



**CITY OF MARATHON
SPECIAL MAGISTRATE CODE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, October 24, 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 OFFICER MATT SALATA :

- 1. Case No: C-22-131 (PERMITS REQUIRED) CONTINUED FROM LAST HEARING 9/26/24**
 - Respondent(s): Chris and Nikki Wellings LLC c/o Christopher M. Wellings, Registered Agent
 - Location: 9200 Overseas Hwy Marathon FL 33050 (Parcel ID: 00350020-000000)
 - Violation(s): The installation of a large wooden overhang affixed to the rear of the business.
 - Code Section(s): Section 6-52 “Building or Site Preparation Permits Required; Exceptions”

CODE OFFICER MATT SALATA:

2. Case No: **C-23-2 (PERMITS REQUIRED)**
Respondent(s): Wilfredo Sanchez
Location: 1265 27th St Marathon Fl (Parcel ID: 00323070-000000)
Violation(s): Interior renovations performed, including an A/C Unit relocated to the rear of the property 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 MATT SALATA:

3. Case No: **C-24-426 (VACATION RENTAL)**
Respondent(s): James W Paytas Jr, Patricia F Paytas, James W Paytas Sr and Sandra L Paytas
Location: 435 122nd St Ocean, Marathon FL (Parcel ID: 00358090-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

4. Case No: **C-24-462 (PERMITS REQUIRED)**
Respondent(s): Jacqueline Marquez
Location: 1250 27th St Ocean, Marathon FL (Parcel ID: 00322860-000000)
Violation(s): Interior renovations performed without the benefit of a building permit.
Under City code the structure is presumed unsafe.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
Section 6-91 "Unsafe Buildings or Systems"
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CODE OFFICER JOSE SOLER:

5. Case No: **C-24-22 (PERMITS REQUIRED)**
Respondent(s): Gareth Rees
Location: 47 Kyle Way W, Marathon FL (Parcel ID: 00319580-000000)
Violation(s): Abandonment of expired permits (P-22-707, P-22-1090, P-23-300) including not having a General Contractor (GC) assigned to these permits.
Code Section(s): Section 6-58 "Expiration of Building Permit"
Section 6-59 "Revocation of Building Permit"

CODE OFFICER JOSE SOLER:

6. Case No: **C-24-382 (VACATION RENTAL)**
Respondent(s): Starshine Lagoon Inc c/o Charles Weitzel CPA, Registered Agent
Location: 215 David Ln., Marathon FL (Parcel ID: 00331061-010400)
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. Vacation Rental License (VACA-23-168) expired June 30, 2024.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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CODE OFFICER DARLENE POINTER:

7. Case No: **C-24-473 and C-24-475 (VACATION RENTAL)**
Respondent(s): Patel Madhusudan Revocable Trust 03/10/2022
Location: 217 Sombrero Beach Rd 1, Marathon (PARCEL ID 00327000-000900)
217 Sombrero Beach Rd 2, Marathon (PARCEL ID 00327000-000901)
Violation(s): Advertising and/or renting without a valid Vacation Rental License. Vacation Rental License (VACA-23-209 and VACA-23-210) expired July 31,2024.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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CODE OFFICER DARLENE POINTER:

8. Case No: **C-24-366 (VACATION RENTAL)**
Respondent(s): Kikutis Real Estate Services LLC c/o Shiranie K Kikutis
Location: 417 Sombrero Beach Rd, Marathon (PARCEL ID 00355300-000100)
Violation(s): Advertising and/or renting without a valid Vacation Rental License. Vacation Rental License (VACA-23-93) expired June 30, 2024.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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CODE OFFICER DARLENE POINTER:

9. Case No: **C-24-175 (PERMITS REQUIRED)**
Respondent(s): Alfredo Ornelas and Raul Ornelas
Location: 510 28th Street, Ocean, Marathon (PARCEL ID: 00322360-000000)
Violation(s): Failure to comply with the removal or permitting of the shipping container on the property.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DARLENE POINTER:

10. Case No: C-23-467 (NEW CASE)
Respondent(s): Jennifer Davis
Location: 1026 51st Street, Gulf, Marathon (PARCEL ID: 00325420-000000)
Violation(s): Failure to remove the Recreational Vehicle (RV) within the setbacks of the property and in the City's right-of-way.
Code Section(s): Section 103.22 "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"

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.