

City of Marco Island Florida

*51 Bald Eagle Drive
Marco Island, Florida
cityofmarcoisland.com*



Meeting Minutes - Final-revised

Tuesday, July 29, 2025

10:00 AM

Community Room

Code Enforcement Magistrate

***Special Magistrate:
Robert D. Pritt***

***Police Chief: Tracy Frazzano
CEO Supervisor: Keith Richter
CEO Administrative Assistant: James Smith
CEO Recording Specialist: Susan Scrugham***

Cases**a. 25-0682 10 Marco Lake Dr - City of Marco Island vs. Diane Chestnut - No Building Permit**

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: Diane Chestnut, Owner

Magistrate's Findings: That the Owner shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution. That the Owner has until September 29th to obtain permit or shall face a fine of \$100.00 per day until permit is obtained.

b. 25-0649 438 Waterleaf Ct - City of Marco Island vs. Steven Hardart - No Building Permit

Continued

c. 25-0923 1060 Bald Eagle Dr - City of Marco Island vs. Franky Gutters LLC & Frederick C Laingren Trust - No building Permit

Continued

d. 25-0925 138 S Bahama Ave - City of Marco Island vs. Mark & Sheela A Giraudo - No Building Permit

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Findings: That the Owner shall pay a one-time fine of \$250.00 and \$50.00 for cost of prosecution. That the Owner has 60 days to obtain permit or face a fine of \$100.00 per day until permit is obtained.

e. 25-1164 1727 Hummingbird CT - City of Marco Island vs. Infinity Concrete Pumping of Naples & Tracy Lupone - Illicit/Illegal Discharges

Continued

f. 25-1137 340 W Flamingo Cir - City of Marco Island vs. Michael M Lullo Trust & Pinch a Penny - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Youngkin

Testifying for the Respondent: Representative from Pinch a Penny

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$4,000.00 and \$50.00 for cost of prosecution.

g. 25-1075 1815 Woodbine Ct - City of Marco Island vs. Bailey Jenks LLC -Marco Series & Dun-Rite Pools Inc - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: Representative for Dun-Rite Pools

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$4,000.00 and \$50.00 for cost of prosecution.

Meeting went into Recess

Meeting reconvened

h. 25-0870 815 Perrine CT - City of Marco Island vs. Carolyn E Udell Trust & Red Rhino - Illicit/Illegal Discharges

Removed

i. 25-1036 826 Magnolia Ct - City of Marco Island vs. JMC Luxury Properties LLC & The Lykos Group Inc - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: Representative for The Lykos Group

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$2,500.00 and \$50.00 for cost of prosecution.

j. 25-0921 1200 N Collier Blvd - City of Marco Island vs. Ry-Hi Quality Lawn Care - Landscape Certification

Testifying for the City: Code Enforcement Officer Hofsteadter

Testifying for the Respondent: No one

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$150.00 and \$50.00 for cost of prosecution.

k. 25-0739 1501 Honeysuckle Ave - City of Marco Island vs. Hurricane Tree Service - Landscape Certificate

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: No one

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$150.00 and \$50.00 for cost of prosecution.

l. 25-1073 225 Dan River Ct - City of Marco Island vs. Grand Star Lawn Service - Landscape Certification

Testifying for the City: Code Enforcement Officer Youngkin

Testifying for the Respondent: No one

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$150.00 and \$50.00 for cost of prosecution.

m. 25-0922 921 Montego Ct - City of Marco Island vs. Francisco Gonzalez - Landscape Certification

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: No one

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$150.00 and \$50.00 for cost of prosecution.

n. 25-1144 1258 Balboa Ct - City of Marco Island vs. Todd E Hensley Rev Trust - ROW Sidewalk

Continued

o. 25-0996 1195 Twin Oak Ct - City of Marco Island vs. DSI General Contractors Inc & Francis & Jane Murphy - Stormwater Pollution Prevention for Construction

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: Francis Murphy, Owner

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$250.00 and \$50.00 for cost of prosecution.

p. 25-1182 1787 Hummingbird CT - City of Marco Island vs. 1787 Hummingbird Ct Land Trust & Real & Builders Corp - StormWater Pollution, Weeds, ROW Sidewalk

Continued

q. 25-1082 1818 Menorca CT - City of Marco Island vs. 1818 Menorca Ct Inc & Breault Construction Inc - StormWater Pollution, Construction site weeds, ROW

