



**CITY OF MARATHON  
SPECIAL MAGISTRATE HEARING  
AGENDA**

Marathon Council Chambers  
9805 Overseas Highway, Marathon  
Thursday, February 15, 2024 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-23-344 (PERMITS REQUIRED)**
  - Respondent(s): Jose and Jennie Rua
  - Location: 103 A Gulf Winds Ln, Marathon (Parcel ID 00331061-013801)
  - Violation(s): Renovation work performed without the benefit of a building permit. A Stop Work Order was posted on the subject's property. It was also noted that Permit P-21-1305, for Stucco work expired on June 1, 2022.
  - Code Section(s): Section 6-52 (a) (1) "Building or Site Preparation Permits Required"  
Section 6-58 "Expiration of Building Permit"

**CODE OFFICER DARLENE POINTER:**

2. Case No: **C-23-345 (PERMITS REQUIRED)**  
Respondent(s): Ramon and Maria Galis  
Luke & Sons Construction, Inc., Lopez Recio, Orestes Leon, Sr. Registered Agent  
Location: 103 B Gulf Winds Ln, Marathon (Parcel ID: 00331061-013801)  
Violation(s): Work performed without a building permit. A Stop Work Order was posted on the subject's property.  
Code Section(s): Sec. 6-52 (a) (1) "Building or Site Preparation Permits Required"
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**CODE OFFICER DARLENE POINTER:**

3. Case No: **C-24-52 (VACATION RENTAL)**  
Respondent(s): Janet Gonzalez  
Location: 10980 3<sup>rd</sup> Avenue, Gulf, Marathon (Parcel ID:00335540-000000)  
Violation(s): Advertising and/or renting over occupancy without a valid Vacation Rental License.  
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (10) "General Provisions"
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**CODE OFFICER DARLENE POINTER:**

4. Case No: **C-24-26 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Keys Ind Fishermans Co-Op Inc  
c/o Florida Filing & Search Services, Inc., Registered Agent  
Business known as: Burdine's Waterfront  
Location: 1205 Ocean View Avenue, Marathon (Parcel ID 00104030-000100)  
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 JOSE SOLER:**

5. Case No: **C-23-515 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): SO Bell Tel And Tel Co., Attn Property Tax Dept  
Location: 31 Coco Plum Dr, Coco Plum Key (Parcel ID: 00363100-000000)  
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 JOSE SOLER:**

6. Case No: **C-23-516 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Deep Blue Holdings LLC, Erin Bass Law PLLC  
Location: 600 E 63rd St Ocean, Marathon (Parcel ID: 00339850-000000)  
Violation(s): Building Inspection Recertification Final Notice has not been obtained.  
Code Section(s): Section 6-95 "Existing Buildings"

**CODE OFFICER JOSE SOLER:**

7. Case No: **C-24-38 (VACATION RENTAL)**  
Respondent(s): John Borup & Katelyn Borup  
Location: 550 83<sup>rd</sup> Street, Ocean, Marathon (Parcel ID: 00347620-000000)  
Violation(s): Advertising and/or 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:**

8. Case No: **C-24-40 (VACATION RENTAL)**  
Respondent(s): John Cody Borup & Katelyn M. Borup  
Location: 58120 Morton St, Grassy Key (Parcel ID: 00370400-000000)  
Violation(s): Advertising and/or 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) "Advertising without a Vacation License"
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**CODE OFFICER JOSE SOLER:**

9. Case No: **C-24-41 (VACATION RENTAL)**  
Respondent(s): John Cody Borup & Katelyn M. Borup  
Location: 1680 74th Street, Ocean, Marathon (Parcel ID: 00342710-000000)  
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) "General Provisions"
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**CODE OFFICER MATT SALATA:**

10. Case No: **C-24-36 (VACATION RENTAL)**  
Respondent(s): Frances Nordarse-Bustillo  
Location: 102 Channel Dr A&B, Marathon (Parcel ID: 0033 1 061-006100)  
Violation(s): Advertising and/or renting over occupancy with a valid Vacation Rental License under VACA-22-193 (Unit B) and for less than (7) nights.  
Code Section(s): Section 8-14 (10) (a); (16) "General Provisions"  
Section 8-12 (a) (1) "License Required"
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**CODE OFFICER MATT SALATA:**

11. Case No: **C-23-207 (CONTINUED FROM LAST HEARING 01/18/24)**  
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"

