DANIEL	Officer: SCOTT, IOULIA
Site Addr:	2821 SW 3RD ST Cape Coral, FL 33991	
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Case 8.	CODE25-013799	Date Observed: Tuesday, July 22, 2025
Owner:	APS ALLIANCE I LLC	Officer: KENNEY, LETISHA
Site Addr:	3400 NW 21ST TER Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 9.	CODE25-013919	Date Observed: Wednesday, July 23, 2025
Owner:	A NEW EXPERIENCE LLC + LIFE ROAD LLC	Officer: ZIMMER, DAVID
Site Addr:	1929 NE 14TH ST Cape Coral, FL 33909	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Case 10.	CODE25-013930	Date Observed: Wednesday, July 23, 2025
Owner:	WHITE RIVERSTONE LLC	Officer: WHITAKER, TAMMY
Site Addr:	416 DIPLOMAT PKWY E Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 11.	CODE25-014071	Date Observed: Thursday, July 24, 2025
Owner:	HURTADO DIANILET ESPINO	Officer: MILES, RICHARD
Site Addr:	1405 SANTA BARBARA BLVD N Cape Coral, FL 33993	
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: FBC 105.1 Permit Required		
Case 12.	CODE25-014082	Date Observed: Thursday, July 24, 2025
Owner:	RUIZ RAYSA	Officer: LUONGO, KEITH
Site Addr:	1447 SW 1ST ST Cape Coral, FL 33991	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: 5.2.1 General Requirements		
Code Violation: FBC 105.1 Permit Required		
Case 13.	CODE25-014094	Date Observed: Thursday, July 24, 2025
Owner:	DAGNESE SAMANTHA L + THOMAS PAYNE A	Officer: LUONGO, KEITH
Site Addr:	485 NE 3RD PL Cape Coral, FL 33909	
Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction		
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 14.	CODE25-014480	Date Observed: Wednesday, July 30, 2025
Owner:	BOUCHARD BRIAN & WANG XIN + BOUCHARD NANCY	Officer: SCOTT, IOULIA
Site Addr:	227 SW 25TH PL Cape Coral, FL 33991	
Code Violation: 6.2.6(A) Boats and boat trailers: Prohibitions		
Case 15.	CODE25-014532	Date Observed: Wednesday, July 30, 2025
Owner:	CARDIO MATRIX LLC	Officer: WHITAKER, TAMMY
Site Addr:	603 WILMINGTON PKWY Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 16.	CODE25-014798	Date Observed: Tuesday, August 5, 2025
Owner:	PINE ISLAND CAPE CORAL FL LLC	Officer: ZIMMER, DAVID
Site Addr:	1511 NE PINE ISLAND RD CAPE CORAL, FL 33909	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Case 17.	CODE25-014959	Date Observed: Tuesday, August 5, 2025
Owner:	MORALES EUNICE GUTIERREZ & PEREZ BYRON G BARRERA	Officer: WHITAKER, TAMMY
Site Addr:	1521 NE 23RD ST Cape Coral, FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 18.	CODE25-015053	Date Observed: Wednesday, August 6, 2025
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	925 NELSON RD N Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 19.	CODE25-015060	Date Observed: Wednesday, August 6, 2025
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	924 NW 7TH PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 20.	CODE25-015075	Date Observed: Wednesday, August 6, 2025
Owner:	GIBSON JUSTIN + HERRERA ESTHER	Officer: KLUCZYNSKI, SHERRY
Site Addr:	2519 NW 10TH ST Cape Coral, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Case 21.	CODE25-015146	Date Observed: Thursday, August 7, 2025
Owner:	FUNDVATE 26 LLC	Officer: WHITAKER, TAMMY
Site Addr:	2802 NW 1ST PL Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 22.	CODE25-015229	Date Observed: Friday, August 8, 2025
Owner:	HOME SFR BORROWER IV LLC	Officer: SCOTT, IOULIA
Site Addr:	244 SW 22ND PL Cape Coral, FL 33991	
Code Violation: FBC 105.1 Permit Required		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 23.	CODE25-015241	Date Observed: Monday, August 11, 2025
Owner:	ABREU JESUS R	Officer: CLARK, CHAD
Site Addr:	2209 NW 8TH TER Cape Coral, FL 33993	
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: FBC 105.1 Permit Required		
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 24.	CODE25-015249	Date Observed: Saturday, August 9, 2025
Owner:	ANTHONY ENTERPRISE MD LLC	Officer: WHITAKER, TAMMY
Site Addr:	1312 NE 1ST PL Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 25.	CODE25-015308	Date Observed: Tuesday, August 12, 2025
Owner:	J+A LEGACY ENTERPRISES LLC	Officer: WHITAKER, TAMMY
Site Addr:	3804 NE 9TH PL Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 26.	CODE25-015330	Date Observed: Tuesday, August 12, 2025
Owner:	OQUENDO ABELARDO PENDAS	Officer: MILES, RICHARD
Site Addr:	908 NE 14TH AVE Cape Coral, FL 33909	
Code Violation: FBC 105.1 Permit Required		

