

City of Marco Island Florida

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



Meeting Minutes - Final-revised

Tuesday, November 18, 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: Laura Stumbo***

(1) Cases**a. 25-1270 1020 S Collier Blvd - City of Marco Island vs. Dela Park Place Condominium Inc - Noise General**

Testifying for the city: Officer Steigman, Jim Riggs - Complainant

Testifying for the Respondent: Zak Lombardo - Attorney, Bill Himaras - Property Manager,

Magistrate Orders: Magistrate to reread briefs/transcripts before a decision is made. Approx 2 weeks.

b. 25-1751 180 Bonita Ct - City of Marco Island vs. Albina LLC - Noise General

Closed Compliant

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

Continued to December

d. 25-1492 1857 San Marco Rd - City of Marco Island vs New Manor Partners LLC - No Building Permit

Continued to December

e. 25-1787 1219 Bald Eagle Dr - City of Marco Island vs. Global Investment Prop LLC Unionville Sportsman Club Kyle Smith - No Building Permit

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$250.00 + \$50.00 60 days to get permit or \$100.00 per day

f. 25-1580 1293 Winterberry Dr - City of Marco Island vs. Luxe Diamond Construction LLC & Sinclair Real Estate & Properties Florida LLC - No Building Permit

Testifying for the City: Gary Miller

Testifying for the Respondent: Peter Huey Jeremy Dixon

Magistrate Orders: Guilty \$250.00 + \$50 60 Days or \$100 per day.

g. 25-1896 1645 Ludlow Rd - City of Marco Island vs. Unimax Construction Group LLC & Marco & Judith Santamaria - Illicit Discharges & SPP for Construction

Testifying for the city: Officer William Sullivan

Testifying for the Respondent: Michael Pueliese - Construction Company doing the work

Magistrate Orders: Violation was found, Guilty \$500.00 + \$50.00

Contractor only

h. 25-1853 1660 Caxambas Ct - City of Marco Island vs. MC Grille Associates LLC(LIC) & Tony and Sara Ingrassia - Illicit/Illegal Discharges

Testifying for the city: Officer William Sullivan

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, Guilty. \$150.00 + \$50.00 14 days to comply or \$100.00 per day.

i. 25-1768 411 S Collier Blvd - City of Marco Island vs. French Village Condo Assoc - Illicit/Illegal Discharges

Testifying for the city: Officer J. D. Shelton

Testifying for the Respondent: Nicholas Baker - Responsible for pool repairs.

Magistrate Orders: Violation is found, Guilty \$250.00 +\$50.00

j. 25-1769 1231 Redwood Ct - City of Marco Island vs. Aqua Construction & Development LLC & Kard Sports LLC - Illicit/Illegal Discharges

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: Peter Huey - Attorney

Magistrate Orders: violation did occur, guilty \$500.00 + \$50.00 Contractor Only.

k. 25-1772 291 S Heathwood Dr - City of Marco Island vs. Diane F Zinkevicz - Overgrown Weeds

Closed Compliant.

l. 25-1775 2041 Sheffield Ave - City of Marco Island vs. Jopa Realty Trust - Overgrown Weeds

Testifying for the city: Ron Hofsteadter

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$150.00 \$50.00 14 days to comply or \$100.00 Per day.

m. 25-1863 1251 6th Ave - City of Marco Island vs. Martha Ferreiro Maria De Winter - Overgrown Weeds & ROW Sidewalk

Closed Compliant

n. 25-1996 201 Marco Lake Dr - City of Marco Island vs. Promised Land Investments & Holdings LLC - Weeds Trim Weeds

Closed Compliant

o. 25-1909 615 E Elkcam Cir - City of Marco Island vs. Pontus Vault Portfolio LLC Pontus Capital - Pruning and Removal

Continued to December

p. 25-1947 950 Sycamore Ct - City of Marco Island vs. Dotro Family Trust - ROW Sidewalk

Testifying for the city: Officer Ronald Hofsteadter

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$150.00 + \$50.00 14 days to comply or \$100.00 per day.

