



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

Marathon Council Chambers  
9805 Overseas Highway, Marathon, Florida 33050  
Thursday, November 20, 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-25-211 (VACATION RENTAL)**
  - Respondent(s): Yellowtail Oasis LLC c/o Daileny Perez, Registered Agent
  - Location: 1700 Yellowtail Dr, Marathon (Parcel ID: 00331930-000000)
  - Violation(s): Renting under Vacation Rental License, VACA-22-73, 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-25-126 (PERMITS REQUIRED)**
  - Respondent(s): 2264 Overseas Hwy LLC c/o Jack Skrelja, Registered Agent
  - Location: 2264 Overseas Hwy., Marathon FL 33050 (Parcel ID: 00102290-000000)
  - Violation(s): Expired Permit P-18-5215 for a temporary office trailer
  - Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

**CODE OFFICER MATT SALATA:**

**3. Case No: C-24-517 (PERMITS REQUIRED)**

Respondent(s): Tides at Vaca Cut Homeowners Association, Inc c/o Bishop Rosasco & Co, Registered Agent  
Location: 11890 1st Ave Gulf (Common Area), Marathon (Parcel ID: 00100740-000100)  
Violation(s): New pavers installed in the parking lot (Common Area) without the benefit of a 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-25-182 (VACATION RENTAL) CONTINUED FROM LAST HEARING 10/16/25**

Respondent(s): Oscar Rivero Living Trust 03/12/2025  
Location: 1777 Avenue H, Coco Plum Key (Parcel ID: 00364800-000000)  
Violation(s): Renting with a valid 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:**

**5. Case No: C-25-207 (VACATION RENTAL)**

Respondent(s): PLP Florida Keys Investment LLC c/o Marilyn Menedez, Registered Agent  
Location: 697 46<sup>th</sup> Street, Gulf, Marathon (Parcel ID: 00327620-000000)  
Violation(s): Advertising and renting with a valid Vacation Rental License (VACA-23-196) 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:**

**6. 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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**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.