



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, January 15, 2026 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 JOSE SOLER:

1. Case No: **C-24-555 (REPEAT VIOLATOR)**
Respondent(s): Josie M Val And Jean Yvens Therance
Location: 130 109th Street, Gulf (Parcel ID: 00335610-000000)
Violation(s): Repeat Violation
Code Section(s): Section 103.22. "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"
Section 103.15 "Standards" and Table 103.15.1 "Uses by Zoning District"
Section 10-4 "Definitions"

CODE OFFICER JOSE SOLER:

2. Case No: **C-25-4 (PERMITS REQUIRED)**
Respondent(s): John J Foster
Location: 499 50th Street, Ocean, Marathon (Parcel ID: 00324970-000000)
Violation(s): Concrete Dock and Seawall Repair performed 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-25-183 (VACATION RENTAL)**
Respondent(s): KK Keys LLC c/o Kristen Y. Kohl, Registered Agent
Location: 11689 4th Ave Ocean, Marathon (Parcel ID: 00346080-000000)
Violation(s): Renting under Vacation Rental License, VACA-24-8, 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-25-218 (PERMITS REQUIRED)**
Respondent(s): Cayos Realty Investment LLC, c/o Izquierdo & Leon Law, PLLC Registered Agent
La Perla Contractors Inc., c/o Osmary Reguera, Registered Agent
Location: 68 Tingler Ln, Marathon FL 33050 (Parcel ID: 00104990-000000)
Violation(s): Elevator boat lift installed 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 MATT SALATA:

5. Case No: **C-25-237 (VACATION RENTAL)**
Respondent(s): Christian Ricardo Gonzalez
Location: 549 95th St Ocean, Marathon (Parcel ID: 00350860-000000)
Violation(s): Renting under Vacation Rental License, VACA-24-32 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-25-238 (VACATION RENTAL)**
Respondent(s): James Osher
Location: 2801 Sombrero Blvd, Marathon (Parcel ID: 00355380-000800)
Violation(s): Renting under Vacation Rental License, VACA-21-286 for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT SALATA:

7. Case No: **C-25-243 (VACATION RENTAL)**
Respondent(s): Cozy Casa FL Inc c/o Cross M Business Solutions, Inc., Registered Agent
Location: 9922 Aviation Blvd., Marathon (Parcel ID: 00331061-001800)
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 MASSOUD:

8. Case No: C-25-219 (VACATION RENTAL)
Respondent(s): M&E Keys Properties LLC C/O Ryan P MacPhee, Registered Agent
Location: 900 50th Street Gulf, Marathon (Parcel ID: 00328220-000000)
Violation(s): Renting under Vacation Rental License, VACA-21-540 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

9. Case No: C-25-235 (VACATION RENTAL)
Respondent(s): Central Realty LLC 2015 1 c/o Wolfe Stevens PLLC, Registered Agent
Location: 11600 1st Avenue Gulf Unit 20, Marathon (Parcel ID: 00104180-001200)
Violation(s): Renting under Vacation Rental License, VACA-21-188 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

10. Case No: C-25-236 (VACATION RENTAL)
Respondent(s): Cactus 1321 Investments LLC c/o Luis A Falcon, Registered Agent
Location: 215 Sombrero Beach Drive Unit 1, Marathon (Parcel ID: 00327000-000800)
Violation(s): Renting under Vacation Rental License, VACA-22-20 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

11. Case No: C-25-248 (VACATION RENTAL)
Respondent(s): Mark and Carol Austin
Location: 9640 Aviation Blvd Unit A, Marathon (Parcel ID: 00331061-001401)
Violation(s): Renting under Vacation Rental License, VACA-21-398 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

12. Case No: C-25-251 (VACATION RENTAL)
Respondent(s): Juan Carlos Alber and Yenisley Forcade
Location: 1100 109th Street, Gulf, Marathon (Parcel ID: 00335420-000000)
Violation(s): Renting under Vacation Rental License, VACA-22-81 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

13. Case No: C-25-264 (VACATION RENTAL)
Respondent(s): Stephen and Kelly Enriquez
Location: 1160 92nd Street, Ocean, Marathon (Parcel ID: 00350400-000000)
Violation(s): Renting under Vacation Rental License, VACA-21-297 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

14. Case No: C-25-266 (VACATION RENTAL)
Respondent(s): WYY LLC c/o Norbelia Queipo
Location: 535 96th Street, Ocean, Marathon (Parcel ID: 00351300-000000)
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 DANIEL DEPASTINO:

15. Case No: C-25-208 (VACATION RENTAL)
Respondent(s): Cynthia Borzen TR DTD 5/16/05
Location: 441 30th St Ocean, Marathon (Parcel ID: 00322100-000000)
Violation(s): Renting under Vacation Rental License, VACA-20-733 for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER DANIEL DEPASTINO:

16. Case No: C-25-250 (PERMITS REQUIRED)
Respondent(s): Biza Corp
Location: 1361 Overseas Hwy., Marathon (Parcel ID: 003201090-000000)
Violation(s): Decking/docks work performed without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

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.