



**CITY OF MARATHON
SPECIAL MAGISTRATE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, September 26, 2024 at 2:00 P.M.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ADDITIONS/DELETIONS/CORRECTIONS

- Item for discussion: C-24-338 || 443 97th Street Ocean || Ocean View Life LLC

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 OFFICER DARLENE POINTER :

1. Case No: **C-24-417 (VACATION RENTAL)**
Respondent(s): Snappy Mermaid Inc c/o Arlene Rodriguez, Registered Agent
Location: 538 Sombrero Beach Rd, Marathon (PARCEL ID 00354930-000000)
Violation(s): Advertising and/or renting over occupancy, which exceeds what is allowed per Florida Fire Prevention Code and Florida Building Code.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER DARLENE POINTER:

WITHDRAWN

2. Case No: **C-23-97 (PERMITS REQUIRED)**
Respondent(s): Michael Felling
Location: 11199 Overseas Hwy, Marathon (Parcel ID 00345200-000000)
Violation(s): Failure to complete/close out permit(s).
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER DARLENE POINTER:

3. Case No: **C-23-358 (PERMITS REQUIRED)**
Respondent(s): Jose A Dominguez and Niruis M Vila
Location: 738 26th Street, Ocean, Marathon (Parcel ID 00323180-000000)
Violation(s): Failure to obtain and after-the-fact permit for interior renovations.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER MARK TUSCHEL:

4. Case No: **C-24-241 and C-24-331 (PERMITS REQUIRED)**
Respondent(s): Arturo Delgado Boza
Location: 488 48th St. Marathon FL (RE#00324790-000000)
Violation(s): Work performed without the benefit of building permits.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER MARK TUSCHEL:

5. Case No: **C-24-305 (PERMITS REQUIRED)**
Respondent(s): Keiichi and Akira Okitsu
Location: 735 26th St Ocean Marathon FL 33050 (Parcel ID: 00323380-000000)
Violation(s): Property overgrown with high grass/weeds and debris.
Air intake pipe (sewer candy cane) damaged and in need of maintenance.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
Section 34-28 "Customer's Duty to Maintain Installation"
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CODE OFFICER MATT SALATA:

AUTHORIZING LITIGATION BY THE SPECIAL MAGISTRATE TO PURSUE CODE VIOLATION(S) FINES:

6. Case No: **C-21-74**
Respondent(s): Keiichi and Akira Okitsu
Location: 735 26th St Ocean Marathon FL 33050 (Parcel ID: 00323380-000000)
Subject: Collection of outstanding code violation(s) Fines.

CODE OFFICER MATT SALATA:

7. Case No: **C-22-131 (PERMITS REQUIRED)**
Respondent(s): Chris and Nikki Wellings LLC c/o Christopher M. Wellings, Registered Agent
Location: 9200 Overseas Hwy Marathon FL (Parcel ID: 00350020-000000)
Violation(s): Work performed without the benefit of a building permit at the rear of the building.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER MATT SALATA:

8. Case No: **C-24-53 (PERMITS REQUIRED)**
Respondent(s): KK Keys LLC c/o Kristen Kohl, Registered Agent
CCI Construction of Brevard Inc. c/o Daniel C. Crawford, Registered Agent
Location: 11689 4th Ave Ocean Marathon FL 33050 (Parcel ID: 00346080-000000)
Violation(s): Propane Tank removed without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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F. OLD BUSINESS:

SPECIAL MAGISTRATE TO DISCUSS FINES:

9. Case No: **C-18-356 (C2018-0356)**
Respondent(s): Graciela Coca Rodriguez
Location: 11339 5TH Avenue, Marathon (Parcel ID: 00344810-000000)
Subject: Fines
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G. 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.