



**CITY OF MARATHON
SPECIAL MAGISTRATE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, July 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-24-121 (VACATION RENTAL - CONTINUED FROM 4/18/24 HEARING)**
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) "Licenses Required" and Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

2. Case No: **C-24-152 (VACATION RENTAL - CONTINUED FROM 4/18/24 HEARING)**
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) "Licenses Required" and Section 8-14 (16) "General Provisions"

CODE OFFICER DARLENE POINTER:

3. Case No: **C-24-218 (VACATION RENTAL - CONTINUED FROM 4/18/24 HEARING)**
Respondent(s): P & R Venture LLC c/o Rhonda Wyatt, Registered Agent
Location: 6850 Overseas Hwy 101, Marathon (Parcel ID 00103523-000100)
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) "Licenses Required" and Section 8-14 (16) "General Provisions"
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CODE OFFICER DARLENE POINTER:

4. Case No: **C-23-320 (PERMITS REQUIRED)**
Respondent(s): Geruza Pollnow
Location: 8095 Tuna Dr, Marathon (Parcel ID 00330840-000000)
Violation(s): Work performed without the benefit of a permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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F. AUTHORIZING LITIGATION BY THE SPECIAL MAGISTRATE TO PURSUE CODE VIOLATION(S) FINES:

CODE OFFICER MATT SALATA:

5. Case No: **C2011-0562 / C-11-567**
C2012-0558 / C-12-555
Respondent(s): Carlos M. Garcia
Location: 483 112th St Ocean Marathon FL 33050 (Parcel ID: 00344440-000000)
Subject: Collection of outstanding code violation(s) Fines
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CODE OFFICER MATT SALATA:

6. Case No: **C2016-0359 / C-16-359**
C2018-0034 / C-18-36
Respondent(s): Angel Broche and Barbarita Morales
Location: 597 74th St Ocean Marathon FL 33050 (Parcel ID: 00342810-000000)
Subject: Collection of outstanding code violation(s) Fines
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CODE OFFICER MATT SALATA:

7. Case No: **C2019-0212 / C-19-211**
Respondent(s): Yoel Lopez and Dayanis Cordovi
Location: 369 110th St Ocean Marathon FL 33050 (RE# 00343710-000000)
Subject: Collection of outstanding code violation(s) Fines

CODE OFFICER MATT SALATA:

8. Case No: **C-24-255 (VACATION RENTAL)**
Respondent(s): Tomas Rodriguez-Quintana
Location: 900 E. 63rd St Ocean, Marathon FL (Parcel ID: 00329730-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

9. Case No: **C-22-60 (PERMITS REQUIRED)**
Respondent(s): Hawks Nest Condo Association, Inc c/o Gary Rumberger, Registered Agent
Location: 1 S. Kyle Way Marathon FL 33050 (Parcel I D: 00319600-000000)
Violation(s): Building Inspection Recertification permits have not been applied for or obtained.
Code Section(s): Section 6-95 "Existing Buildings"
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CODE OFFICER MATT SALATA:

10. Case No: **C-24-304 (PERMITS REQUIRED)**
Respondent(s): Florida Keys Resort Holdings LLC c/o Index Management Services LLC, Registered Agent
LPS Utilities Inc. c/o Business Filings Incorporated, Registered Agent (CONTRACTOR)
Location: 4000 Sombrero Blvd Marathon FL 33050 (RE: 00355330-000000)
Violation(s): Working though a Stop Work Order/Red Tag.
Code Section(s): Section 6-61 "Stop Work Order/Red Tag"
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CODE OFFICER JOSE SOLER:

11. Case No: **C-24-298 (VACATION RENTAL)**
Respondent(s): Eduardo Rene Aldana and Yanislei Aldana
Location: 401 Calle Limon, Marathon (Parcel ID: 00354080-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER DARLENE POINTER :

WITHDRAWN

12. Case No: **C-22-173 (PERMITS REQUIRED)**
Respondent(s): Leonardo L Garcia And Georgina Toledo
Location: 111 Mockingbird Ln, Marathon (Parcel ID 00355417-003000)
Violation(s): Work performed without the benefit of a permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DARLENE POINTER:

CONTINUED

13. Case No: **C-23-453 (PERMITS REQUIRED)**
Respondent(s): Ana Perez
Location: 57538 Bailey St, Grassy Key (Parcel ID: 00360420-000000)
Violation(s): Work performed without the benefit of a permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER DARLENE POINTER:

CONTINUED

14. Case No: **C-24-291 (VACATION RENTAL)**
Respondent(s): Ricardo Rodriguez and Maria D Formoso
Location: 1777 Avenue H, Coco Plum Key (Parcel ID 00364800-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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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.