



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

Marathon Council Chambers  
9805 Overseas Highway, Marathon  
Thursday, February 20, 2025 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-23-22 (PERMITS REQUIRED)**
  - Respondent(s): Nancy Cruz
  - Location: 515 B 22nd Street Marathon (Parcel ID: 00102830-000301)
  - Violation(s): A structure built for habitation including electrical in the back yard without a permit.
  - Code Section(s): Section 6-52 “Building or Site Preparation Permits Required; Exceptions”

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**CODE OFFICER MATT SALATA:**

- 2. Case No: C-23-314 (PERMITS REQUIRED)**
  - Respondent(s): MA Plaza LLC c/o Alfred J Blake, Registered Agent
  - Location: 9585 Overseas Hwy, Marathon (Parcel ID: 00351120-000000)
  - Violation(s): A large plastic containment tank marked (HAZMAT symbol “1791”) installed without a building permit.
  - Code Section(s): Section 6-52 “Building or Site Preparation Permits Required; Exceptions”

**CODE OFFICER MATT SALATA:**

3. Case No: **C-24-307 (WORK PARTLY COMPLETED ON EXPIRED PERMITS)**  
Respondent(s): 1268 AML LLC c/o Jeffrey W. Garland, Registered Agent  
Location: 1268 92nd St Ocean, Marathon (Parcel ID: 00350430-000000)  
Violation(s): Expired permits P-18-3631 for deck/railing remodel and P-18-3016 for interior/exterior remodel partly completed without final inspections.  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"  
Section 6-58 "Expiration of Building Permit"
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**CODE OFFICER MATT SALATA:**

4. Case No: **C-24-290 (WORK COMPLETED ON AN EXPIRED PERMIT)**  
Respondent(s): Firstco Marine LLC  
Registered Agents, Inc.  
La Casa de Las Piscinas, Inc. c/o Maria C Rodriguez, Registered Agent  
Location: 1000 80th St Ocean, Marathon (Parcel ID: 00101200-000000)  
Violation(s): The installation of a pool/spa completed without final inspections approved on expired permit (P-21-1388).  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"  
Section 6-58 "Expiration of Building Permit"
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**CODE OFFICER MATT SALATA:**

5. Case No: **C-25-5 (EXPIRED/ABANDONED PERMITS)**  
Respondent(s): Kevin and Jennifer Reid (Owners)  
La Casa de Las Piscinas Inc c/o Maria C. Rodriguez, Registered Agent  
Marathon Seawalls & Docks Inc c/o Marathon Seawalls & Docks, Registered Agent  
Location: 515 Avenida Primiceria, Marathon (Parcel ID: 00353210-000000)  
Violation(s): Expired Permit P-23-696 for a pool and expired Permit P-23-1118 for a dock/lift, appears to have been completed without inspections.  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"  
Section 6-58 "Expiration of Building Permit"
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**CODE OFFICER MATT SALATA:**

6. Case No: **C-25-22 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): CMS of The Florida Keys LLC c/o Richard A Malafy, Registered Agent  
Location: 10887 Overseas Hwy, Marathon (Parcel ID: 00343530-000100)  
Violation(s): Existing Building Inspection Recertification repair permits have not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"

**CODE OFFICER JOSE SOLER:**

7. Case No: **C-23-521 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Tender Loving Care Garden Supply Inc c/o Claude Halioua, Registered Agent  
Location: 7435 Overseas Hwy, Marathon (Parcel ID: 00343500-000000)  
Violation(s): Existing Building Inspection Recertification report has not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"
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**CODE OFFICER JOSE SOLER:**

8. Case No: **C-24-403 (PERMITS REQUIRED)**  
Respondent(s): David L and Tracye L Zander  
Location: 2016 Yellowtail Dr., Marathon (Parcel ID: 00331950-000000)  
Violation(s): The installation of a wood fence and gate door 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:**

9. Case No: **C-24-555 (PERMIT REQUIRED)**  
Respondent(s): Josie M Val and Jean Yvens Therance  
Location: 130 109<sup>th</sup> Street, Gulf, Marathon ( Parcel ID: 00335610-000000)  
Violation(s): Multiple commercial vehicles parked and stored at a residential zoning district.  
Code Section(s): Section 103.22 "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"  
Section 103.15 (A) and Table 103.15.1 (B) "Standards"
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**CODE OFFICER MATT SALATA:**

WITHDRAWN

10. Case No: **C-25-23 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Monroe County  
Location: 2945-2975 A, B & C Overseas Hwy, Marathon (Parcel ID: 003216620-000000)  
Violation(s): Existing Building Inspection Recertification repair permits have not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"
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**CODE OFFICER MATT SALATA:**

WITHDRAWN

11. Case No: **C-25-21 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Frank D Shumer Revocable Trust 10/26/2006 and Frederick Thomas Zoller  
Location: 118 W. Bruce Ct, Marathon (Parcel ID: 00331061-017200)  
Violation(s): Existing Building Inspection Recertification report has not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"

**CODE OFFICER MATT SALATA:**

CONTINUED

12. Case No: **C-25-20 (VACATION RENTAL)**  
Respondent(s): Sheila R Camejo Trust 08/03/2022 c/o Sheila Camejo Trustee  
Location: 5305 Ocean Ter, Marathon (Parcel ID: 00325170-000100)  
Violation(s): Advertising and/or renting multiple individual units without a valid Vacation Rental License. Interior work performed including the completion of a dock/deck built without permits.  
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"  
Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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**CODE OFFICER JOSE SOLER:**

CONTINUED

13. Case No: **C-25-19 (PERMITS REQUIRED)**  
Respondent(s): Marathon Keys LLC c/o James F Carpenter, Registered Agent  
All Keys Cleaning and Restoration Inc c/o Mark Sweeney, Registered Agent (Contractor)  
Location: 655 97<sup>th</sup> Street, Ocean, Marathon (Parcel ID: 00351590-000000)  
Violation(s): Performed work without the benefit of a building permit and working through a Stop Work Order.  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"  
Section 6-61. "Working Through a Stop Work Order/Red Tag"
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**CODE OFFICER JOSE SOLER:**

CONTINUED

14. Case No: **C-25-24 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): FLAKEYS LLC c/o James J Dorl, Registered Agent  
Location: 202 107<sup>th</sup> Street, Gulf, Marathon (Parcel ID: 00333940-000000)  
Violation(s): Existing Building Inspection Recertification repair permits have not been submitted.  
Code Section(s): Section 6-95 "Existing Buildings"
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**CODE OFFICER JOSE SOLER:**

CONTINUED

15. Case No: **C-23-518 (EXISTING BUILDING RECERTIFICATION)**  
**C-24-63 (UNSAFE STRUCTURE)**  
Respondent(s): Bill Herd  
Location: 58234 Overseas Hwy, Marathon (Parcel ID: 00368470-000000)  
Violation(s): Existing Building Inspection Recertification repair permits have not been submitted.  
Unsafe Structure  
Code Section(s): Section 6-95 "Existing Buildings" and Section 6-91 "Unsafe Buildings or Systems"
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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.