

# City of Marco Island Florida

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



## Meeting Minutes - Final

**Tuesday, January 27, 2026**

**10:00 AM**

**Community Room**

## **Code Enforcement Magistrate**

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

***Police Chief: Tracy Frazzano  
CEO Supervisor: Keith Richter  
CEO Administrative Assistant: Laura Stumbo  
CEO Recording Specialist: TBD***

**(1) Cases**

**A. 23-1229 700 Rockport Ct - City of Marco Island vs. Marco Custom Builders  
Weeds/Tall grass**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Contractor Only*

**B. 24-0139 700 Rockport Ct - City of Marco Island vs. Marc Custom Builders                      ROW  
Obstruction**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Contractor Only*

**C. 24-0927 1257 Winterberry Dr - City of Marco Island vs. Marco Custom Builders  
Weeds**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Contractor Only*

**D. 24-1150 1660 Caxambas Ct - City of Marco Island vs. Marco Custom Builders  
Weeds**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Contractor Only*

**E. 25-1553 761 Kendall Dr - City of Marco Island vs. Marco Custom Builders  
Silt Fence**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Contractor Only*

**F. 25-1577 361 Meadowlark Ct - City of Marco Island vs. John Minnerath and Wreck  
It Demolition      Work Without a Permit**

*Compliant Closed*

**G. 25-2096 1599 Caxambus - City of Marco Island vs. Grossi Kloetzel Trust  
Dilapidated Dock**

*Testifying for the City: James Muldoon*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 fine \$50 cost 60 days to obtain a permit and remove the dock or \$100 per day fine.*

**H. 25-2101 900 Arawak - City of Marco Island vs. James Cruz & Donna Dellamorte  
Cracked Sidewalk**

*Closed Compliant*

**I. 25-2163 561 S Collier - City of Marco Island vs. Living Styles of Florida LLC  
Design Regulations/Solid Waste disposal/Permit**

*Testifying for the City: Gary Miller*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 fine \$50 Cost 60 days to comply or 100 per day.*

**J. 25-2193 821 Elm - City of Marco Island vs. ELM Court LLC Public Nuisance**

*Testifying for the City: James Muldoon*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 fine \$50 court cost 15 days to comply or \$100 per day*

**K. 25-2206 2071 San Marco Rd - City of Marco Island vs. Robert McGuiness  
Contesting a Parking Citation**

*Case Compliant Closed*

**L. 25-2212 1191 Fourwinds - City of Marco Island vs. Elmer Milton & Marilu Ramirez  
Damaged Sidewalk**

*Testifying for the City: Patrick Youngkin*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 plus \$50 court costs 30 days to obtain permit and 60 days to repair or \$100 per day.*

**M. 25-2221 2117 Vintage Bay Dr - City of Marco Island vs. Robert McGuiness  
Contesting a Parking Citation**

*Compliant closed*

**N. 25-2229 1761 Granada - City of Marco Island vs. Nelson Echazabal  
Encroachments**

*Compliant closed*

**O. 25-2262 928 Park - City of Marco Island vs. Delcor Development LLC Noxious  
Plants**

*Testifying for the City: Gary Miller*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 plus \$50 court costs 30 days to remove, or \$100 per day.*

**P. 25-2284 949 N Collier - City of Marco Island vs. Sunset Plaza LLC Design Regulations/Solid Waste disposal**

*Testifying for the City: Gary Miller*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$150 plus \$50 court costs 30 days to become compliant or 100 per day*

**Q. 25-2292 1710 Canary - City of Marco Island vs. Douglass & Kathleen Rotella and Fetterhoff O'Neil Custom Builders ROW Encroachments and Litter**

*Testifying for the City: Gary Miller*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty Contractor Only \$600 plus \$50 court costs 21 days to become compliant or \$100 per day*

**R. 25-2294 994 N Barfield - City of Marco Island vs. Zach Cecemski Handicapped Parking Citation**

*Testifying for the City: James Muldoon*

*Testifying for the Respondent: Zach Cecemski*

*Magistrate Order: Guilty No Fine and \$50 court cost*

**S. 25-2357 581 Tigertail - City of Marco Island vs. Sandra & Bryan Betten, Luxury Homes of SW Florida ROW**

*Testifying for the City: Patrick Youngkin*

*Testifying for the Respondent: None*

*Magistrate Order: Guilty \$250 plus \$50 court costs 14 days to comply or 100 per day.*

*Meeting went into Recess*

*Meeting reconvened*

**T. 25-2400 1290 Mulberry - City of Marco Island vs. Edward Perez, The Structure Group ROW**

*Compliant Case Closed*

**U. 25-2406 1748 Granada- City of Marco Island vs. Granada 1748 LLC, Fetterhoff O'Neil Home Builders Litter and Debris**

*Compliant Case Closed*

**(2) Certification Order****aa. 25-0682C 10 Marco Lake Dr - City of Marco Island vs. Diane Chestnut Work Without a Permit**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: Diane Chestnut*

*Magistrate Order: Certification of 12,300.00*

**bb. 25-0925C 138 Bahama Ave - City of Marco Island vs. Mark & Sheela Giraudo No Building Permit**

*Testifying for the City: Keith Richter*

*Testifying for the Respondent: None*

*Magistrate Order: Certification of fines 3700.00*

**cc. 25-1019C 1780 Addison Ct - City of Marco Island vs. 1780 Addison LLC, Wreck It Demolition Work Without a Permit****dd. 25-1161C 2153 San Marco Rd 2-203 - City of Marco Island vs. Lisa Mohammad No Building Permit****ee. 25-1175C 1840 Watson Rd - City of Marco Island vs. Roger & Monique Debaets Noxious Plants****ff. 25-1407C 806 Bluebonnet Ct - City of Marco Island vs. Robert Dean Koch II EST Weeds & Encroachments****gg. 25-1418C 611 Diplomat CT - City of Marco Island vs. Luxury Homes of SW Florida Weeds****hh. 25-1432C 181 Majorca Cir - City of Marco Island vs. Timothy & Kathryn Breault, Breault Construction SPP, ROW, ROW Sidewalk****ii. 25-1449C 551 S Barfield Dr - City of Marco Island vs. Thompson Family Trust Damaged Sidewalk****jj. 25-1638C 2052 Sheffield Ave - City of Marco Island vs. Ruth Polise Weeds****kk. 25-1718C 806 Bluebonnet Ct - City of Marco Island vs. Robert Dean II EST & Paul Koch Noxious Plants**

**(3) Mitigation of Fines Request**

**ll. 23-3358M 1751 Ludlow Rd - City of Marco Island vs. Marian and Jolante Morys, Marco Customer Builders Weeds & Encroachments**

**mm. 24-0695M 1787 Hummingbird Ct - City of Marco Island vs. Yuniel Mesa Garcia & Gisell Tirado Weeds, ROW Obstruction**

**nn. 24-1345M 1787 Hummingbird Ct - City of Marco Island vs. Yuneil Mesa Garcia & Gisell Tirado Litter & Debris**

**oo. 24-2099M 1787 Hummingbird Ct - City of Marco Island vs. Yuniel Mesa Garcia & Gisell Tirado Silt Fence, Public Nuisance**

**pp. 24-2560M 1282 Mulberry Ct - City of Marco Island vs. Mulberry Court LLC, Nova Homes of SW Florida ROW and Encroachments**

**qq. 24-2572M 641 Blackmore Ct - City of Marco Island vs. Brian & Laurel Ward, Nova Homes of SW Florida Silt Fence**

**rr. 25-0598M 1379 Merrimac Ave - City of Marco Island vs. Southern Realty**

**(4) Adjourn**