



CODE COMPLIANCE HEARING AGENDA

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, July 21, 2022 at 2:00 P.M.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ADDITIONS/DELETIONS/CORRECTIONS

10. C-22-35 withdrawn by compliance

D. SWEARING IN OF WITNESSES TO TESTIFY

E. DISCLOSURE OF EX-PARTE COMMUNICATIONS

F. 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 Code Board or 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.

Please be advised that the following cases on the agenda are quasi-judicial in nature. All testimony shall be given under oath or affirmation and shall be recorded. If authorized by the Code Board or Special Magistrate, third parties may testify in a case after the City and the Respondent have made their presentations. Third parties will not be permitted to cross-examine witnesses, but third parties may suggest questions for the Code Board or Special Magistrate to ask the parties and witnesses. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony may not be considered. A copy of the rules for hearings before the Code Board or Special Magistrate may be obtained from the Code Compliance Secretary.

G. CASES FOR PUBLIC HEARING:

CODE OFFICER MATT SALATA:

1. Case No: **C-22-67 (NEW CASE) CONTINUED FROM LAST HEARING 6/16/22**
Respondent(s): **Ginian Inc. c/o Brian Botsford, Registered Agent**
Location: **937 107th Street Marathon FL 33050 (RE#00333250-000000)**
Violation(s): **Building Inspection Recertification Final Notice has not been obtained.**
Code Section(s): **Section 6-95 "Existing Buildings"**
-

CODE OFFICER MATT SALATA:

2. Case No: C-22-17 (NEW CASE)

Respondent(s): Biza Corporation c/o Northwest Registered Agent LLC

Location: 1361 Overseas Hwy., Lot F-31 Marathon (RE#00320190-000000)

Violation(s): The unpermitted installation of a mobile home on Lot F-31 with utility connections, skirting and wooden steps/landing installed without the benefit of a permit. Additionally, the property is being occupied without all final building/utility inspections having been completed, which deems the structure unsafe.

Code Section(s): Section 6-52 (a) (1) b. c. "Building or Site Preparation Permits Required; Exceptions"
Section 107.01 "Permits"
Section 6-91 (a) (b) (1) (2) (c) (1) (2) (4) (d) "Unsafe Buildings or Systems"

CODE OFFICER MATT SALATA:

3. Case No: C-22-44 (NEW CASE)

Respondent(s): Taxi on the Run / Samuel E Demming

Location: 11399 Overseas Hwy Store #4

Violation(s): Passenger Vehicle for Hire license required.

Code Section(s): Section 32-51 "Passenger Vehicle for Hire (PVFH)"
Section 32-52 "License Required for All Businesses Offering Passenger Vehicles for Hire (PVFH)"

CODE OFFICER MATT SALATA:

4. Case No: C-21-137 (NEW CASE)

Respondent(s): Janet E. Smith

Location: 102 Avenue E Coco Plum Key (RE#00363950-000000)

Violation(s): Advertising and renting the property on VRBO as a vacation rental without a Vacation Rental License.

Code Section(s): Section 8-12 (a) (1) "Licenses Required"

CODE OFFICER DON LAW:

5. Case No: C-22-27 (NEW CASE)

Respondent(s): Kornetti LLC c/o Paul Kornetti Pr., Registered Agent

Location: 10791 6th Ave Gulf, Marathon (RE#00335240-000000)

Violation(s): Junk, debris, unregistered vehicles and garbage stacked alongside the street.

Code Section(s): Section 22-22 (b) "Unlawful Disposal of Solid Waste"

CODE OFFICER DON LAW:

6. Case No: **C-22-28 (NEW CASE)**
Respondent(s): Kornetti LLC c/o Paul Kornetti Pr., Registered Agent
Location: 10730 5th Ave Gulf, Marathon (RE#00335260-000000)
Violation(s): Junk, debris, unregistered vehicles and garbage stacked on the property.
Code Section(s): Section 22-22 (b) "Unlawful Disposal of Solid Waste"
-

CODE OFFICER DON LAW:

7. Case No: **C-22-56 (CASE)**
Respondent(s): Rober Rojas Pena
Location: 105 Stirrup Key Woods Rd, Marathon (RE# 00104170-001400)
Violation(s): A Stop Work Order was posted 5/02/22 for window replacement and renovations without the benefit of a permit.
Code Section(s): Section 6-52 (a) (1) b. c. "Building or Site Preparation Permits Required; Exceptions"
-

CODE OFFICER DON LAW:

8. Case No: **C-21-84 (CASE)**
Respondent(s): Roman Viktorovich Sviridenko and Daryna Sopina
Location: 201 Camino Real, Marathon (RE#00356990-000000)
Violation(s): Advertising and renting the property as a vacation rental without a Vacation Rental License. Additionally, single family residence converted to a duplex without the benefit of permits or building allocation, including but not limited to renovations to the kitchen, bathroom vanity and sink.
Code Section(s): Section 8-12 (a) (1) Vacation Rentals, "Licenses required"
Section 8-14 (10) a. "General provisions"
Section 8-19 (a) "Violations"
Section 6-52 (a) (1) b. c. "Building or Site Preparation Permits Required; Exceptions"
Section 107.07. C "Applications",
-

CODE OFFICER DON LAW:

9. Case No: **C-22-91 (CASE)**
Respondent(s): Adam Angermann
Location: 121 Brian Rd, Marathon (RE#00331061-010900)
Violation(s): Noise disturbance
Code Section(s): Section 14-30 "Noise disturbances prohibited – Generally"
-

CODE OFFICER DON LAW:

WITHDRAWN BY
COMPLIANCE

10. Case No: C-22-35 (NEW CASE)

Respondent(s): 1434 Harbor LLC c/o Lucas Sadowski, Registered Agent

Location: 1434 Harbor Dr, Marathon (RE# 00330940-000000)

Violation(s): The property is being rented on Airbnb as a vacation rental without a Vacation Rental License for less than seven (7) nights and the advertising exceeds occupancy capacity for the property.

Code Section(s): Section 8-12 (a) (1) Vacation Rentals, "Licenses required"
Section 8-14 (10) a. "General provisions"
Section 8-19 (a) "Violations"

H. OTHER BUSINESS: The next scheduled hearing will be on August 18, 2022 at 2:00PM.

I. ADJOURNMENT:

In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation in order to participate in this proceeding should contact City Hall at (305)743-0033, no later than five (5) days prior to the hearing or meeting.

Ex-Parte Communication: 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 or special magistrate, regarding matters which are to be heard and decided by said quasi-judicial board or special magistrate. Site visits and expert opinions are also considered ex-parte communications. In the event that someone contacts the Code Board or Special Magistrate about a quasi-judicial matter outside of a public meeting, at such time that particular issue is brought before the Code Board or Special Magistrate, the Code Board or Special Magistrate must state on the record the existence of any ex-parte communication, the nature of the communication, the party who originated the ex-parte communication and whether the ex-parte communication will affect the Code Board or Special Magistrate's ability to impartially consider the evidence presented.