



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

Marathon Council Chambers  
9805 Overseas Highway, Marathon, Florida 33050  
Thursday, October 16, 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-25-178 (VACATION RENTAL)**  
Respondent(s): Angela L Ippolito and Sandra Lluís  
Location: 543 74th St Ocean, Marathon (Parcel ID: 00342790-000000)  
Violation(s): Renting under Vacation Rental License, VACA-23-370, for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"

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**CODE OFFICER MATT SALATA:**

2. Case No: **C-25-179 (VACATION RENTAL)**  
Respondent(s): 12 Emerald Flats LLC c/o Anderson Registered Agents, Inc.,  
Salty Kisses LLC c/o Leslie Picallo, Registered Agent  
Location: 812 39<sup>th</sup> Street, Gulf, Marathon FL 33050 (Parcel ID: 00337391-001200)  
Violation(s): Renting under Vacation Rental License, VACA-24-234 for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"

**CODE OFFICER MATT SALATA:**

3. Case No: **C-25-180 (VACATION RENTAL)**  
Respondent(s): 810 39<sup>th</sup> ST LLC c/o Kim Nguyen, Registered Agent  
Location: 810 39<sup>th</sup> Street, Gulf, Marathon (Parcel ID: 00337391-001000)  
Violation(s): Renting under Vacation Rental License (VACA-24-253) for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"
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**CODE OFFICER JOSE SOLER:**

4. Case No: **C-25-181 (VACATION RENTAL)**  
Respondent(s): Mayle Montero Montes & Jose Miguel Fleites Rodriguez  
Location: 2133 Yellowtail Dr., Marathon (Parcel ID: 00332170-000000)  
Violation(s): Advertising and/or renting under Vacation Rental License (VACA-23-343) 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:**

5. Case No: **C-25-182 (VACATION RENTAL)**  
Respondent(s): Oscar Rivero Living Trust 03/12/2025  
Location: 1777 Avenue H, Coco Plum Key (Parcel ID: 00364800-000000)  
Violation(s): Renting under Vacation Rental License (VACA-24-287) for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"
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**CODE OFFICER JOSE SOLER:**

6. Case No: **C-25-185 (PERMITS REQUIRED)**  
Respondent(s): Matthew M. Salzeider & Danielle Salzeider  
Location: 8188 Aviation Blvd., Marathon (Parcel ID: 00332590-000000)  
Violation(s): Renting under Vacation Rental License (VACA-23-196) for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"
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**CODE OFFICER JOSE SOLER:**

7. 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): Renting under Vacation Rental License(VACA-22-323) for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"

**CODE OFFICER JOSE SOLER:**

8. Case No: **C-25-156 (VACATION RENTAL)**  
Respondent(s): Sweet Keys Vacation LLC c/o Yixin Ewe, Registered Agent  
Location: 799 28<sup>th</sup> Street, Marathon (Parcel ID: 00322580-000000)  
Violation(s): Renting under Vacation Rental License (VACA-21-339) 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-25-159 (VACATION RENTAL)**  
Respondent(s): Sweet Keys Vacation LLC c/o Yixin Ewe, Registered Agent  
Location: 207 E Bruce Ct., Marathon (Parcel ID: 00331061-003600)  
Violation(s): Renting under Vacation Rental License (VACA-22-206) for less than (7) nights.  
Code Section(s): Section 8-12 "Licenses Required"
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**CODE OFFICER JOSE SOLER:**

10. Case No: **C-25-160 (VACATION RENTAL)**  
Respondent(s): Sweet Keys Vacation LLC c/o Yixin Ewe, Registered Agent  
Location: 123 W Bruce CT., Marathon (Parcel ID: 00331061-016800)  
Violation(s): Renting under Vacation Rental License (VACA-22-241) 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.