

City of Marco Island Florida

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



Meeting Minutes - Final-revised

Tuesday, August 26, 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***

(1) Cases**a. 25-0850 651 Bamboo CT - City of Marco Island vs. Reinery & Susana I Martinez - Dimensional Standards**

Removed

b. 25-1412 615 E Elkcam Cir - City of Marco Island vs. Pontus Vault Portfolio LLC Pontus Capital - Site Distance Triangle

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution. That the Owner has 21 days to correct the violation or face a fine of \$100.00 per day until compliance is met.

c. 25-1330 102 Marco Lake Dr - City of Marco Island vs. Richard A & Andrea Washak TR/UTD 02/6/07 - Line of Sight

Removed

d. 25-1018 731 S Collier Blvd - City of Marco Island vs. Tailwind Marco LLC Marco Holdings II LLC - Noxious Plants

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 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. 25-1175 1840 Watson Rd - City of Marco Island vs Roger & Monique Debaets - Noxious Plants

Testifying for the City: Code Enforcement Officer Hofsteadter

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 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.

f. 25-1019 1780 Addison Ct - City of Marco Island vs. 1780 Addison LLC & Wreck it Demolition Inc - No Building Permit

Testifying for the City: Code Enforcement Officer Muldoon and Justin Martin, Director of Public Works

Testifying for the Respondent: Property Owner and Representative for Wreck it Demolition

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

g. 25-1161 2153 San Marco Rd - City of Marco Island vs Lisa Mohammed - No Building Permit

Testifying for the City: Code Enforcement Officer Sullivan

Testifying for the Respondent: No one

Magistrate's Order: 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 a permit or face a fine of \$100.0 per day until permit is obtained.

h. 25-1193 1001 N Collier Blvd - City of Marco Island vs. 1000 highway 98 East Corp - solid Waste Disposal and Recycling

Removed

I. 25-1200 85 Landmark St - City of Marco Island vs. Maurice Lawn Care Services - Landscape Certification

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Order: That the Contractor shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution.

j. 25-1251 239 Castaways St - City of Marco Island vs. Marco Rock Inc DBA Coastal Lawn Care Services - Landscape Certificate

Removed

k. 25-1299 1020 Dill Ct - City of Marco Island vs. Bill, Jan, Shane & Audra Millhouser - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Sullivan

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time of \$1,000.00 and \$50.00 for cost of prosecution.

l. 25-1415 599 S Collier Blvd - City of Marco Island vs. Venetian Investments - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: Representative for Venetian Investments

Magistrate's Order: That the Owner shall pay a one-time fine of \$1,500.00 and \$50.00 for cost of prosecution.

m. 25-1164 1727 Hummingbird Ct - City of Marco Island vs Integrity Concrete Pumping of Naples & Tracy Lupone - Illicit/ Illegal Discharges

Testifying for the City: Code Enforcement Officer Sullivan

Testifying for the Respondent: Representative for Infinity Concrete Pumping of Naples

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

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

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution. That the Owner has 21 days to comply or face a fine of \$100.00 per day until compliance is met.

o. 25-1340 165 S Bahama Ave - City of Marco Island vs. Wenceslao E Gonzales - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Hofsteadter

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution. That the Owner has 10 days to correct the violation or face a fine of \$100.00 per day until compliance is met. That the City is granted permission to enter the property after the 10 days to abate the violation at the sole expense of the Owner.

p. 25-1418 611 Diplomat Ct - City of Marco Island vs. Luxury Homes of SW Florida Inc - Overgrown Weeds

Testifying for the City: Code Enforcement Officer Hofsteadter

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$100.00 and \$50.00 for cost of prosecution. That the Owner has 10 days to correct violation or face a fine of \$100.00 per day until compliance is met. That the City is granted permission to enter the property after the 10 days to abate the violation at the sole expense of the Owner.

q. 25-1407 806 Bluebonnet Ct - City of Marco Island vs. Robert Dean Koch II Est - Overgrown Weeds & Right of Way Sidewalk

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: No one

Magistrate's Order: That the Owner shall pay a one-time fine of \$200.00 and \$50.00 for cost of prosecution. That the Owner has 10 days to correct the violations or face a fine of \$100.00 per day until compliance is met. That the City is granted permission to enter the property after the 10 days to abate the violations at the sole expense of the Owner.

r. 25-1343 467 Kendall Dr - City of Marco Island vs. UBI Equity Group LLC - Overgrown Weeds, Litter & Debris, Right of way Sidewalk

Removed

s. 25-1347 941 Montego Ct - City of Marco Island vs. Daphne Elizabeth Polson - Overgrown Weeds & Public Nuisance Pool

Removed

t. 25-1445 1186 Samoa Ave - City of Marco Island vs. Thomas M & Helen Krieg - Pruning, Maintenance & Removal

Removed

u. 25-1361 1200 Butterfly Ct - City of Marco Island vs. William Fiori & Elizabeth M Perdichizzi Trust - Right of Way Sidewalk

Removed

v. 25-1233 1408 Butterfield Ct - City of Marco Island vs. Darrin & Lori Eisele - Right of way

Removed

w. 25-1239 1060 Caxambas Dr - City of Marco Island vs. Hamid Mohaghegh - Right of Way

Removed

x. 25-1433 211 Landmark St - City of Marco Island vs. Casablanca Homes Inc & Robert Rich - Right of Way

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: No one

Magistrate's Order: That the Owner/Contractor, jointly and severally, shall pay a one-time fine o \$100.00 and \$50.00 for cost of prosecution.