Case 27.	CODE25-015411	Date Observed: Wednesday, August 13, 2025
Owner:	BARBOZA SARCOS EDIVER RAFAEL GARCIA DE BARBOZA FANEXIS DEL CARMEN	Officer: SCOTT, IOULIA
Site Addr:	1626 EMBERS PKWY W CAPE CORAL, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Case 28.	CODE25-015421	Date Observed: Wednesday, August 13, 2025
Owner:	MORALES SAHID TRUJILLO	Officer: SCOTT, IOULIA
Site Addr:	425 SW 19TH AVE Cape Coral, FL 33991	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
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		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 29.	CODE25-015574	Date Observed: Thursday, August 14, 2025
Owner:	DALTON COMMUNITIES LLC	Officer: COLON, JEFFREY
Site Addr:	2016 NW 24TH PL Cape Coral, FL 33993	
Code Violation: FBC 105.4.1.1 If Work Has Commenced; Voided Permit		
Case 30.	CODE25-015621	Date Observed: Friday, August 15, 2025
Owner:	MCCOY KENNETH	Officer: ZIMMER, DAVID
Site Addr:	2104 NE 15TH LN Cape Coral, FL 33909	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: FBC 105.4 Conditions of the permit		
Case 31.	CODE25-015759	Date Observed: Tuesday, August 19, 2025
Owner:	PRO DEVELOPMENT USA LLC	Officer: SCOTT, IOULIA
Site Addr:	3234 SW 8TH ST Cape Coral, FL 33991	
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		

Case 32.	CODE25-015840	Date Observed: Wednesday, August 20, 2025
Owner:	UNKNOWN HEIRS OF ACKELSON KAREN L	Officer: ZIMMER, DAVID
Site Addr:	1805 NE 1ST ST Cape Coral, FL 33909	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: IPMC 303.1 Swimming Pools		
Case 33.	CODE25-015848	Date Observed: Wednesday, August 20, 2025
Owner:	MUTCHYALA SRINIVAS + GAFFAR JALEEL	Officer: WHITAKER, TAMMY
Site Addr:	1003 NW 7TH PL CAPE CORAL , FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 34.	CODE25-015886	Date Observed: Thursday, August 21, 2025
Owner:	LUCAS CHERYL A	Officer: ZIMMER, DAVID
Site Addr:	1714 NE 7TH TER Cape Coral, FL 33909	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 35.	CODE25-015897	Date Observed: Wednesday, September 3, 2025
Owner:	RODRIGUEZ LAZARA I & LEON ERLYS JUAN	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	1808 NE 7TH PL Cape Coral, FL 33909	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: 5-20 SWIMMING POOLS: Permit required		
Case 36.	CODE25-015911	Date Observed: Thursday, August 21, 2025
Owner:	HERRERA JAVIER FLORES & EDWARDS RHONDA LEE	Officer: ZIMMER, DAVID
Site Addr:	1718 NE 7TH TER Cape Coral, FL 33909	
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		

Case 37.	CODE25-015920	Date Observed: Thursday, August 21, 2025
Owner:	KOWALSKI SCOTT	Officer: WHITAKER, TAMMY
Site Addr:	101 NW 10TH ST Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 38.	CODE25-015961	Date Observed: Friday, August 22, 2025
Owner:	LIN REN YI	Officer: KENNEY, LETISHA
Site Addr:	300 NW 18TH PL Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 39.	CODE25-015963	Date Observed: Friday, August 22, 2025
Owner:	CARLBLOM JONATHAN & MANDY + JACOBSON RICHARD A & JACOBSON CAROLYN J	Officer: MILES, RICHARD
Site Addr:	1717 NE 13TH AVE Cape Coral, FL 33909	
Code Violation: 6.2.1(D.1) Res Zoning: RV Non-Resident Parking		
Case 40.	CODE25-015974	Date Observed: Friday, August 22, 2025
Owner:	KOSHY ASHY	Officer: KENNEY, LETISHA
Site Addr:	2057 NW 6TH 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 41.	CODE25-015981	Date Observed: Friday, August 22, 2025
Owner:	VALLADARES HERNANDEZ BLAS LEON	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	711 NW 25TH TER Cape Coral, FL 33993	
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: FBC 105.1 Permit Required		

