

City of Marco Island Florida

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



Meeting Minutes - Final

Tuesday, April 28, 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: Elissa Aponte***

(1) Cases**A. 25-2173 260 Seaview Court Unit 1001 - City of Marco Island vs - South Seas West Condo Associate Tower 2 Property Maintenance**

Case Continued to June 30, 2026

B. 25-2244 901 N Collier Boulevard- City of Marco Island vs Marvin and Jayne Needles Design Regulations Solid Waste

Case Removed from April Docket.

C. 25-1861 847 N Collier City of Marco Island vs Realty Investments Solid Waste

Case removed from April Docket.

D. 25-2310 220 S Collier City of Marco Island vs Duchess Resort Management Review Procedures

Case Continued to June 2026.

E. 26-0034 207 N Collier City of Marco Island vs 207 N Collier LLC Solid Waste

Testifying for the City: Officer Negra

Testifying for the Respondent: None

Magistrate's Order: Guilty \$250.00 fine \$50.00 Court costs 60 days to obtain permit, additional 45 days to become compliant or \$100 per day fine.

F. 26-0051 406 Quail City of Marco Island vs Bruce Schmidt Work Without a Permit

Testifying for the City: Officer Negra

Testifying for the Respondent: Kent and Colleen Schmidt

Magistrate's Order: Case Dismissed without Prejudice

G. 26-0172 799 S Barfield City of Marco Island vs Kevin P and Kelly Sullivan Work without Permit

Testifying for the City: Officer Negra

Testifying for the Respondent: None

Magistrate's Order: Guilty \$250.00 fine \$50.00 Court costs 60 days to obtain permit, additional 45 days to become compliant or \$100 per day fine.

H. 26-0178 1031 E Inlet City of Marco Island vs Optimal Partners Weeds

Case removed from April Docket.

I. 26-0190 1821 Hawaii Circle City of Marco Island vs YK Real Estate LLC Encroachments

Testifying for the City: Officer Negra

Testifying for the Respondent: None

Magistrate's Order: Guilty \$150.00 fine \$50.00 Court costs 14 days to become compliant or \$100 per day fine.

J. 26-0191 1821 Hawaii Circle City of Marco Island vs YK Real Estate LLC Noxious Plants

Case removed from April Docket.

K. 26-0193 351 Columbus Way City of Marco Island vs Emilee Sue Butts Trust Work without a Permit

Testifying for the City: Officer Shelton

Testifying for the Respondent: Amber Portal - Translator and Eddy Llanes Lorenzo - Owner

Magistrate's Order: Guilty \$250.00 fine \$50.00 Court costs 60 days to obtain permit or \$100 per day fine.

L. 26-0196 949 N Collier City of Marco Island vs Sunset Plaza LLC Merchandise Display

Removed from April Docket.

M. 26-0274 1110 Caxambas Dr City of Marco Island vs Rodney Austin Shaffer Weeds & ROW

Removed from April Docket.

N. 26-0346 870 Park City of Marco Island vs Gary Van Cleef Damaged Sidewalk

Removed from April Docket.

O. 26-0350 1895 woodbine City of Marco Island vs Joseph and Caryn Callanan Trust & Luxury Homes of SW Florida Stormwater

Testifying for the City: Officer Negra

Testifying for the Respondent: Caryn Callanan

Magistrate's Order: Guilty Contractor Only \$200.00 fine \$50.00 Court costs.

P. 26-0377 1649 Piedmont Cir City of Marco Island vs Mirabilio Family Trust & FDZ Sitework Work Without a Permit

Testifying for the City: Officer Negra

Testifying for the Respondent: Crystal Mirabilio

Magistrate's Order: Guilty \$250.00 fine \$50.00 Court costs 60 days to obtain permit or \$100 per day fine.

Q. 26-0380 1740 Piedmont CT City of Marco Island vs RBT2 Marco LLC Signage

Testifying for the City: Officer Negra

Testifying for the Respondent: None

Magistrate's Order: Guilty \$150.00 fine \$50.00 Court costs 14 days to remove sign or \$100 per day fine. Permission to enter and abate violation granted to the city if the owner does not comply. All costs born by owner.

**R. 26-0397 591 S Barfield Dr City of Marco Island vs Florence E Parella Rev Trust
Noxious Plants**

Testifying for the City: Officer Negra

Testifying for the Respondent: None

Magistrate's Order: Guilty \$50.00 Court costs 30 days to obtain permit and become compliant or \$100 per day fine.

S. 26-0404 1649 Piedmont Cir City of Marco Island vs FCI Homes Inc. Fences and Walls

Case continued to June Magistrate.

**T. 26-0405 1649 Piedmont Cir City of Marco Island vs Mirabilio Family Trust
Stormwater**

Testifying for the City: Officer Negra

Testifying for the Respondent: Crystal Mirabilio

Magistrate's Order: Guilty \$150.00 fine \$50.00 Court costs 14 days to become compliant or \$100 per day fine.

U. 26-0469 1290 Mulberry Ct City of Marco Island vs Edward Perez & The Structure Group LLC Litter Debris Stormwater ROW

Case removed from April Docket.

V. 26-0495 350 Henderson Ct City of Marco Island vs EBBCW LLC & Edgewater Pool and Spa Services LLC Illicit Discharge

Case continued to June Magistrate.

W. 26-0565 732 Seagrape City of Marco Island vs Zoila Satanosky Litter on Private Property

Case removed from April Docket.

X. 26-0566 671 S Collier City of Marco Island vs S & S Properties Solid Waste Disposal

Case removed from April Docket.

Y. 26-0604 1710 Canary City of Marco Island vs Douglas M & Kathleen N Rotella & Fetterhoff O'Neill Home Builders Inc. Stormwater

Testifying for the City: Officer Youngkin

Testifying for the Respondent: None

Magistrate's Order: Guilty Contractor Only \$500.00 fine \$50.00 Court costs 10 days to become compliant or \$100 per day fine.

**Z. 26-0701 67 Algonquin Ct City of Marco Island vs Irene Humphrey & Rafael Lopez
Protection and Permitting Procedures**

Case removed from April Docket.

(2) Certification Order

AA. 25-1252 1318 Freeport Ave City of Marco Island vs San Marco Properties LLC

**BB. 25-2292 1710 Canary City of Marco Island vs Douglas M & Kathleen N Rotella &
Fetterhoff O'Neill Home Builders Inc.**

**CC. 25-2357 581 Tigertail City of Marco Island vs Bryan & Sandra L betten & Luxury
Homes of SW Florida**

DD. 24-0579 1030 Pettit City of Marco Island vs Jonathan & Beth Hall

(3) Mitigation of Fines Request

**EE. 25-1544 1136 Lighthouse Court - City of Marco Island vs Jaime Luisa & Julie
Parlade**

FF. 25-0682 10 Marco Lake Drive

GG. 24-1533 1225 Fruitland City of Marco Island vs Liyipsy Canela

HH. 25-0925 138 Bahama City of Marco Island vs Mark & Sheela Giraudo