



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

Marathon Council Chambers
9805 Overseas Highway, Marathon
Wednesday, December 4, 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 10/24/24**
- 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-24-473 and C-24-474 (VACATION RENTAL)
CONTINUED FROM LAST HEARING 10/24/24**
- 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 MATT SALATA:

3. Case No: **C-24-441 (VACATION RENTAL)**
- Respondent(s): Douglas Lopez
- Location: 925 83rd St Ocean, Marathon Fl 33050 (Parcel ID: 00348890-000000)
- 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. Vacation Rental License (VACA-22-278) expires July 31, 2025.
- Code Section(s): Section 8-12 “Licenses Required” and Section 8-14 “General Provisions”
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CODE OFFICER MATT SALATA:

4. Case No: **C-24-479 (VACATION RENTAL)**
- Respondent(s): Evio and Maria Teresa Landa
- Location: 767 98th St Ocean, Marathon FL 33050 (Parcel ID: 00352370-000000)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights. Vacation Rental License (VACA-22-137) expires April 30, 2025.
- Code Section(s): Section 8-12 “Licenses Required”
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CODE OFFICER MATT SALATA:

5. Case No: **C-24-485 AND C-24-487 (VACATION RENTAL)**
- Respondent(s): Trauma Shark LLC and Trauma Shark 2.0 LLC c/o Boaz Rosenblat, Registered Agent
- Location(s): 711 61st Street, Gulf, Marathon (Parcel ID: 00338550-000000)
699 61st Street, Gulf A & B, Marathon (Parcel ID: 00338540-000000)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights. Vacation Rental License (VACA-23-114) and (VACA-22-371) expires April 30, 2025.
- Code Section(s): Section 8-12 “Licenses Required”

CODE OFFICER JOSE SOLER:

6. Case No: **C-24-22 (PERMITS REQUIRED)
CONTINUED FROM LAST HEARING 10/24/24)**
- Respondent(s): Gareth Rees
- Location: 47 Kyle Way W, Marathon FL (Parcel ID: 00319580-000000)
- Violation(s): Expired permits (P-22-707, P-22-1090, P-23-300) that are considered abandon 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"
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CODE OFFICER JOSE SOLER:

7. Case No: **C-24-440 (PERMITS REQUIRED)**
- Respondent(s): Jose Estrada
- Location: 10741 3rd Avenue, Gulf, Marathon (Parcel ID: 00334370-000000)
- Violation(s): Exterior work performed without the benefit of a building permit.
- Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER JOSE SOLER:

8. Case No: **C-24-489 (VACATION RENTAL)**
- Respondent(s): Marisol Gonzalez
- Location: 185 B 25th Street, Marathon (Parcel ID: 00321170-000000)
- Violation(s): Advertising and/or renting without a valid Vacation Rental License for less than (7) nights. Vacation Rental License (VACA-23-202) expired July 31, 2024.
- Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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CODE OFFICER JOSE SOLER:

9. Case No: **C-24-480 (VACATION RENTAL / PERMITS REQUIRED)**
- Respondent(s): Sachs Family Revocable Trust 2/13/2017
c/o Sachs Ronald Jon And Melynda Marie Trustees
- Location: 2121 Yellowtail Dr, Marathon (Parcel ID: 00332210-000000)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights. Vacation Rental License (VACA-21-534) expires November 30, 2024. Additionally, work was being performed beyond the scope of Permit P-08-207 which was only permitted for a Tiki-Hut.
- Code Section(s): Section 8-12 "Licenses Required"
Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

10. Case No: C-24-499 (VACATION RENTAL)
Respondent(s): Juan Carlos Diaz J and Maria Del Carmen Fuentes
Location: 695 27th Street, Ocean, Marathon (Parcel ID: 00322980-000000)
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" and Section 8-14 "General Provisions"

CODE OFFICER JOSE SOLER:

11. Case No: C-24-521 (VACATION RENTAL)
Respondent(s): Blue Ocean Bungalow LLC c/o Ramon C Martinez, Registered Agent
Location: 538 27th Street, Marathon (Parcel ID: 00322720-000000)
Violation(s): Advertising and/or renting without a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER JOSE SOLER:

12. Case No: C-24-502 (VACATION RENTAL)
Respondent(s): Flamingo Palms Cottages LLC c/o Ana M Martinez, Registered Agent
Location: 480 27th Street, Marathon (Parcel ID: 00322710-000000)
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"

CODE OFFICER MATT SALATA:

13. Case No: C-24-482 (VACATION RENTAL) CONTINUED
Respondent(s): Sombrero Investments LLC c/o Sheri L McGough, Registered Agent
Location: 237 Sombrero Beach Rd Unit 1, Marathon (Parcel ID: 00327000-001900)
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"

CODE OFFICER JOSE SOLER:

14. Case No: C-23-472 (PERMITS REQUIRED) CONTINUED
Respondent(s): Gallo Keys House LLC c/o Ramona R Castell VI
Location: 584 97th Street, Marathon (Parcel ID 00351850-000000)
Violation(s): Garage converted into a bedroom with two storage rooms and bathroom without a permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

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.