Case 42.	CODE25-015997	Date Observed: Friday, August 22, 2025
Owner:	CAL INVESTMENTS LLC	Officer: KENNEY, LETISHA
Site Addr:	1633 NW 36TH AVE Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 43.	CODE25-015998	Date Observed: Friday, August 22, 2025
Owner:	SANTANA ALAIN VIERA + CEPERO MARALIS ONELIA	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2511 NE 6TH PL Cape Coral, FL 33909	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 44.	CODE25-016009	Date Observed: Saturday, August 23, 2025
Owner:	FLANAGAN EDWARD J JR	Officer: MILES, RICHARD
Site Addr:	2101 NE 16TH PL Cape Coral, FL 33909	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
Code Violation: 5.2.1 General Requirements		
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 45.	CODE25-016012	Date Observed: Saturday, August 23, 2025
Owner:	ARDUENGO ALEXI + PEREZ FREDDIS PEREIRA & DIAZ RIVAS YAHIMA	Officer: MILES, RICHARD
Site Addr:	818 NE 17TH TER Cape Coral, FL 33909	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Case 46.	CODE25-016044	Date Observed: Monday, August 25, 2025
Owner:	GOLD COAST REALTY LLC	Officer: WHITAKER, TAMMY
Site Addr:	1210 NE 14TH AVE Cape Coral, Florida 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 47.	CODE25-016213	Date Observed: Wednesday, August 27, 2025
Owner:	DELGADO ARASSAY RODRIGUEZ & SALAZAR REINEL CARDOSO	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	320 NE 19TH TER Cape Coral, FL 33909	
Code Violation: 5.1.18(A) Abandoned Vehicles/Watercraft Prohibited		
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 48.	CODE25-016235	Date Observed: Wednesday, August 27, 2025
Owner:	MEIERHOFER AXEL + MEIERHOFER ADELHEID	Officer: KENNEY, LETISHA
Site Addr:	516 NW 23RD TER Cape Coral, Florida 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 49.	CODE25-016245	Date Observed: Wednesday, August 27, 2025
Owner:	DEVINE KIMBERLY KAY	Officer: ZIMMER, DAVID
Site Addr:	1810 NE 1ST ST Cape Coral, FL 33909	
Code Violation: 5.2.4(B) Attached Garages		
Code Violation: 9-42(b) NUISANCE ACCUMULATIONS: Nuisance Declared		
Code Violation: FBC 105.4 Conditions of the permit		
Case 50.	CODE25-016268	Date Observed: Wednesday, August 27, 2025
Owner:	COLLAZO ROBERTO R	Officer: WHITAKER, TAMMY
Site Addr:	2744 NE 6TH AVE CAPE CORAL , FL 33909	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		

Case 51.	CODE25-016372	Date Observed: Thursday, August 28, 2025
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Owner: TAMAYO SUAREZ YANS LUIS & BUESO
REYES GRISSEL ENID

Officer: BEESLEY-FARRIS, PAMELLA

Site Addr: 420 NW 24TH TER
Cape Coral, FL 33993

Code Violation: 12-25 Condition of building nuisances.

Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required

Code Violation: 5.9.11 Tents for other than Special Events

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 52.	CODE25-016432	Date Observed: Friday, August 29, 2025
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Owner: LEOS KUTZ LLC

Officer: MILES, RICHARD

Site Addr: 1521 NE 13TH AVE
Cape Coral, FL 33909

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

Code Violation: 9-43 NUISANCE GRASSES & WEEDS

Code Violation: IPMC 304.2 Protective Treatment - Exterior

Case 53.	CODE25-016499	Date Observed: Tuesday, September 2, 2025
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Owner: VAJESQ LLC

