



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, September 18, 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-25-143 (VACATION RENTAL)**
Respondent(s): Kikutis Real Estate Services LLC C/O Shiranie K Kikutis, Registered Agent
Location: 417 Sombrero Beach Rd, Marathon (Parcel ID: 00355300-000100)
Violation(s): Advertising and/or renting on an expired Vacation Rental License.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER MATT SALATA:

- 2. Case No: C-25-152 (VACATION RENTAL)**
Respondent(s): Jorge Morales and Yarisledis Miranda
Location: 11332 3rd Ave Ocean, Marathon FL 33050 (Parcel ID: 00344960-000000)
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"

CODE OFFICER MATT SALATA:

3. Case No: **C-25-153 (VACATION RENTAL)**
- Respondent(s): Wheeler Rentals LLC c/o Thomas D. Wright Esq., Registered Agent
- Location: 251 Sombrero Beach Rd, Marathon (Parcel ID: 00327000-002600)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License (VACA-25-9) for less than (7) nights.
- Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

4. Case No: **C-25-154 (VACATION RENTAL)**
- Respondent(s): Wheeler Rentals LLC c/o Thomas D. Wright Esq., Registered Agent
- Location: 249 Sombrero Beach Rd., Unit 1, Marathon (Parcel ID: 00327000-002500)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License (VACA-25-7) for less than (7) nights.
- Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

5. Case No: **C-25-155 (VACATION RENTAL)**
- Respondent(s): Wheeler Rentals LLC c/o Thomas D. Wright Esq., Registered Agent
- Location: 211 Sombrero Beach Rd, Unit 2, Marathon (Parcel ID: 00327000-00601)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License (VACA-25-8) for less than (7) nights.
- Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

6. Case No: **C-25-161 (VACATION RENTAL)**
- Respondent(s): Kleydson Neves Da Silva
- Location: 11450 3rd Ave Ocean, Marathon FL 33050 (Parcel ID: 00345420-000000)
- Violation(s): Advertising and/or renting without a valid Vacation Rental License.
- Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER MATT SALATA:

7. Case No: **C-25-163 (VACATION RENTAL)**
- Respondent(s): Alejandro Verdecia and Mary Bandes Cento
- Location: 11450 3rd Ave Ocean, Marathon FL 33050 (Parcel ID: 00345710-000000)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License, VACA-25-121, for less than (7) nights.
- Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER JOSE SOLER:

8. Case No: **C-25-147 (VACATION RENTAL)**
- Respondent(s): Monica Maria Alvarez and Mercy V Rodriguez
- Location: 10871 7th Avenue, Gulf, Marathon (Parcel ID: 00335160-000000)
- 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 JOSE SOLER:

9. Case No: **C-25-168 (PERMITS REQUIRED)**
- Respondent(s): Abdiel Rodriguez c/o Wright Barrows PLLC
- Location: 2000 Dolphin Dr, Marathon (Parcel ID: 00332480-000000)
- Violation(s): Renovations completed 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:

10. Case No: **C-25-170 (PERMITS REQUIRED)**
- Respondent(s): Dariel Tabares and Dariel Tabares Jr.
- Location: 11688 6th Avenue Ocean, Marathon (Parcel ID: 00346150-000000)
- Violation(s): Boat lift installation without the benefit of a building permit by unlicensed workers. Working through a Stop Work Order.
- Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
Section 6-1 "Licensing and Discipline of Contractors: Applicability of Code of Monroe County"
Section 6-61 "Working Through a Stop Work Order/Red Tag"

CODE OFFICER JOSE SOLER:

- 11. Case No: C-24-478 (PERMITS REQUIRED)**
Respondent(s): Omar Jr Maldonado and Kathleen Nicole Maldonado
Location: 479 Margate Dr., Marathon (Parcel ID: 00329290-000000)
Violation(s): Construction work performed on downstairs enclosure/bathroom without the benefit of a building permit. A stop work order was posted at the property.
Code Section(s): Section 6-52 “Building or Site Preparation Permits Required; Exceptions”
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CODE OFFICER DANIEL DEPASTINO:

- 12. Case No: C-25-158 (VACATION RENTAL)**
Respondent(s): Lena Becerra Sanchez, Reinaldo Isais Paya Acevedo and Miguel E Massot
Location: 11105 1st Avenue, Ocean, Marathon (Parcel ID: 00344110-000000)
Violation(s): Advertising and/or renting with a valid Vacation Rental License, VACA-23-65, for less than (7) nights
Code Section(s): Section 8-12 “Licenses Required”
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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.