

CITY OF MARATHON

Memorandum



Meeting Date: November 14, 2023

To: Honorable Mayor Luis Gonzalez and City Council Members

Through: George Garrett, City Manager

From: Ted Lozier, P.E. Code Compliance Director

Subject: Code Compliance Report

Vacation Rental Compliance Update

As a result of the January City Council Workshop for Vacation Rentals – the City has increased efforts to ensure code compliance of vacation rental properties.

To date for 2023 the Code Department has initiated 122 Code Cases for vacation rental violations (compared with 28 in 2022); and
Has noticed 79 Code Cases for Code Compliance Hearings (compared with 17 in 2022).

Part of these efforts included improved coordination between the Code Department and the Vacation Rental Licensing program. Licensing process improvements were made, and we have increased communications. The Licensing program now has a second full-time person to assist with the program, which helped internal coordination.

The City also increased outreach efforts. The vacation rental community was informed of procedural changes and was notified of some of the common missteps for license renewals. The City also held a seminar/workshop in early October for the vacation rental community to discuss licensing and vacation rental rules, and have open discussions about vacation rentals in Marathon.

We have also prioritized trash services violations and completed over 250 violations. The majority of these violations were related to vacation rentals.

The Code department has gone through personnel changes. In April, a third Code Officer was added which helped improve our compliance efforts. We then hired a fourth Code Officer in August but lost a Code Officer that same month. And we lost another Code Officer this month (October). At this time we are back to two Code Officers and actively recruiting.

Monthly Activities

Complaint Investigations	35
New Code Cases	31
Code Cases Closed	56
October Code Hearing – cases noticed	18
November Code Hearing – cases	10
Trash Service Violations	16
Trash Violation Citations	7
Stop Work Orders Posted	11
Vacation Rental Licensing Violations	24

Thirty-five new code complaints were investigated, 31 new code cases were opened, and 56 code cases were closed.

The Code Department had 18 notices for the October hearing; 2 cases were withdrawn through compliance, 2 cases were continued, 1 case was dismissed, and the remaining 13 cases were heard and found to be in violation. The November Code Hearing is scheduled for November 16, 2023, at 2:00 PM at Marathon City Hall Council Chambers, 9805 Overseas Highway, Marathon, FL. Ten cases have been noticed for the hearing.

Code Responses & Permit Reviews: 403 & 112

In August, staff responded to 403 code follow-up actions and inquiries received by telephone, email, online, or in-person. Staff also conducted 112 permit reviews.

Fees And Fines: After the monthly Hearing, fees and fines for the code cases are invoiced, and reminder notices are delivered for past due invoices. For September:

Amount Invoiced	Amount Collected
\$193,300.00	\$70,950.00