Officer: KENNEY, LETISHA

Site Addr: 1407 NW 17TH AVE
Cape Coral, Florida 33993

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

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

Case 54.	CODE25-016579	Date Observed: Wednesday, September 3, 2025
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Owner: VASQUEZ JOHN HENRY

Officer: MILES, RICHARD

Site Addr: 1510 NE 18TH TER
Cape Coral, FL 33909

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

Code Violation: 5-20 SWIMMING POOLS: Permit required

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

Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris

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

Case 55.	CODE25-016694	Date Observed: Thursday, September 4, 2025
Owner:	MOURGIS DEMETRA J	Officer: KLUCZYNSKI, SHERRY
Site Addr:	108 NW 29TH AVE Cape Coral, FL 33993	
Code Violation: 5.2.15(B) Swimming pool, spa, hot tub screening		
Code Violation: IPMC 303.1 Swimming Pools		
Case 56.	CODE25-016730	Date Observed: Thursday, September 4, 2025
Owner:	WILLIAMSON + SONS MARINE CONS	Officer: SCOTT, IOULIA
Site Addr:	2430 SW 5TH TER CAPE CORAL, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
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		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Case 57.	CODE25-016746	Date Observed: Thursday, September 4, 2025
Owner:	CAMPBELL LARRY L JR TR FOR LARRY L & MARY A CAMPBELL TRUST	Officer: MILES, RICHARD
Site Addr:	1217 NE 13TH AVE Cape Coral, FL 33909	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 58.	CODE25-016783	Date Observed: Friday, September 5, 2025
Owner:	ALTAMIRANO CESAR A + DILLON KAYCEE LYNN	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	602 NW 24TH TER 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: IPMC 303.2 Swimming Pools - Enclosures		
Case 59.	CODE25-016818	Date Observed: Friday, September 5, 2025
Owner:	VEGA SANTIAGO YUNEY + MOMPELLER PUERTO RENE ET AL	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3047 NW 2ND PL Cape Coral, FL 33993	
Code Violation: 12-25 Condition of building nuisances.		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		

Case 60.

CODE25-016872

Date Observed: Monday, September 8, 2025

Owner:

HERMANN NICHOLAS AARON SETH &
WOODS BREANA NICOLE

Officer:

HAUSELT, SCOTT

Site Addr:

2526 NW 8TH PL
Cape Coral, FL 33993

Code Violation: FBC 105.1 Permit Required

Total Violations: 140

Total Cases: 60

City of Cape Coral
Special Magistrate Compliance Hearing Docket
Hearing Date: Thursday, January 8, 2026

Compliance CASES BEFORE THE SPECIAL MAGISTRATE - Affidavit is required

Case 1.	CODE24-022816	Date Observed: Tuesday, December 17, 2024
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Owner: CALVARY BAPTIST CHURCH INC **Officer:** CRAWFORD, JAMAL

Site Addr: 212 SW 2ND AVE
Cape Coral, FL 33991

Code Violation: 12-25 Condition of building nuisances.

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

Code Violation: IPMC 304.1 Exterior Structure - General

Case 2.	CODE25-001950	Date Observed: Thursday, February 6, 2025
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Owner: ROSINSKI REALTY INC **Officer:** VELEZ, JENNIFER

Site Addr: 529 SE 7TH ST
Cape Coral, Florida 33990

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

Case 3.	CODE25-004684	Date Observed: Tuesday, March 25, 2025
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Owner: 5 DIAMOND DEVELOPMENT LLC **Officer:** WHITAKER, TAMMY

Site Addr: 345 NE 31ST TER
Cape Coral, Florida 33909

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

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

Case 4.	CODE25-005476	Date Observed: Wednesday, April 2, 2025
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Owner: CARPENTER HOMES LLC **Officer:** KENNEY, LETISHA

Site Addr: 3830 NW 46TH ST
CAPE CORAL , FL 33993

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

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

Case 5.	CODE25-007795	Date Observed: Monday, May 5, 2025
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Owner: DICUPERO EDWARD B TR FOR TLIOG LAND TRUST **Officer:** WHITAKER, TAMMY

