



**CITY OF MARATHON  
CODE COMPLIANCE HEARING AGENDA**

Marathon Council Chambers  
9805 Overseas Highway, Marathon  
Thursday, April 20, 2023 at 2:00 P.M.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. ADDITIONS/DELETIONS/CORRECTIONS**
- E. 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.

- F. SWEARING IN OF WITNESSES TO TESTIFY**
- G. CASES FOR PUBLIC HEARING:**

**CODE OFFICER DON LAW:**

- 1. Case No: C-23-59**
    - Respondent(s): 377 Guava LLC c/o Ryan H. Maya, Registered Agent
    - Location: 377 Guava Ave, Grassy Key (RE# 00369180-000000)
    - Violation(s): Advertising and renting without a valid Vacation Rental License, including over the maximum occupancy limits.
    - Code Section(s): Section 8-12 Vacation Rentals, "Licenses required"  
Section 8-14 (10) Vacation Rentals, "General Provisions"
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**CODE OFFICER DON LAW:**

2. Case No: **C-23-69**  
Respondent(s): Mark Andrew Lafontaine Dec of Trust 11/12/15  
Susan Beth Lafontaine Dec of Trust 11/12/2002  
Location: 114 Avenue L, Coco Plum Key (RE#00365620-000000)  
Violation(s): Working through a Stop Work Order and working without a building permit  
Code Section(s): Sec. 6-52(a)(l) Building or Site Preparation Permits Required  
Sec. 6-61. - Working through a stop work order/red tag.
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**CODE OFFICER MATT SALATA:**

3. Case No: **C-23-28 (CONTINUED FROM LAST HEARING OF MARCH 16th)**  
Respondent(s): Marko M and Danielle M Torres  
Location: 442 48th St Ocean Marathon FL (RE#00324800-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License. Previous vacation rental license (VACA-21-444) expired on October 31, 2022.  
Code Section(s): Section 8-12. Vacation Rentals, "Licenses required"  
Section 8-14 (16) Vacation Rentals, "General Provisions"
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**CODE OFFICER MATT SALATA:**

4. Case No: **C-23-31 (CONTINUED FROM LAST HEARING OF MARCH 16th)**  
Respondent(s): Patrick K. Kenny and Beth M. Gordon-Kenny  
Location: 262 Sombrero Beach Rd 1, Marathon FL (RE#00327000-003200)  
Violation(s): Advertising and renting without a valid Vacation Rental License. Previous vacation rental license (VACA-20-466) expired on February 28, 2021.  
Code Section(s): Section 8-12. Vacation Rentals, "Licenses required"  
Section 8-14 (16) Vacation Rentals, "General Provisions"
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**CODE OFFICER MATT SALATA:**

5. Case No: **C-23-41**  
Respondent(s): Mariners Place Land Corporation c/o Carlos Berdeal, Registered Agent  
Location: 20 Coco Plum Dr, Marathon, FL (RE# 00362840-000000)  
Violation(s): Building Inspection Recertification Final Notice has not been obtained.  
Code Section(s): Section 6-95 "Existing Buildings"
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**CODE OFFICER MATT SALATA:**

6. Case No: **C-23-58**  
Respondent(s): James J. Paytas Jr, Patricia F. Paytas, James W. Paytas Sr., Sandra L. Paytas  
Location: 435 122nd St Ocean Marathon FL (RE#00358090-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License. Previous vacation rental license (VACA-20-173) that expired on August of 2021.  
Code Section(s): Section 8-12 (a) (1) Vacation Rentals, "Licenses required"  
Section 8-14 (16) Vacation Rentals, "General Provisions"
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**CODE OFFICER MATT SALATA:**

7. Case No: **C-23-60**  
Respondent(s): Fair Acres LLC c/o Robert P. Bentley  
Location: 294 95th St Ocean Marathon FL (RE#00351060-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License. Previous vacation rental license (VACA-18-65/PLR2017-00074) that expired on June 11, 2019.  
Code Section(s): Section 8-12 (a) (1) Vacation Rentals, "Licenses required"  
Section 8-14 (16) Vacation Rentals, "General Provisions"
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**CODE OFFICER MATT SALATA:**

8. Case No: **C-23-63**  
Respondent(s): 1215 Sombrero Blvd LLC c/o Linda Telepas, Registered Agent  
Location: 1215 Sombrero Blvd A, Marathon FL (RE#00355370-002500)  
Violation(s): Advertising and renting without a valid Vacation Rental License, as well as renting for less than seven (7) nights minimum stay.  
Code Section(s): Section 8-12 (a) (1) Vacation Rentals, "Licenses required"
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**CODE OFFICER MATT SALATA:**

9. Case No: **C-23-67**  
Respondent(s): Biza Corporation c/o Northwest Registered Agent LLC  
Location: 1865 Overseas Hwy Marathon FL (RE#00326520-000000)  
Violation(s): Work without a 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 MATT SALATA:**

- 10.** Case No:           **C-23-71**  
Respondent(s):       Marathon Community Theatre Inc c/o Joanne Zimmerman,  
Location:             5101 Overseas Hwy Marathon FL 33050 (RE#00324370-000102)  
Violation(s):         Building Inspection Recertification Final Notice has not been obtained.  
Code Section(s):     Section 6-95 “Existing Buildings”
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**G. OTHER BUSINESS:** The next hearing is scheduled on May 18, 2023 at 2:00PM.

**H. ADJOURNMENT:**

In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation in order to participate in this proceeding should contact City Hall at (305)743-0033, no later than five (5) days prior to the hearing or meeting.

An ex-parte communication is defined as any contact, conversation, communication, writing, correspondence, memorandum or any other verbal or written communication that takes place outside a public hearing between a member of the public and a member of a quasi-judicial Board/Special Magistrate, regarding matters, which are to be heard and decided by said quasi-judicial Board/Special Magistrate. Site visits and expert opinions are also considered ex-parte communications. In the event that someone contacts a Board Member/Special Magistrate about a quasi-judicial matter outside of a public meeting, at such time, that particular issue is brought before the Board/Special Magistrate; the Board Member/Special Magistrate should state on the record the existence of any ex-parte communication, the nature of the communication, and the party who originated the ex-parte communication. Similarly, any correspondence received by a Board Member/Special Magistrate must be forwarded to the Board/Special Magistrate Clerk. You should also state whether or not the ex-parte communication affects your ability to impartially consider the evidence presented.