



**CITY OF MARATHON
SPECIAL MAGISTRATE CODE HEARING
AGENDA**

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, May 15, 2025 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 MATT SALATA:

1. Case No: **C-24-39 (PERMITS REQUIRED) CONTINUED FROM LAST HEARING 4/17/25**
Respondent(s): Cosgrove Industries LLC, Wolfe Stevens PLLC, Registered Agent
Location: Vacant 5th Avenue Ocean, Marathon (Parcel ID: 00346360-000000)
Violation(s): The installation of a wooden fence without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER MATT SALATA :

2. Case No: **C-25-54 (VACATION RENTAL)**
Respondent(s): Michael and Maria Henry
Location: 57967 Morton St, Marathon (Parcel ID: 00374840-000000)
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"

CODE OFFICER MATT SALATA:

3. Case No: **C-24-425 (PERMITS REQUIRED)**
Respondent(s): JJS Vacation Rentals LLC c/o Miranda Nelson, Registered Agent
Location: 11030 1st Ave Gulf, Marathon (Parcel ID: 00335651-000000)
Violation(s): Renovations performed on an illegal downstairs enclosure without permits.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER MATT SALATA:

4. Case No: **C-25-75 (VACATION RENTAL/PERMITS REQUIRED)**
Respondent(s): San Lugo LLC c/o Pedro Lugo, Registered Agent
Location: 241 Pescayo Ave, Marathon (Parcel ID: 00363451-001100)
Violation(s): Advertising and/or renting with a valid Vacation Rental License, VACA-24-213, for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 General Provisions:
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CODE OFFICER MATT SALATA:

5. Case No: **C-25-79 (VACATION RENTAL)**
Respondent(s): Dayron Tabares Diaz
Location: 425 89th St Ocean, Marathon (Parcel ID: 00349370-000000)
Violation(s): Advertising and/or renting without a valid Vacation Rental License 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 "Licenses Required" and Section 8-14 "General Provisions"
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CODE OFFICER JOSE SOLER:

6. Case No: **C-24-267 (PERMITS REQUIRED)**
Respondent(s): Lisa Ann Hemly
Location: 883 84th Street, Marathon (Parcel ID: 00347820-000000)
Violation(s): Work performed on stairs with railing and deck without permits.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER JOSE SOLER:

7. Case No: **C-24-385 (PERMITS REQUIRED)**
Respondent(s): Steven E and Melissa B Levine (Owners) / JRC Pro Builders of the Keys LLC (Contractors)
Location: 111 Pirates Cove Dr., Marathon (Parcel ID: 00333641-004000)
Violation(s): Construction work completed without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

RESOLVED BY SETTLEMENT AGREEMENT

8. Case No: C-25-78 (VACATION RENTAL)

Respondent(s): Vargas Odet Rodriguez

Location: 300 62nd Street Ocean, Marathon (Parcel ID: 00363451-001100)

Violation(s): Advertising and/or renting with a valid Vacation Rental License, VACA-22-402, for less than (7) nights.

Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 General Provisions:

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.