



**CITY OF MARATHON  
SPECIAL MAGISTRATE HEARING  
AGENDA**

Marathon Council Chambers  
9805 Overseas Highway, Marathon  
Wednesday, December 13, 2023 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 DARLENE POINTER:**

1. Case No: **C-23-357 (CONTINUED FROM LAST HEARING: 10/29/23)**
  - Respondent(s): New Wonderful Paradise Properties Corp c/o Eliux Velazquez
  - Location: 513 Avenida Primiceria, Marathon (Parcel ID: 00353220-000000)
  - Violation(s): Advertising and renting over occupancy without a valid Vacation Rental License for less than (7) nights.
  - Code Section(s): Section 8-12 (a) (1) "License Required"  
Section 8-14 (10) (a); (16) "General Provisions"

**CODE OFFICER DARLENE POINTER:**

2. Case No: **C-23-384**  
Respondent(s): JM Finncamm LLC, Greg McMenamen  
Location: 2673 Overseas Hwy, Marathon (Parcel ID 00321330-000000)  
Violation(s): Multiple  
Code Section(s): Section 22-20“Premises to be Cleaned of Debris and Noxious Material”  
Section 22-24 “Lot Mowing and Maintenance”  
Section 6-91 “Unsafe Buildings or Systems”
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**CODE OFFICER DARLENE POINTER:**

3. Case No: **C-23-420**  
Respondent(s): Edel Sanchez, (OWNER)  
Aqua Techs Pool Construction, Inc., Jose R Rodriguez (CONTRACTOR)  
Location: 8260 Aviation Blvd, Marathon (Parcel ID 00331710-000000)  
Violation(s): Illicit discharge under pool permit P-23-238 not following “Best Management Practices”  
Code Section(s): Section 6-59 “Revocation of Building Permit” and Section 34-15 “Illicit Discharges”
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**CODE OFFICER DARLENE POINTER:**

4. Case No: **C-23-446**  
Respondent(s): Ryan Patrick Decker  
Location: 451 89th St., Ocean, Marathon (Parcel ID 00349380-000000)  
Violation(s): Advertising and renting with a valid Vacation Rental License VACA-22-394 for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) “License Required” and Section 8-14 (16) “General Provisions”
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**CODE OFFICER DARLENE POINTER:**

5. Case No: **C-23-418 (APPEAL ON COUNTY CIVIL CITATION AAZWI00001)**  
Respondent(s): Justin Troy Haubner  
Location: Marathon  
Violation(s): Personal Possession of Marijuana  
Code Section(s): Section 18-125 “Offenses Under State Law; Prohibited”  
Under Monroe County Code Section 17-7 “Personal Possession of Marijuana”
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**CODE OFFICER JOSE SOLER:**

6. Case No: **C-23-409**  
Respondent(s): B & T Tubbs LLC  
Location: 896 81ST St Ocean, Marathon (Parcel ID: 00348320-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) “License Required” and Section 8-14 (16) “General Provisions”

**CODE OFFICER JOSE SOLER:**

7. Case No: C-23-377  
Respondent(s): Sunset Tiki LLC  
Location: 6850 Overseas Hwy 204, Marathon (Parcel ID: 00103523-000800)  
Violation(s): Advertising and renting without a valid Vacation Rental License  
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"

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**CODE OFFICER JOSE SOLER:**

8. Case No: C-23-387  
Respondent(s): BDL PROPERTIES LLC  
Location: 6850 Overseas Hwy 201, Marathon (Parcel ID: 00103523-000500)  
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"

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**CODE OFFICER JOSE SOLER:**

9. Case No: C-23-379 (CONTINUED FROM LAST HEARING: 10/29/23)  
Respondent(s): Marisol Gonzalez  
Location: 185-B 25th St, Marathon FL (Parcel ID: 0032117-000000)  
Violation(s): Advertising and renting under VACA-23-202 for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required"

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**CODE OFFICER JOSE SOLER:**

