



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, July 17, 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-25-75 (VACATION RENTAL)**
Respondent(s): San Lugo LLC c/o Pedro Lugo, Registered Agent
Location: 241 Pescayo Avenue, 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:

CODE OFFICER MATT SALATA:

2. Case No: **C-22-163 (PERMITS REQUIRED)**
Respondent(s): Zoraida Collazo
Location: 300 W. 63rd Street, Ocean, Marathon (Parcel ID: 00340150-000000)
Violation(s): Above ground pool installed in-ground without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER MATT SALATA:

3. Case No: **C-24-430 (PERMITS REQUIRED)**
Respondent(s): Allen Charles Rogan Family Trust C/o Marcie Allen Van Mol Trustee
Location: 2751 Yellowtail Dr., Marathon (Parcel ID: 00332010-000000)
Violation(s): The installation of a Tiki-Hut without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER JOSE SOLER:

4. Case No: **C-25-87 (PERMITS REQUIRED)**
Respondent(s): Divan Casanova Jr and Daileny Perez Armenteros
Location: 100 E 63rd Street, Ocean, Marathon (Parcel ID: 00339800-000000)
Violation(s): Installation of a wood dock/deck without the benefit of a building permit. A Stop Work Order was posted on the property.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER JOSE SOLER:

5. Case No: **C-25-89 (PERMITS REQUIRED)**
Respondent(s): Divan Casanova Jr and Daileny Perez Armenteros
Location: 150 E 63rd St Ocean, Marathon (Parcel ID: 00339800-000100)
Violation(s): Installation of a wood dock/deck without the benefit of a building permit. A Stop Work Order was posted on the property.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
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CODE OFFICER JOSE SOLER:

6. Case No: **C-25-102 (VACATION RENTAL)**
Respondent(s): August Charles Busch
Location: 1280 Harbor Dr., Marathon (Parcel ID: 00330960-000000)
Violation(s): Advertising and/or renting without 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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CODE OFFICER JOSE SOLER:

7. Case No: **C-25-115 (VACATION RENTAL)**
Respondent(s): Donna Steinbach
Location: 7949 Gulfstream Blvd, Marathon (Parcel ID: 00329750-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License for less than (7) nights. Vacation Rental License VACA-25-69 that expired May31, 2025.
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.