



**CITY OF MARATHON
SPECIAL MAGISTRATE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, April 18, 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-24-115 (VACATION RENTAL)**
Respondent(s): Sombrero 123 A LLC c/o Jessica Nader-Perez
Location: 123 Mockingbird Ln A, Marathon (Parcel ID 00355417-002600)
Violation(s): Advertising and/or renting without a valid Vacation Rental License under VACA-21-483 that had expired September 30, 2023.
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

- 2. Case No: **C-24-121 (VACATION RENTAL)**
Respondent(s): Rhonda Wyatt
Location: 10877 Overseas Hwy 89 Marathon (Parcel ID 00326381-008900)
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 (10) "General Provisions"

CODE OFFICER DARLENE POINTER:

3. Case No: **C-24-152 (VACATION RENTAL)**
Respondent(s): Rhonda Wyatt
Location: 10877 Overseas Hwy 104 Marathon (Parcel ID 00326381-010400)
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 (10) "General Provisions"
-

CODE OFFICER JOSE SOLER:

4. Case No: **C-24-72 (PERMITS REQUIRED)**
Respondent(s): David Schugar
Location: 750 64th Street, Ocean, Marathon (Parcel ID: 00340380-000000)
Violation(s): Work completed on expired permit without final inspections approved.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
-

CODE OFFICER JOSE SOLER:

5. Case No: **C-24-80 (VACATION RENTAL)**
Respondent(s): Aristides Quero and Violeta Quero
Location: 219 Sombrero Beach Rd 2, Marathon (Parcel ID: 00327000-001001)
Violation(s): Advertising and/or renting with a valid Vacation Rental License VACA-23-320 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:

6. Case No: **C-24-132 (VACATION RENTAL)**
Respondent(s): Giselle Granado, Yasmeli Pena Cabrera and Omar Ortega
Location: 11 Sombrero Blvd 10E, Marathon (Parcel ID: 00355171-001000)
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) "General Provisions"
-

CODE OFFICER JOSE SOLER:

7. Case No: **C-24-137 (VACATION RENTAL)**
Respondent(s): Luz M Sosa and Yordano Paz
Location: 11 Sombrero Blvd 6E, Marathon (Parcel ID: 00355171-000600)
Violation(s): Advertising and/or renting without a valid Vacation Rental License and over occupancy, which exceeds what is allowed per Florida Fire Prevention Code and Florida Building Code.
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (10) "General Provisions"
Section 8-14 (16) "General Provisions"

CODE OFFICER JOSE SOLER:

8. Case No: **C-24-138 (VACATION RENTAL)**
Respondent(s): Pedro Luis Barquin
Location: 11 Sombrero Blvd 14E, Marathon (Parcel ID: 00355171-001300)
Violation(s): Advertising and/or renting without a valid Vacation Rental License.
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (16) "General Provisions"
-

CODE OFFICER MATT SALATA:

9. Case No: **C-24-107 (PERMITS REQUIRED)**
Respondent(s): R&R Fish Inc. c/o Ricardo Rodriguez, Registered Agent
Location: 1445 Oceanbreeze Avenue, Marathon (Parcel ID: 00103920-000000)
Violation(s): Multiple violations without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
-

CODE OFFICER MATT SALATA:

10. Case No: **C-22-187 (PERMITS REQUIRED)**
Respondent(s): Florida Keys Oz Homes Inc c/o Andrew George, Registered Agent
Location: 1121 and 1123 79th St Ocean., Marathon (Parcel ID: 00347110-000000)
Violation(s): Interior work performed without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
-

CODE OFFICER MATT SALATA:

11. Case No: **C-24-151 (VACATION RENTAL)**
Respondent(s): Cactus 1321 Investments LLC c/o Luis Falcon, Registered Agent
Location: 215 Sombrero Beach Rd 1, Marathon FL (RE#00327000-000800)
Violation(s): Advertising and/or renting with a valid Vacation Rental License under VACA-22-20 for less than (7) nights and over occupancy, which exceeds what is allowed per Florida Fire Prevention Code and Florida Building Code.
Code Section(s): Section 8-12 (a) (1) "License Required" and Section 8-14 (10) (a) "General Provisions"
-

CODE OFFICER MATT SALATA:

CONTINUED

12. Case No: **C-22-66 (EXISTING BUILDING RECERTIFICATION)**
Respondent(s): The Schooner, A Condominium Inc. c/o LK Financial and Management Services, Linda Kruska, Registered Agent
Location: 605 Sombrero Beach Rd 101-308 Marathon (Parcel ID: 00104900-001400)
Violation(s): Building Inspection Recertification Final Notice has not been obtained.
Code Section(s): Section 6-95 "Existing Buildings"

CODE OFFICER MATT SALATA:

CONTINUED

13. Case No: C-24-65 (VACATION RENTAL)
Respondent(s): Jorge O Gonzalez Perez De Corcho
Location: 836 89th St Ocean, Marathon (Parcel ID: 00349860-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License under VACA-22-376 for less than (7) nights.
Code Section(s): Section 8-12 (a) (1) "License Required"

F. 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.