10. Case No: C-23-415  
Respondent(s): P & A Tropical Investments LLC  
Location: 21 Sombrero Blvd 407, Marathon (Parcel ID: 00355200-000407)  
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights. The last Vacation Rental License (VACA-20-247) expired December 31, 2022.  
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"

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**CODE OFFICER JOSE SOLER:**

11. Case No: C-23-207  
Respondent(s): A-1 Financial Services LLC, Milo Lending, Registered Agent  
Location: 7 Man-O-War Dr, Marathon (Parcel ID: 00354760-000000)  
Violation(s): The construction of a Tiki/Chickee Hut without a building permit.  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CONTINUED TO NEXT HEARING

**CODE OFFICER JOSE SOLER:**

CONTINUED TO NEXT HEARING

12. Case No: C-23-257  
Respondent(s): Martins Real Estate Corp., Daniel Martin  
Location: 81 Avenue G, Marathon, (Parcel ID: 00364610-000000)  
Violation(s): Downstairs enclosure 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:**

CONTINUED TO NEXT HEARING

13. Case No: C-23- 354 (CONTINUED FROM LAST HEARING: 10/29/23)  
Respondent(s): Michael Welch, Nancy Welch, Jay Baron and Allison Baron  
Location: 231 Sombrero Beach Rd 2, Marathon FL (Parcel ID: 0032700-001601)  
Violation(s): Advertising and renting under Vacation Rental License (VACA-20-791) for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required"
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**CODE OFFICER DARLENE POINTER:**

CONTINUED TO NEXT HEARING

14. Case No: C-23-396  
Respondent(s): Jay Baron and Nancy L Welch  
Location: 570 97th Street Ocean, MARATHON (Parcel ID 00351860-000000)  
Violation(s): Advertising and renting as a Vacation Rental for less than (7) nights minimum stay.  
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"
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**CODE OFFICER JOSE SOLER:**

CASE RESOLVED BY SETTLEMENT AGREEMENT

15. Case No: C-23-312 (CONTINUED FROM THE HEARING OF 9/21/23)  
Respondent(s): Sunset Paradise Investment LLC  
Location: 2030 Avenue H, Coco Plum Key, Marathon (Parcel Id: 00364730-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required"  
Section 8-14 (16) "Advertising without a Vacation License"
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**CODE OFFICER JOSE SOLER:**

CASE RESOLVED BY SETTLEMENT AGREEMENT

16. Case No: C-23-349 (CONTINUED FROM LAST HEARING: 10/29/23)  
Respondent(s): Steven M Frahlich  
Location: 2095 Dolphin Dr, Marathon, Fl (Parcel ID: 00330600-000000)  
Violation(s): Advertising and renting with a valid Vacation Rental License for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required"

**CODE OFFICER JOSE SOLER:**

CASE RESOLVED BY SETTLEMENT AGREEMENT

17. Case No: C-23-351 (CONTINUED FROM LAST HEARING: 10/29/23)  
Respondent(s): Benjamin J and Michelle A Ratzlaff  
Location: 14 Man-O-War Dr, Marathon FL (Parcel ID: 00354790-000000)  
Violation(s): Advertising and renting under Vacation Rental License (VACA-23-140) for less than (7) nights.  
Code Section(s): Section 8-12 (a) (1) "License Required"
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**CODE OFFICER DARLENE POINTER:**

CASE RESOLVED BY SETTLEMENT AGREEMENT

18. Case No: C-23-416  
Respondent(s): Ryan Patrick Decker (OWNER)  
Precision Fiberglass Pool, Inc, John Miller (CONTRACTOR)  
Location: 451 89th St., Ocean, Marathon (Parcel ID 00349380-000000)  
Violation(s): Multiple  
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"  
Section 6-59 "Revocation of Building Permit"  
Section 34-134 "Stormwater Discharges from Industrial, Commercial and Construction Activities."  
Section 34-135 "Illicit Discharges"
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**F. OTHER BUSINESS:** The next hearing is scheduled for January 18, 2024 at 2:00PM.

**G. 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.