



CITY OF MARATHON CODE COMPLIANCE HEARING AGENDA

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

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ADDITIONS/DELETIONS/CORRECTIONS

Cases continued to next hearing of 12/15/22

9. C-22-122 | 10. C-22-162 | 11. C-22-170

Case withdrawn by compliance: 8. C-22-116

D. 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.

E. SWEARING IN OF WITNESSES TO TESTIFY

F. CASES FOR PUBLIC HEARING:

CODE OFFICER DON LAW:

1. Case No: **C-22-144 (CONTINUED FROM LAST HEARING)**

Respondent(s): FL Keys Food Service LLC, business known as Porky's Bayside Restaurant
c/o Magdalena Jedrzejewska, Registered Agent

Location: 1472 Coral Dr. / 1410 Overseas Hwy. Marathon (RE#00320340-000000)

Violation(s): The removal and replacement of a thatch roof without the benefit of a permit and working through a Stop Work Order.

Code Section(s): Section 6-52 (a) (1) a. b. c. "Building or Site Preparation Permits Required; Exceptions"
Section 6-61. "Working Through a Stop Work Order/Red Tag"

CODE OFFICER DON LAW:

2. Case No: **C-22-145 (CONTINUED FROM LAST HEARING)**
Respondent(s): Advanced Construction Corp/Eusebio Verrier, PTS/ Roy Granoff, Esq., Registered Agent
Location: 1472 Coral Dr. / 1410 Overseas Hwy. Marathon (RE#00320340-000000)
Violation(s): The removal and replacement of a thatch roof at a business known as Porky's Bayside Restaurant, without the benefit of a permit and working through a Stop Work Order.
Code Section(s): Section 6-52 (a) (1) a. b. c. "Building or Site Preparation Permits Required; Exceptions"
Section 6-61. "Working Through a Stop Work Order/Red Tag"
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CODE OFFICER DON LAW:

3. Case No: **C-22-159**
Respondent(s): Valerie Pillius
Location: 185 A 25th St, Marathon (RE#00321170-000200)
Violation(s): Marathon Auto & Marine Service (located at 2525 Overseas Hwy.) parked four boat trailers and a pontoon boat that does not belong to the owner of the above property.
Code Section(s): Section 103.22 A. B. C. D. "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"
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CODE OFFICER DON LAW:

4. Case No: **C-22-166 (UNSAFE STRUCTURE)**
Respondent(s): Spencer C Blanton
Location: 900 Camino Real, Marathon FL (RE#00356230-000000)
Violation(s): Unsafe Structure.
Code Section(s): Section 6-91. "Unsafe Buildings or Systems"
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CODE OFFICER DON LAW:

5. Case No: **C-22-168**
Respondent(s): 1110 100 ST., LLC c/o Patricia Severt, Registered Agent
Location: 1110 100TH St., OCEAN, MARATHON (RE# 00352550-000000)
Violation(s): Advertising and renting without a valid Vacation Rental License, as well as renting for less than seven (7) nights
Code Section(s): Section 8-12. Vacation Rentals, "Licenses required"
Section 8-14 (16) Vacation Rentals, "General Provisions"
Section 8-17. (1) "Sign and Notification Requirements"

CODE OFFICER MATT SALATA:

6. Case No: **C-21-70**
Respondent(s): Wolff Mountain LLC c/o Curtis Lynn Wolff, Registered Agent
Location: 476 W 105th St, Marathon (RE# 00332840-000100)
Violation(s): Abandoned watercraft, parking of multiple travel trailers, trailers and trucks in residential districts, RV being used for habitation, including yard waste, debris and noxious material.
Code Section(s): Section 103.19 "Abandoned Watercraft"
Section 103.22 "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"
Section 22-20 "Premises to be Cleaned of Debris and Noxious Material"
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CODE OFFICER MATT SALATA:

7. Case No: **C-22-158**
Respondent(s): 215 Sombrero Beach Road 2 LLC | Randall E. and Toni A. Wheeler
Thomas D. Wright, Esq., Registered Agent
Location: 215 Sombrero Beach Road 2 Marathon FL (RE#00327000-000801)
Violation(s): Advertising and renting without a valid Vacation Rental License
Code Section(s): Section 8-14(16) General Provisions (Advertising)
Section 8-12(a)(1) Vacation License Required
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CODE OFFICER DON LAW:

WITHDRAWN BY COMPLIANCE

8. Case No: **C-22-116**
Respondent(s): Steve James Edlund and Tamara T. Hopkinson
Location: 216 Tropical Ave., Grassy Key (RE#00373180-000000)
218 Tropical Ave., Grassy Key (RE# 00373190-000000)
Violation(s): Garbage/debris abandoned vehicles and watercrafts. Two shipping containers and a shed built without permits.
Code Section(s): Section 22-20 "Premises to be Cleaned of Debris and Noxious Material"
Section 103.18 "Abandoned vehicles"
Section 103.19. - Abandoned Watercraft.
Section 6-52 (a) (1) a. b. c. "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER DON LAW:

CONTINUED

9. Case No: **C-22-122**
Respondent(s): Anthony Filinski and Krystyna Filinski
Location: 1998 Coco Plum Dr, Coco Plum Key (RE#00365850-000100)
Violation(s): The placement of a fence and gate in the City Right-of-Way and failure to construct fence in accordance with the approved permit plans (#U2018-1834).
Code Section(s): Section 26-26 "Permit required" | Section 26-28 "Permit Review by City"
Section 6-52 (a) (1) a. b. c. "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DON LAW:

CONTINUED

10. Case No: C-22-162

Respondent(s): Islamorada Pool Service & Maintenance LLC (Contractor)
Daniel J Dillon, Registered Agent

M & E Keys Properties LLC (Owners)
Ryan P MacPhee, Registered Agent

Location: 900 50th St., Gulf, Marathon (RE#: 00328220-000000)

Violation(s): Water being pumped/drained directly from the pool excavation site onto the street and into open waters of the Gulf without any type of filtration, as well as construction of the swimming pool being performed without a permit A Stop Work Order was posted on the property 9/23/22.

Code Section(s): Section 34-135 "Illicit Discharges"
Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER DON LAW:

CONTINUED

11. Case No: C-22-170

Respondent(s): Nationwide Plumbing Service Inc. c/o Yamile Rey, Registered Agent (Contractor)
Home Depot USA Inc No 6302 c/o Property Tax Department No 6302
Corporation Service Company, Registered Agent

Location: 4555 Overseas Hwy, Marathon, FL (RE # 00103090-000000)

Violation(s): Illegal dumping into the storm drain.

Code Section(s): Section 34-26. "Tampering" | Section 34-59. "Violations"
Section 34-65. "Prohibitions" | Section 34-135 (e) "Illicit discharges"

G. OTHER BUSINESS: The next scheduled hearing will be on December 15, 2022 at 2:00PM.

H. 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.