



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

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Marathon Council Chambers  
9805 Overseas Highway, Marathon, Florida 33050  
Thursday, February 19, 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 MATT MASSOUD:**

- 1. Case No: C-25-236 (VACATION RENTAL - CONTINUED FROM JANUARY 15<sup>th</sup> HEARING)**
  - Respondent(s): Cactus 1321 Investments LLC c/o Luis A Falcon, Registered Agent
  - Location: 215 Sombrero Beach Rd., 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"

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**CODE OFFICER MATT MASSOUD:**

- 2. Case No: C-26-16 (VACATION RENTAL)**
  - Respondent(s): 6575 Oceanview LLC c/o Boaz Rosenblat, Registered Agent
  - Location: 6575 Oceanview Ave Ocean, Marathon, FL (Parcel: 00341810-000000)
  - 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 MASSOUD:**

3. Case No: **C-26-30 (EXPIRED VACATION RENTAL LICENSE VACA-21-359)**  
Respondent(s): Javier Infiesta  
Location: 918 99th Street, Ocean, Marathon, FL (Parcel ID: 00352030-000000)  
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 MASSOUD:**

4. Case No: **C-26-35 (EXPIRED VACATION RENTAL LICENSE VACA-21-153)**  
Respondent(s): Glenn Faulk Revocable Trust 10/6/2011 and Jennifer Faulk Revocable Trust 10/6/2011  
Location: 280 100<sup>th</sup> Street, Ocean, Marathon, FL (Parcel ID: 00352450-000000)  
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 MASSOUD:**

5. Case No: **C-26-37 (EXPIRED VACATION RENTAL LICENSE VACA-21-362)**  
Respondent(s): Beachnuts LLC c/o Juan Barquin- Registered Agent  
Location: 107 Avenida Primiceria, Marathon, FL (Parcel ID: 00353180-000000)  
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 MASSOUD:**

6. Case No: **C-26-42 (EXPIRED VACATION RENTAL LICENSE VACA-22-407)**  
Respondent(s): Silvio and Rachelly Martinez  
Location: 227 Sombrero Beach Road, Unit 1, Marathon, FL (Parcel ID: 00327000-001400)  
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 MASSOUD:**

7. Case No: **C-26-43 (VACATION RENTAL)**  
Respondent(s): Rafael and Iliana Hernandez  
Location: 107 N Anglers Drive, B, Marathon, FL (Parcel ID: 00355416-000401)  
Violation(s): Renting under Vacation Rental License, VACA-24-272 for less than (7) nights  
Code Section(s): Section 8-12 "Licenses Required"

**CODE OFFICER MATT MASSOUD:**

8. Case No: **C-26-47 (VACATION RENTAL)**  
Respondent(s): Linda L Burkart  
Location: 146 Mockingbird Ln, Marathon, FL (Parcel ID: 00355417-001600)  
Violation(s): Renting under Vacation Rental License, VACA-23-10 for less than (7) nights  
Code Section(s): Section 8-12 "Licenses Required"
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**CODE OFFICER MATT SALATA:**

9. Case No: **C-25-3 (PERMITS REQUIRED)**  
Respondent(s): Inna Genoun  
Location: 105 Saguaro Ln, Marathon FL (Parcel ID: 00355790-000000)  
Violation(s): Operating a business without a Home Occupational License.  
Advertising and/or renting without a valid Vacation Rental License.  
Code Section(s): Section 104.23 "Home Occupations"  
Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
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**CODE OFFICER MATT SALATA:**

10. Case No: **C-25-238 (VACATION RENTAL) CONTINUE FROM JANUARY 15<sup>th</sup> HEARING**  
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 DANIEL DEPASTINO:**

11. 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"
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**CODE OFFICER JOSE SOLER:**

12. Case No: **C-25-32 (PERMITS REQUIRED)**  
Respondent(s): David H Railsback II and Arla Railsback  
Location: 11241 3rd Avenue, Gulf, Marathon (Parcel ID: 00335830-000000)  
Violation(s): Numerous modifications performed without the benefit of a building permit.  
Code Section(s): Section 103.22 "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"  
Section 6-52 (a) (1) "Building Permits Required; exceptions"  
Article 110-3 "Define Terms"

**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.