y. 25-1430 991 Scott Dr - City of Marco Island vs. Blue Marlin Marine Construction & Servcies Inc & Brenda J Annett Rev Trust - Litter & Debris Aband. Prop. & ROW Sidewalk

Removed

z. 25-1432 181 Majorca Cir - City of Marco Island vs. Breault Construction Inc & Timothy & Kathryn Breault - Stormwater Pollution Prevention for Const, ROW & Row Sidewalk

Testifying for the City: Code Enforcement Officer Miller

Testifying for the Respondent: No one

Magistrate's Order: That the Contractor/Owner, jointly and severally, shall pay a one-time fine of \$300.00 and \$50.00 for cost of prosecution. That the Contractor/Owner, jointly and severally, have 14 days to correct the violations or face a fine of \$100.00 per day until compliance is met.

aa. 25-1383 181 Majorca Cir - City of Marco Island vs. Breault Construction Inc & Timothy & Kathryn Breault - Stormwater Pollution Prevention for Const

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: No one

Magistrate's Order: That the Contractor/Owner, jointly and severally, shall pay a one-time fine of \$250.00 and \$50.00 for cost of prosecution. That the Contractor/Owner, jointly and severally, have 14 days to correct the violation or face a fine of \$100.00 per day until compliance is met.

bb. 25-1363 400 S Barfield - City of Marco Island vs. Brizaida Service of SWLF - Public Nuisance & Illegal Dumping

Testifying for the City: Code Enforcement Officer Muldoon

Testifying for the Respondent: Representative for Brizaida Service of SWFL

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

cc. 25-1420 943 N Barfield Dr - City of Marco Island vs. Marion V & Joseph C Gaigal Tr - Pool - Public Nuisance

Testifying for the City: Code Enforcement Officer Hofsteadter

Testifying for the Respondent: No one

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

dd. 25-1439 1186 Samoa Ave - City of Marco Island vs. Thomas M & Helen Krieg - Pool - Public Nuisance Pool

Removed

ee. 25-1270 1029 S Collier Blvd - City of Marco Island vs. Dela Park Place Condominium Inc - Noise General

Removed

(2) Certification Order

ff. 21-0636C 498 Landmark St - City of Marco Island vs. Artesian Pool Construction Inc - Stormwater Pollution Prevention for Construction

Removed

gg. 23-2926C 1257 Winterberry Dr - City of Marco Island vs. Marco Custom Builders - Public Nuisance, Right of Way

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$45,950.00 is Certified

hh. 23-3106C 1748 Wavecrest Ct - City of Marco Island vs. DSI Marine Construction & Emilio Pantner Luisa Diamante - Protection and Permitting Procedures

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,800.00 is Certified

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

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,375.00 is Certified

jj. 23-3367C 135 Gulfport Ct - City of Marco Island vs. Marco Custom Builders LLC - Stormwater Pollution Prevention for Construction

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$6,850.00 is Certified

kk. 23-3463C 1257 Winterberry Dr - City of Marco Island vs. Marco Custom Builders - Stormwater Pollution Prevention for Construction

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$22,050.00 is Certified

ll. 23-3464C 1257 Winterberry Dr - City of Marco Island vs. Marco Custom Builders LLC - Construction Site Litter

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$22,050.00 is Certified

mm. 24-0050C 609 Dorando Ct - City of Marco Island vs. Seminole Tiki Huts & Jean Wagner Trust - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$5,050.00 is Certified

nn. 24-0398C 787 Hull Ct - City of Marco Island vs. Marco Custom Builders LLC - Stormwater Pollution Prevention for Construction

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$16,550.00 is Certified

oo. 24-0391C 960 Sundrop Ct - City of Marco Island vs. Blue Marlin Marine Construction - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,500.00 is Certified

pp. 24-1150C 1660 Caxambas Ct - City of Marco Island vs. Marco Custom builders LLC & Tony and Sara Ingrassia - Construction Site weeds

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$8,550.00 is Certified

qq. 24-1519C 442 Driftwood Ct - City of Marco Island vs. ASAP Horticultural Services - Illicit Discharges

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,050.00 is Certified

rr. 24-1533C 1225 Fruitland Ave - City of Marco Island vs. Liyipsy Canela - Pruning, Maintenance and Removal

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$33,650.00 is Certified

ss. 24-1607C 1660 Caxambas Ct - City of Marco Island vs. Marco Custom Builders LLC - Construction Site Litter

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$11,050.00 is Certified

tt. 25-0002C 1522 Buccaneer Court - City of Marco Island vs. DSI Contracting Inc - Illicit/Illegal Discharge

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,050.00 is Certified

uu. 25-0241C 138 S Bahama Ave - City of Marco Island vs. Roof EZ Inc - Construction Site Litter

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$3,450.00 is Certified

vv. 25-0434C 178 Tahiti Rd - City of Marco Island vs. United States Transport - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$4,050.00 is Certified

ww. 25-0464C 1601 Windmill Ave - City of Marco Island vs. DSI General Contractors Inc (LIC) - Illicit/Illegal Discharges & No Building Permit

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the amount of \$5,300.00 is Certified

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

Removed

(3) Mitigation of Fines Request

yy. 24-0929M 1260 Laurel Ct - City of Marco Island vs. Mathew & Vicki Bissell - Construction Temporary Use Permit/Staging

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the mitigated amount of \$1,850.00 is Ordered

zz. 25-0160M 1721 Ludlow Rd - City of Marco Island vs. Keith A Braun - Illicit/Illegal Discharges

Testifying for the City: Code Enforcement Officer Richter

Testifying for the Respondent: No one

Magistrate's Order: That the mitigated amount of \$2,900.00 is so Ordered

(4) Adjourn