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Findings: That the Contractor shall pay a one-time fine of \$600.00 and \$50.00 for cost of prosecution. That the Contractor has 14 days to comply or face a fine of \$100.00 per day per violation until compliance is met.

r. 25-1128 1740 Piedmont Ct - City of Marco Island vs. Cape Trafalgar II LLC - Pool Public Nuisance

Continued

s. 25-0850 651 Bamboo Ct - City of Marco Island vs. Reinery & Susana I Martinez - Dimensional Standards

Continued

(2) Certification Order

t. 23-1548C 201 S Bahama Ave - City of Marco Island vs. Jamie Enterprise E LLC - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$2,400.00 is certified

u. 23-3315C 1170 N Collier Blvd - City of Marco Island vs. Jaro E Bijak Living Trust - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$3,525.00 is certified

v. 23-3339C 1315 Whiteheart Ave - City of Marco Island vs. Mary S McIntosh Rev Trust - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$4,395.00 is certified

w. 23-3358C 1751 Ludlow Rd _ City of Marco Island vs. Marco Custom Builders & Marian & Jolanta Morys - Construction Site Weeds, ROW Sidewalk,

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$4,375.00 is certified

x. 24-0504C 25 Covewood Ct - City of Marco Island vs. Omega R & C Development LLC - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying of the Respondent: No one

Magistrate's Order: That the amount of \$7,560.00 is certified

y. 24-0585C 217 S Heathwood Dr - City of Marco Island vs. Kevin Lamb - Damaged Sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$2,100.00 is certified

z. 24-0695C 1787 Hummingbird Ct - City of Marco Island vs. Yuniel Mesa Garcia & Gisell Tirado - Overgrown Weeds, ROW, ROW Sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$4,960.00 is certified

aa. 24-1020C 997 Spruce Ct - City of Marco Island vs. 997 Spruce Ct LLC - Abandoned Vessel

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$5,300.00 is certified

bb. 24-1150C 1660 Caxambas Ct - City of Marco Island vs. Marco Custom Builders LLC & Tony & Sara Ingraffia - Construction Site Weeds

Continued

cc. 24-1236C 787 Hull Ct - City of Marco Island vs. Marco Custom Builders & Polley Living Trust - Construction Site Weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$9,050.00 is certified

dd. 24-1163C 201 S Bahama Ave - City of Marco Island vs. Jamie Enterprise E LLC - Overgrown Weeds, ROW Sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$4,150.00 is certified

ee. 24-1345C 1787 Hummingbird Ct - City of Marco Island vs. Yuniel Mesa Garcia & Gisell Tirado - Construction Site Litter, Public Nuisance

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$34,850.00 is certified

ff. 24-1639C 1909 Sheffield Ave - City of Marco Island vs. Susan Romans - No Building Permit

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$20,400.00 is certified

gg. 24-1799C 1748 Granada Dr - City of Marco Island vs. Ecer Properties LLC & Fetterhoff O'Neill Home Builders Inc, DBA Caxambas Alumin & Screen - Storm Water Poll

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$29,050.00 is certified

hh. 24-2099C 1787 Hummingbird Ct - City of Marco Island vs. Yuniel Mesa Garcia & Gisell Tirado - Stormwater Pollution Prevention, Public Nuisance, ROW

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$4,150.00 is certified

ii. 24-2216C 1748 Granada Dr - City of Marco Island vs. Ecer Properties LLC & Fetterhoff O'Neill Home Builders Inc, DBA Caxambas Alumin & Screen - ROW sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$24,850.00 is certified

jj. 24-2421C 1938 Indian Hill St - City of Marco Island vs. Indian Hill Holdings LLC - ROW

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$20,550.00 is certified

kk. 25-0009C 130 Delbrook Way - City of Marco Island vs. Larry Properties LLC - Illicit/Illegal Discharges

Continued

ll. 25-0437C 1131 Martinique Ct - City of Marco Island vs. Paul D & Catherine G Quinn - ROW Sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the amount of \$3,750.00 is certified

(3) Mitigation of Fines Request

mm. 24-0325M 1275 6th Ave - City of Marco Island vs. Paul Holm - Damaged Sidewalk

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the mitigated amount of \$7,350.00 is accepted

nn. 24-2863M. 531 S Collier Blvd - City of Marco Island vs. Salute Properties LLC - Litter and Debris

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Findings: That the mitigated amount of \$2,850.00 is accepted

(4) Adjourn