Site Addr: 2118 NE 35TH LN
CAPE CORAL , FL 33909

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

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

Case 6.	CODE25-009416	Date Observed: Thursday, May 22, 2025
Owner:	NOVA CONSTRUCTION GROUP LLC	Officer: KENNEY, LETISHA
Site Addr:	4104 NW 25TH 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 7.	CODE25-009670	Date Observed: Tuesday, May 27, 2025
Owner:	CAPAC CONSTRUCTION COMPANY LLC	Officer: KENNEY, LETISHA
Site Addr:	428 SW 28TH AVE Cape Coral, Florida 33991	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 8.	CODE25-009839	Date Observed: Wednesday, May 28, 2025
Owner:	PRIGERSON HOLDINGS LLC	Officer: KENNEY, LETISHA
Site Addr:	2864 NW 3RD TER CAPE CORAL , FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 9.	CODE25-010908	Date Observed: Wednesday, June 11, 2025
Owner:	CARPENTER HOMES LLC	Officer: KENNEY, LETISHA
Site Addr:	1230 NW 15TH AVE CAPE CORAL , FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 10.	CODE25-011175	Date Observed: Friday, June 13, 2025
Owner:	B2R INVESTMENT RND LLC	Officer: KENNEY, LETISHA
Site Addr:	1812 NW 6TH PL Cape Coral, FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 11.	CODE25-011523	Date Observed: Wednesday, June 18, 2025
Owner:	IRIONDO LEMUS JENNIFER	Officer: MILES, RICHARD
Site Addr:	109 TROPICANA PKWY E Cape Coral, FL 33909	
Code Violation: FBC 105.1 Permit Required		

Case 12.	CODE25-011565	Date Observed: Thursday, June 19, 2025
Owner:	RODRIGUEZ RUBISEL	Officer: MILES, RICHARD
Site Addr:	715 TROPICANA PKWY E Cape Coral, FL 33909	
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.13(D) Sheds and Greenhouses: One Per Lot		
Code Violation: FBC 105.1 Permit Required		
Case 13.	CODE25-011607	Date Observed: Thursday, June 19, 2025
Owner:	CASTELLANOS YUSLEIDY	Officer: LUONGO, KEITH
Site Addr:	1433 SW 3RD TER Cape Coral, FL 33991	
Code Violation: 4.1.6 Uses by zoning district-Use hierarchy		
Code Violation: FBC 105.1 Permit Required		
Case 14.	CODE25-011693	Date Observed: Friday, June 20, 2025
Owner:	DUNNIER JAMES R & TRACY A	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2032 NW 1ST PL Cape Coral, FL 33993	
Code Violation: FBC 105.1 Permit Required		
Case 15.	CODE25-011918	Date Observed: Tuesday, June 24, 2025
Owner:	BROWN TIMOTHY PAUL + LEBLANC TAYLOR	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2523 NW JUANITA PL Cape Coral, FL 33993	
Code Violation: 5.2.1 General Requirements		
Case 16.	CODE25-011920	Date Observed: Tuesday, June 24, 2025
Owner:	AIRA EMILIO	Officer: MILES, RICHARD
Site Addr:	2209 NE 21ST AVE Cape Coral, FL 33909	
Code Violation: FBC 105.1 Permit Required		
Case 17.	CODE25-011956	Date Observed: Tuesday, June 24, 2025
Owner:	ZAPATA LUZ MARINA RODRIGUEZ + RODRIGUEZ ALEXANDER	Officer: ZIMMER, DAVID
Site Addr:	523 NE 15TH AVE Cape Coral, FL 33909	
Code Violation: 12-25 Condition of building nuisances.		