**CODE OFFICER JOSE SOLER:**

CONTINUED

- 12. Case No: C-23-520 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Ronald B Freeman  
Location: 204 107th St Gulf, Marathon (Parcel ID: 00333930-000000)  
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 JOSE SOLER:**

CONTINUED

- 13. Case No: C-23-500 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): St Columba Work Force Housing Corporation c/o Debra Andrew  
Location: 1655 Overseas Hwy, Marathon (Parcel ID: 00326650-000000)  
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 JOSE SOLER:**

CONTINUED

- 14. Case No: C-23-521 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Tender Loving Care Garden Supply Inc c/o Claude Halioua, Registered Agent  
Location: 7537 Overseas Hwy, Marathon (Parcel ID: 00343500-000000)  
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 JOSE SOLER:**

CONTINUED

- 15. Case No: C-23-518 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Bill Herd  
Location: 58234 Overseas Hwy, Marathon (Parcel ID: 00368470-000000)  
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 DARLENE POINTER:**

CASE RESOLVED BY SETTLEMENT AGREEMENT

- 16 . Case No: C-24-6 (VACATION RENTAL)**  
Respondent(s): Aleph and Madelyn Asuar  
Location: 10900 6<sup>th</sup> Avenue, Gulf, Marathon (Parcel ID: 00335410-000000)  
Violation(s): Advertising and renting without a valid Vacation Rental License. The last Vacation Rental License VACA-21-529 expired on November 30, 2023.  
Code Section(s): Section 8-12 (a)(1) "License Required" and Section 8-14(16) "General Provisions"

**CODE OFFICER DARLENE POINTER:**

CONTINUED

17. Case No: **C-24-18 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Calvary Baptist Church c/o Susie Mixon, Registered Agent  
Location: 3390 Gulf View Ave, Marathon (Parcel ID: 00101190-000100)  
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 DARLENE POINTER:**

CONTINUED

18. Case No: **C-24-27 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): Stephen G and Lillie T Klein  
Location: 2499 Overseas Hwy, Marathon (Parcel ID 00321170-000100)  
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 DARLENE POINTER:**

CONTINUED

19. Case No: **C-24-28 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): United States Of America  
Location: 1800 Overseas Hwy, Marathon (Parcel ID 00102580-000000)  
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 DARLENE POINTER:**

CONTINUED

20. Case No: **C-23-499 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): MUZ Properties LLC c/o John Musacchin  
Location: 372 11th Street, Ocean, Marathon (Parcel ID 00320070-000000)  
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 DARLENE POINTER:**

CONTINUED

21. Case No: **C-24-19 (EXISTING BUILDING RECERTIFICATION)**  
Respondent(s): 7 PS Corp c/o Juan A Paan, Jr.  
Location: 1280 Ocean View Avenue, Marathon (Parcel ID 00104040-000100)  
Violation(s): Building Inspection Recertification Final Notice has not been obtained.  
Code Section(s): Section 6-95 "Existing Buildings"

**CODE OFFICER DARLENE POINTER:**

WITHDRAWN

22. Case No: C-23-512 (EXISTING BUILDING RECERTIFICATION)  
Respondent(s): Joe's Seafood Inc c/o Maria E Veloso  
Location: 520 12th St Gulf, Marathon (Parcel ID 00101610-000200)  
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 DARLENE POINTER:**

WITHDRAWN

23. Case No: C-23-514 (EXISTING BUILDING RECERTIFICATION)  
Respondent(s): Dolphin Research Center, Inc c/o Rita Irwin  
Location: 58901 Overseas Hwy, Marathon (Parcel ID 00100060-000000)  
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 DARLENE POINTER:**

WITHDRAWN

24. Case No: C-24-2 (EXISTING BUILDING RECERTIFICATION)  
Respondent(s): Dolphin Research Center, Inc c/o Rita Irwin  
Location: 58901 Overseas Hwy, Marathon (Parcel ID 00100060-000000)  
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 DARLENE POINTER:**

WITHDRAWN

25. Case No: C-24-5 (EXISTING BUILDING RECERTIFICATION)  
Respondent(s): Jigs Investment Ltd c/o Stephen Sawitz  
Location: 3390 Gulf View Ave, Marathon (Parcel ID 00337090-000000)  
Violation(s): Building Inspection Recertification Final Notice has not been obtained.  
Code Section(s): Section 6-95 "Existing Buildings"
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**F. OTHER BUSINESS:**

**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.