

City of Marco Island Florida

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



Meeting Minutes - Final-revised

Tuesday, December 16, 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. 25-0682 10 Marco Lake Dr - City of Marco Island vs. Diane Chestnut - No Building Permit**

Moved to January for certification.

b. 25-1800 731 W Elkcam Cir Unit B104 - City of Marco Island vs. James Walter & Alisha Ellis - No Building Permit

Testifying for the City: Code Officer Ferraro

Testifying for the Respondent: None

Magistrate's Order: Guilty \$250.00 + \$50 30 days to obtain permit or \$100 per day.

c. 25-2053 1761 Dogwood Dr -City of Marco Island vs. Sharon Johnson - No Building Permit

Testifying for the City: Code Officer Sullivan

Testifying for the Respondent: None

Magistrate's Order: Guilty, \$250 + \$50 60 days to obtain permit or \$100 per day.

d. 25-2186 1650 Heights Ct - City of Marco Island vs. Thomas R Treutlein - Trim Weeds, Weed Trim Only

Compliant prior to 12.16

e. 25-2178 1708 Wavecrest Ct - City of Marco Island vs. Loyd & Liliana Carrender - Trim Weeds -Weeds Trim Only

Testifying for the City: Code Officer Sullivan

Testifying for the Respondent: None

Magistrate's Order: Guilty, \$150 +50 14 days to comply or \$100 per day.

f. 25-1730 343 Quail Dr - City of Marco Island vs. Dr. Hans G Skitter Liv Trust - Noxious Plants

Testifying for the City: Code Officer Miller

Testifying for the Respondent: Bridget and Hans Skitter

Magistrate's Order: Guilty, 60 days to obtain permit or \$50 per day fines.

g. 25-2011 84 Buttercup Ct - City of Marco Island vs. Jeffrey S & Lindsay A Davies - ROW Sidewalk

Compliant prior to 12.16

h. 25-2179 1026 Admiralty Ct - City of Marco Island vs. Craig & Patricia Bardman & FCI Homes Inc - Right of Way & Litter and Debris

Compliant prior to 12.16

i. 25-2165 641 Dorando Ct - City of Marco Island vs. Naples Building Group LLC & Peifer Primary Residence Trust - Erosion & Sediment Control Standards

Testifying for the City: Code Officer Ferraro

Testifying for the Respondent: None

Magistrate's Order: Guilty, Only Contractor \$250 +\$50 14 days to comply or \$100 per day.

j. 25-1740 1430 Quintara Ct - City of Marco Island vs. Schmitt Kim A & Catherine L Boness Bricks Inc - Seawall/Dock

Testifying for the City: Code Officer Sullivan

Testifying for the Respondent: None

Magistrate's Order: Continued to January 27, 2026

k. 25-1945 671 S Collier Blvd - City of Marco Island vs. S& S Properties - Permitted Use C-3

Testifying for the City: Code Officer Miller

Testifying for the Respondent: None

Magistrate's Order: Guilty, \$150 + \$50 30 days to remove or \$100 per day.

(2) Certification Order

l. 24-0182C 2133 San Marco Rd - City of Marco Island vs. Mubashar Hussain - No Building Permit

Testifying for the City: Code Officer Richter

Testifying for the Respondent: None

Magistrate's Order: Mitigation is approved. \$13250.00

m. 25-1082C 1818 Menorca Ct - City of Marco Island vs. Breault Construction Inc - Stormwater PP for Constr, Construction Site Weeds, Stormwater PP, and Row Sidewalk

Testifying for the City: Code Officer Richter

Testifying for the Respondent: None

Magistrate's Order:

n. 25-1320C 1350 Forrest Ct - City of Marco Island vs. Land Trust #10207 - Landscape, Maintenance & Removal

Testifying for the City: Code Officer Richter

Testifying for the Respondent: None

Magistrate's Order: \$3150.00

(3) Mitigation of Fines Request

o. 24-2324M 1790 Maywood Ct - City of Marco Island vs. 1790 Maywood Ct LLC - Litter and Debris & Public Nuisance Pool

Testifying for the City: Code Officer Richter

Testifying for the Respondent:

Magistrate's Order: \$5500

p. 25-1036M 826 Magnolia Ct -City of Marco Island vs. The Lykos Group - Illicit/Illegal Discharge

Testifying for the City: Code Officer Richter

Testifying for the Respondent: None
Magistrate's Order: \$1650.00

q. 24-2418M 140 W Flamingo Cir - City of Marco Island vs. Nova Homes of South Florida Inc - Right of Way & Stormwater Pollution prevention for Construction

Testifying for the City: Code Officer Richter
Testifying for the Respondent:
Magistrate's Order: \$5400.00

r. 24-2571M 640 Blackmore Ct - City of Marco Island vs. Nova Homes of South Florida Inc - Stormwater Pollution Prevention for Construction

Testifying for the City: Code Officer Richter
Testifying for the Respondent: None
Magistrate's Order: \$5400.00

(4) Adjourn