Case 18.	CODE25-012018	Date Observed: Wednesday, June 25, 2025
Owner:	OLIVARES AIDA + GONZALEZ RENE R	Officer: MILES, RICHARD
Site Addr:	1101 NE 2ND AVE Cape Coral, FL 33909	
Code Violation:	5.2.1 General Requirements	
Code Violation:	5-20 SWIMMING POOLS: Permit required	
Code Violation:	FBC 105.1 Permit Required	
Case 19.	CODE25-012068	Date Observed: Thursday, June 26, 2025
Owner:	AMORES MIDALYS	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	2851 NW 3RD PL CAPE CORAL, FL 33993	
Code Violation:	12-129(c) Residential rental property registration	
Code Violation:	FBC 105.1 Permit Required	
Code Violation:	IPMC 504.1 Plumbing Systems: General	
Case 20.	CODE25-012121	Date Observed: Wednesday, June 25, 2025
Owner:	ROBERTSON MICHAEL + JACKLYN	Officer: SCOTT, IOULIA
Site Addr:	305 SW 25TH AVE Cape Coral, FL 33991	
Code Violation:	5.2.15(B) Swimming pool, spa, hot tub screening	
Case 21.	CODE25-012362	Date Observed: Friday, June 27, 2025
Owner:	BOGART RUSSELL T + WILLIAMS ERIKA N	Officer: MILES, RICHARD
Site Addr:	1328 NE 15TH TER Cape Coral, FL 33909	
Code Violation:	4-32(a) ANIMALS IN GENERAL: Unlawful to keep	
Code Violation:	5.2.1 General Requirements	
Code Violation:	5.2.13(D) Sheds and Greenhouses: One Per Lot	
Code Violation:	5.2.7(A.10) Fences and Walls: Permit Required	
Code Violation:	9-42 NUISANCE ACCUMULATIONS: Debris	
Case 22.	CODE25-012396	Date Observed: Monday, June 30, 2025
Owner:	HUSA GEOFFREY & SHANNON	Officer: WHITAKER, TAMMY
Site Addr:	4214 NE 23RD PL Cape Coral, Florida 33909	
Code Violation:	9-69 Construction sites and on-site refuse	
Code Violation:	9-69(b) Construction Site: Inactive Permit	

Case 23.	CODE25-012431	Date Observed: Wednesday, July 2, 2025
Owner:	GONZALEZ KENNY RODRIGUEZ	Officer: LUONGO, KEITH
Site Addr:	520 NW 4TH ST Cape Coral, FL 33993	
Code Violation: 12-129(c) Residential rental property registration		
Code Violation: FBC 105.1 Permit Required		
Code Violation: IPMC 604.3 Electrical System Hazards		
Case 24.	CODE25-012466	Date Observed: Tuesday, July 1, 2025
Owner:	FAJARDO PABLO & HILDA	Officer: KLUCZYNSKI, SHERRY
Site Addr:	416 NW 25TH PL Cape Coral, FL 33993	
Code Violation: 4-32(a) ANIMALS IN GENERAL: Unlawful to keep		
Case 25.	CODE25-012533	Date Observed: Thursday, July 3, 2025
Owner:	DIAZ ORTEGA YADIRY	Officer: LUONGO, KEITH
Site Addr:	1010 SW 3RD ST 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: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 26.	CODE25-012552	Date Observed: Wednesday, July 2, 2025
Owner:	RODRIGUEZ STEFANY	Officer: LUONGO, KEITH
Site Addr:	207 NW 4TH AVE Cape Coral, FL 33993	
Code Violation: 4-32(a) ANIMALS IN GENERAL: Unlawful to keep		
Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction		
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Case 27.	CODE25-012635	Date Observed: Wednesday, July 2, 2025
Owner:	CRAIN KYLE & JENNIFER	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	40 NW 1ST WAY Cape Coral, FL 33993	
Code Violation: 6.2.1 - Parking Res Zone: Comm Vehicle & Trailers		
Case 28.	CODE25-012763	Date Observed: Thursday, July 3, 2025
Owner:	SCHNEIDER JEFFREY E	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	409 NE 24TH TER Cape Coral, FL 33909	
Code Violation: 5.2.7(A.10) Fences and Walls: Permit Required		

