



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, June 12, 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-25-77 (VACATION RENTAL)**
 - Respondent(s):** Julio C Perez
 - Location:** 59733 Paradise Pl, Marathon (Parcel ID: 00376451-000100)
 - Violation(s):** Advertising and/or renting with 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"

CODE OFFICER MATT SALATA :

2. Case No: **C-25-97 (VACATION RENTAL)**
- Respondent(s): Juan Alberto Medina Family Trust 04/18/2025 c/o Juan Alberto Medina Trustee
Teresa Vazquez Family Trust 04/18/2025 c/o Teresa Vazquez Trustee
- Location: 11202 3rd Ave Ocean, Marathon (Parcel ID: 00344550-000000)
- Violation(s): Advertising and/or renting with a valid Vacation Rental License VACA-23-356 for less than (7) nights.
- Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

3. Case No: **C-25-103 (VACATION RENTAL)**
- Respondent(s): 1110 100 ST LLC c/o Patricia Severt, Registered Agent
- Location: 1110 100th Street, Ocean, Marathon (Parcel ID: 00352550-000000)
- 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 MATT SALATA:

4. Case No: **C-25-106 (VACATION RENTAL)**
- Respondent(s): Seagar Venture LLC c/o Peter G Castro
- Location: 11229 4th Ave Ocean, Marathon (Parcel ID: 0034466-000000)
- 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"
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CODE OFFICER MATT SALATA:

5. Case No: **C-24-520 (PERMITS REQUIRED)**
- Respondent(s): Kodra Professional Corporation c/o Gezim Kodra, Registered Agent
- Location: 7964 Gulfstream Blvd, Marathon (Parcel ID: 00329630-000000)
- Violation(s): Work performed without permits. Stop Work Orders were posted at 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-25-80 (PERMITS REQUIRED)**
- Respondent(s): Rosa E Napolitano PA Inc c/o Romy B Jurado
- Location: 880 50th Street Gulf, Marathon (Parcel ID: 00328190-000000)
- Violation(s): The installation of windows without permits. A stop work order was posted on the property.
- Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER JOSE SOLER:

7. Case No: **C-25-100 (VACATION RENTAL)**
Respondent(s): Troy and Angela Schuberg
Location: 109 Avenue D 302, Marathon (Parcel ID: 00363860-000302)
Violation(s): Advertising and/or renting with a valid Vacation Rental License VACA-24-255 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:

8. Case No: **C-25-101 (VACATION RENTAL)**
Respondent(s): Angela Schuberg
Location: 109 Avenue D 305, Marathon (Parcel ID: 00363860-000305)
Violation(s): Renting with a valid Vacation Rental License, VACA-23-242, 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.