q. 25-1993 910 Ship Ct - City of Marco Island vs. Barry and Wendy Fitzgerald Held - ROW Sidewalk & Trim Weeds

Officer Ronald Hofsteadter

\$500 + \$500

14 days to comply or \$100 per day

r. 25-1802 1651 Caxambas Ct - City of Marco Island vs. MC Grille Associates LLC (LIC) & Ajmas LLC - Construction Temporary use Permit

Testifying for the city: Officer William Sullivan

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$150.00 + \$50.00 14 days to comply or \$100.00 per day.

s. 25-1988 1268 Mariana Ct - City of Marco Island vs. Robert E & Lora S Bull - Row Sidewalk & SPP for Construction

Closed Compliant

t. 25-1805 1793 Wavcrest Ct - City of Marco Island vs. Triangle Associates Construction Group Inc & Louise A Datema Trust - SPP for Construction

Testifying for the city: Officer William Sullivan

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$150.00 + \$50.00 14 days to comply or \$100.00 per day

u. 25-1910 1818 Menorca Ct - City of Marco Island vs. Breault Constructions Inc & 1818 Menorca Ct Inc - ROW Sidewalk & Construction Site Litter & ROW & SPP Construction

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, guilty. \$300.00 + \$50.00 14 days to comply or \$100.00 per day .

Contractor and Owner

v. 25-1785 1219 Bald Eagle Dr - City of Marco island vs. Global Investment Prop LLC Unionville Sportsman Club Kyle Smith - Construction Site Weeds

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, Guilty. \$150.00 + \$50.00 14 days to comply or \$100.00 per day.

w. 25-1520 25 Marco Lake Dr - City of Marco Island vs. Marco Lake Land Trust LLC - Noxious Plants

Testifying for the city: Officer Gary Miller

Testifying for the Respondent:

Magistrate Orders: Violation found, Guilty 30 days to obtain permit 30 days to be come compliant

\$150.00 + \$50.00 plus a permit or \$100.00 per day fine

[THE MEETING WENT INTO RECESS AFTER THIS CASE]

x. 25-1833 943 N Barfield Dr - City of Marco Island vs. Marion V & Joseph C Caigal Tr - Noxious Plants

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, Guilty. \$150.00 + \$50.00 30 days to remove or \$100.00 per day.

y. 25-1489 994 N Barfield Dr - City of Marco Island vs. Island Industrial Park Condominium - Solid Waste Disposal

Testifying for the city: Officer Gary Miller

Testifying for the Respondent: None

Magistrate Orders: Violation occurred, Guilty. \$150.00 + \$50.00 60 days to obtain the permit and comply or \$100.00 per day.

z. 25-1916 615 E Elkcam Cir - City of Marco Island vs. Pontus Vault Portfolio LLC Pontus Capital - Solid Waste Disposal

Continued to December

aa. 25-1750 10 N Collier Blvd. - City of Marco Island vs. Martin Schneider - Parking Citation

No Show remains unpaid

bb. 25-1897 1550 Buccaneer Ct - City of Marco Island vs. Damarie Martinez - Parking Citation

No Show remains unpaid

cc. 25-1992 910 Ship Ct - City of Marco Island vs. Barry and Wendy Fitzgerald Held - Public Nuisance

Testifying for the city: Officer Hofsteadter

Testifying for the Respondent: Barry Fitzgerald - Owner

Magistrate Orders: Violation was found, guilty. \$500.00 + \$50.00

(2) Certification Order

(3) Mitigation of Fines Request

dd. 23-1171M 1231 Lamplighter Ct - City of Marco Island vs. Joseph Nicholas & Stacy Leigh Amaismeier - Weeds

(4) Adjourn

ID 25-5022 o. 25-2009 1845 Honduras Ave - City of Marco Island vs. Kevin L & Klarise K Brummond - Landscaping

Closed Compliant

ID 25-5023 q. 25-1629 213 Shadowridge Ct - City of Marco Island vs. Linda S Cracknell Living Trust - ROW Sidewalk

Continued to January

ID 25-5024 gg. 24-2571M 640 Blackmore Ct - City of Marco Island vs. Nova Homes of South Florida Inc. - SPP for Construction