Case 29.	CODE25-012828	Date Observed: Monday, July 7, 2025
Owner:	CAPE CORAL LAND 2022 LLC	Officer: WHITAKER, TAMMY
Site Addr:	1506 NE 6TH 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 30.	CODE25-012910	Date Observed: Tuesday, July 8, 2025
Owner:	CARPENTER HOMES LLC	Officer: KENNEY, LETISHA
Site Addr:	4516 NW 34TH AVE CAPE CORAL , FL 33993	
Code Violation: 9-69 Construction sites and on-site refuse		
Code Violation: 9-69(b) Construction Site: Inactive Permit		
Case 31.	CODE25-012935	Date Observed: Tuesday, July 8, 2025
Owner:	2018-2 IH2 BORROWER LP	Officer: SCOTT, IOULIA
Site Addr:	213 SW 25TH AVE Cape Coral, FL 33991	
Code Violation: 12-25 Condition of building nuisances.		
Case 32.	CODE25-012966	Date Observed: Wednesday, July 9, 2025
Owner:	VEGA SANTIAGO YUNEY + MOMPELLER PUERTO RENE ET AL	Officer: BEESLEY-FARRIS, PAMELLA
Site Addr:	3047 NW 2ND PL Cape Coral, FL 33993	
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.7(A.13) Fences and Walls: Approved Materials		
Code Violation: FBC 105.1 Permit Required		
Case 33.	CODE25-013055	Date Observed: Wednesday, July 9, 2025
Owner:	MILLROSE PROPERTIES FLORIDA LL	Officer: WHITAKER, TAMMY
Site Addr:	109 NE 27TH TER Cape Coral, FL 33909	
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Code Violation: 9-81 INCLUSION IN THE LOT MOWING PROGRAM		
Case 34.	CODE25-013090	Date Observed: Wednesday, July 9, 2025
Owner:	DICUPERO EDWARD B TR FOR TLIQG LAND TRUST	Officer: WHITAKER, TAMMY
Site Addr:	832 NE 1ST 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 35.	CODE25-013161	Date Observed: Thursday, July 10, 2025
Owner:	LANDHERR EDWIN J III & LANDHERR ALLISON R	Officer: WHITAKER, TAMMY
Site Addr:	2716 NE 2ND PL Cape Coral, FL 33909	
Code Violation: 5.3.2(A) Clearing, Excavation: Permit Required		
Code Violation: 9-81 INCLUSION IN THE LOT MOWING PROGRAM		
Case 36.	CODE25-013276	Date Observed: Tuesday, July 15, 2025
Owner:	MILMAN GROUP LLC	Officer: SCOTT, IOULIA
Site Addr:	611 BURNT STORE RD S Cape Coral, FL 33991	
Code Violation: 11-17 LOCAL BUSINESS TAX: BTR prior to compliance		
Case 37.	CODE25-013283	Date Observed: Tuesday, July 15, 2025
Owner:	TUMIATI PROPERTIES LLC	Officer: MILES, RICHARD
Site Addr:	1010 NE 8TH ST 2 Cape Coral, FL 33909	
Code Violation: 11-2 LOCAL BUSINESS TAX: Required; duration		
Case 38.	CODE25-013372	Date Observed: Tuesday, July 15, 2025
Owner:	RODRIGUEZ BAZAN YAMIRAIKI BARB	Officer: KLUCZYNSKI, SHERRY
Site Addr:	512 NW 24TH AVE Cape Coral, FL 33993	
Code Violation: 11-10 LOCAL BUSINESS TAX: BTR for each location		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Case 39.	CODE25-013454	Date Observed: Wednesday, July 16, 2025
Owner:	SPARKS ADAM + SMITH KELLEY	Officer: MILES, RICHARD
Site Addr:	313 NE 14TH ST Cape Coral, FL 33909	
Code Violation: 4-32(a) ANIMALS IN GENERAL: Unlawful to keep		
Code Violation: 5.2.1 General Requirements		
Code Violation: 5.2.7(A.1) Fences and Walls: Sound Construction		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Code Violation: 9-43 NUISANCE GRASSES & WEEDS		
Code Violation: IPMC 304.1 Exterior Structure - General		

Case 40.	CODE25-013465	Date Observed: Wednesday, July 16, 2025
Owner:	MCCELLAND GREGORY A & MCCELLAND TINA M	Officer: COLON, JEFFREY
Site Addr:	3604 NW 43RD ST Cape Coral, FL 33993	
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: 6.2.6(A) Boats and boat trailers: Prohibitions		
Code Violation: 9-67(b.9) RESIDENTIAL COLLECTION: Cans At Curb		
Code Violation: IPMC 302.1 Sanitation		
Code Violation: IPMC 302.4 Weeds		

Case 41.	CODE25-013520	Date Observed: Thursday, July 17, 2025
Owner:	MAJOR REALTY GROUP LLC	Officer: SCOTT, IOULIA
Site Addr:	16 SW 25TH PL Cape Coral, FL 33991	
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		
Case 42.	CODE25-013734	Date Observed: Tuesday, July 22, 2025
Owner:	DEHOYOS LIZBETH	Officer: ZIMMER, DAVID
Site Addr:	1203 NE 19TH PL Cape Coral, FL 33909	
Code Violation: 5.2.1 General Requirements		
Code Violation: 6.2.2(B) Additional Res Zoning: Pervious Surface		
Code Violation: 9-42 NUISANCE ACCUMULATIONS: Debris		

Total Violations: 92

Total Cases: 42