



**CITY OF MARATHON  
SPECIAL MAGISTRATE HEARING  
AGENDA**

Marathon Council Chambers  
9805 Overseas Highway, Marathon  
Thursday, June 20, 2024 at 2:00 P.M.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ADDITIONS/DELETIONS/CORRECTIONS**

NOTICES: THIS MEETING IS OPEN TO THE PUBLIC. PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, SUCH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PURSUANT TO FLORIDA STATUTE SECTION 162.07, IF THE CITY PREVAILS IN PROSECUTING A CASE BEFORE THE SPECIAL MAGISTRATE, THE CITY SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE SPECIAL MAGISTRATE AND SUCH COSTS MAY BE INCLUDED IN THE LIEN AUTHORIZED UNDER SECTION 162.09(3), FLORIDA STATUTE.

- D. SWEARING IN OF WITNESSES TO TESTIFY**

- E. CASES FOR PUBLIC HEARING:**

**CODE COMPLIANCE OFFICER MATT SALATA :**

- 1. Case No: **C-24-245 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): R2TP Inc c/o Susan Corbin, Registered Agent  
Location: 10875 Overseas Hwy., Ste 140, Marathon (Parcel ID: 00326380-000000)  
Violation(s): Building Inspection Recertification repair has not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"

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**CODE COMPLIANCE OFFICER MATT SALATA :**

- 2. Case No: **C-24-247 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Coco Development LLC c/o Fred Roth, Registered Agent  
Location: 13333 Overseas Hwy, Marathon (Parcel ID: 00100310-000000)  
Violation(s): Building Inspection Recertification report has not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"

**CODE COMPLIANCE OFFICER MATT SALATA:**

3. Case No: **C-24-237 (VACATION RENTAL – CONTINUED FROM LAST HEARING)**  
Respondent(s): Nadine Marie Enos  
Location: 7955 Gulfview Dr, Marathon (Parcel ID: 00329730-000000)  
Violation(s): Advertising and/or renting without a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 “License Required” and Section 8-14 “General Provisions”
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**CODE COMPLIANCE OFFICER MATT SALATA:**

4. Case No: **C-24-257 (VACATION RENTAL)**  
Respondent(s): Arnel and Adriana Santos  
Location: 1155 91st Ct Ocean, Marathon (Parcel ID: 00101010-000000)  
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 “License Required” and Section 8-14 “General Provisions”
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**CODE COMPLIANCE OFFICER MATT SALATA:**

5. Case No: **C-24-260 (VACATION RENTAL)**  
Respondent(s): Namestay Properties LLC c/o Lauren Alexander, Registered Agent  
Location: 1047 68th St Ocean, Marathon FL (Parcel ID: 00338970-000100)  
Violation(s): Advertising and/or renting without a valid Vacation Rental License and over occupancy, which exceeds what is allowed per Florida Fire Prevention Code and Florida Building Code.  
Code Section(s): Section 8-12 “License Required” and Section 8-14 “General Provisions”
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**CODE COMPLIANCE OFFICER JOSE SOLER:**

6. Case No: **C-24-270 (VACATION RENTAL)**  
Respondent(s): Greg Robinson and Sandra Robinson  
Location: 1159 Camino Del Vientos, Marathon (Parcel ID: 00353670-000000)  
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 “License Required”
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**CODE COMPLIANCE OFFICER JOSE SOLER:**

7. Case No: **C-24-288 (VACATION RENTAL)**  
Respondent(s): Emerald Oasis LLC c/o Incorp Services, Inc., Registered Agent  
Location: 804 39<sup>th</sup> Street, Gulf, Marathon (Parcel ID: 00337391-000400)  
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 “License Required” and Section 8-14 “General Provisions”

**WITHDRAWN BY SETTLEMENT  
AGREEMENT**

**CODE COMPLIANCE OFFICER JOSE SOLER:**

**WITHDRAWN BY SETTLEMENT  
AGREEMENT**

- 8. Case No:** C-24-275 (VACATION RENTAL)
- Respondent(s):** Conch Holdings Of The Keys LLC c/o Ever R Boza, Registered Agent
- Location:** 2223 Sombrero Beach Rd, Marathon (Parcel ID: 00353010-000000)
- Violation(s):** Advertising and/or renting with a valid Vacation Rental License for less than (7) nights and over occupancy which exceeds what is allowed per Florida Fire Prevention Code and Florida Building Code.
- Code Section(s):** Section 8-12 "License Required" and Section 8-14 "General Provisions"
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**F. ADJOURNMENT:**

In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities requiring special accommodations or assistance in order to participate in this proceeding, shall notify the City ADA Coordinator at (305) 289-5022 of such need at least 72 hours in advance.