



**CITY OF MARATHON
CODE COMPLIANCE BOARD HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, August 17, 2023 at 2:00 P.M.

A. CALL TO ORDER

B. ROLL CALL

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 OR CODE BOARD 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 OR CODE BOARD, THE CITY SHALL BE ENTITLED TO RECOVER ALL COSTS INCURRED IN PROSECUTING THE CASE BEFORE THE SPECIAL MAGISTRATE OR CODE BOARD 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-23-194**
Respondent(s): David and Shannon Huffman
Location: 11459 6th Ave Ocean, Marathon FL (RE#00345640-000000)
Violation(s): Advertising and renting without a valid Vacation Rental License. Vacation Rental License (VACA-21-417) expired on September 30, 2022.
Code Section(s) Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DON LAW:

2. Case No: **C-23-182**
Respondent(s): Joseph R Zappa Jr
Location: 11600 1st Ave Gulf 25, Marathon (RE# 00104180-001250)
Violation(s): Advertising and renting without a valid Vacation Rental License.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

3. Case No: **C-23-183**
Respondent(s): Harry Humphreys and Kathleen J Humphreys
Location: 444 Calle De Luna, Marathon (RE# 00356070-000000)
Violation(s): Advertising and renting without a valid Vacation Rental License.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

4. Case No: **C-23-168**
Respondent(s): Jeffrey Taylor and DFT Properties LLC
Location: 11600 1st Ave Gulf 26, Marathon (RE#00104180-001260)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

5. Case No: **C-23-175**
Respondent(s): Ronald Dalton and Donelda Lorraine McMillan
Location: 11600 1st Ave Gulf 64, Marathon (RE#00104180-001640)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

6. Case No: **C-23-177**
Respondent(s): Greaves Family Management Company LLC, Brian Greaves (Owner)
Location: 11600 1st Ave Gulf 67, Marathon (RE#00104180-001670)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

7. Case No: **C-23-179**
Respondent(s): Nightengale Brian S Living Trust
Krapff Fred L Rev Trust 1/20/00
Location: 11600 1st Ave Gulf 22, Marathon (RE#00104180-001220)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

8. Case No: **C-23-180**
Respondent(s): Donald T Peterson II and Karin R Peterson
Location: 11600 1st Ave Gulf 63, Marathon (RE#00104180-001630)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

9. Case No: **C-23-181**
Respondent(s): James L Kuhn and Margaret L Kuhn
Location: 11600 1st Ave Gulf 65, Marathon (RE#00104180-001650)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

10. Case No: **C-23-190**
Respondent(s): John and Sandra Herbert
Location: 11600 1st Ave Gulf 56, Marathon (RE# 00104180-001560)
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
Code Section(s): Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

- 11. Case No:** C-23-202
- Respondent(s):** KeysCaribbean Middle Keys, LLC
Key Vaca Rentals, LLC
Samuel Schorr, Registered Agent
- Location:** 11600 1st Ave Gulf 22, Marathon (RE# 00104180-001220)
11600 1st Ave Gulf 25, Marathon (RE# 00104180-001250)
11600 1st Ave Gulf 26, Marathon (RE# 00104180-001260)
11600 1st Ave Gulf 56, Marathon (RE# 00104180-001560)
11600 1st Ave Gulf 63, Marathon (RE# 00104180-001630)
11600 1st Ave Gulf 64, Marathon (RE# 00104180-001640)
11600 1st Ave Gulf 65, Marathon (RE# 00104180-001650)
11600 1st Ave Gulf 67, Marathon (RE# 00104180-001670)
444 Calle De Luna, Marathon (RE# 00356070-000000)
- Violation(s):** Advertising and renting without a valid Vacation Rental License for less than (7) nights, which is prohibited.
- Code Section(s):** Section 8-12 (a) (1) "License Required"
Section 8-14 (16) "General Provisions"

F. CASE WITHDRAWN BY COMPLIANCE:

CODE OFFICER DON LAW:

WITHDRAWN BY COMPLIANCE

- 12. Case No:** C-23-216
- Respondent(s):** SJF Properties LLC c/o Shawn Russell, Registered Agent
- Location:** 1454 51st Street, Gulf, Marathon (RE#00325470-000100)
- Violation(s):** Recreational Vehicle (RV) being used for habitation in a residential zoning district.
- Code Section(s):** Section 103.22. "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"

G. OTHER BUSINESS: The next hearing is scheduled for September 21, 2023 at 2:00PM.

H. 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.

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.