



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, March 26, 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 DANIEL DEPASTINO:

- 1. 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 MATT MASSOUD:

- 2. Case No: **C-26-38 (EXPIRED VACATION RENTAL LICENSE VACA-21-361)**
Respondent(s): Nicholas and Venessa Ionnone
Location: 329 Calzada de Bouganvillea, Marathon, FL (Parcel ID: 00354670-000000)
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-26-39 (EXPIRED VACATION RENTAL LICENSE VACA-25-52)**
Respondent(s): Jesse Rodriguez and Javier Del Rio
Location: 90-B Sombrero Beach Rd, Marathon, FL (Parcel ID: 00354900-000000)
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:

Withdrawn by Stipulated Settlement

4. 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 MASSOUD:

5. Case No: **C-26-50 (VACATION RENTAL)**
Respondent(s): John D Valderrama
Location: 62 Sombrero Beach Road, Marathon, FL (Parcel ID: 00105160-000200)
Violation(s): Renting under Vacation Rental License VACA-24-33 for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT MASSOUD:

6. Case No: **C-26-57 (VACATION RENTAL)**
Respondent(s): Cynthia Borzen Trust
Location: 425 121st Street, Marathon, FL (Parcel ID: 00357530-000000)
Violation(s): Renting under Vacation Rental License VACA-20-734 for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required"
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CODE OFFICER MATT MASSOUD:

7. Case No: **C-26-58 (VACATION RENTAL)**
Respondent(s): John Burke and Hanjing Huang
Location: 58315 Morton Street, Marathon, FL (Parcel ID: 00375270-000000)
Violation(s): Renting under Vacation Rental License, VACA-23-204 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"

CODE OFFICER MATT MASSOUD:

8. Case No: **C-26-59 (VACATION RENTAL)**
Respondent(s): David and Susan Handelman
Location: 135 Coco Pum Drive 2D, Marathon, FL (Parcel ID: 00366300-000800)
Violation(s): Renting under Vacation Rental License, VACA-26-14 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-26-98 (EXPIRED VACATION RENTAL LICENSE VACA-23-365)**
Respondent(s): New Wonderful Paradise Properties Corp c/o Eliux Velazquez, Registered Agent
Location: 513 Avenida Primiceria, Marathon, FL (Parcel ID: 00353220-000000)
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:

10. Case No: **C-25-69 (PERMITS REQUIRED)**
Respondent(s): Delmis and Omar Garcia
Location: 238 109th St Ocean, Marathon FL (Parcel ID: 00343650-000000)
Violation(s): Installation of a rear addition and pavers without permits.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"
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CODE OFFICER MATT SALATA:

11. Case No: **C-25-166 (PERMITS REQUIRED)**
Respondent(s): Gary Onorato and Pamela M. Onorato
Location: 720 Copa D'Oro E, Marathon (Parcel ID: 00355530-000000)
Violation(s): Fiberglass pool installed under Permit P-22-278 that has expired and the final inspections were never completed.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"
Section 6-58 "Expiration of Building Permit"
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CODE OFFICER MATT SALATA:

12. Case No: **C-23-314 (PERMITS REQUIRED)**
Respondent(s): MA Plaza LLC c/o Alfred J Blake, Registered Agent
Spas Inc. c/o Thomas J Dowdell III, Registered Agent
Location: 9585 Overseas Hwy, Marathon FL (Parcel ID: 00351120-000000)
Violation(s): A large plastic containment tank marked (HAZMAT symbol "1791") installed without a building permit.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"

CODE OFFICER MATT SALATA:

- 13. Case No:** C-24-408 (PERMITS REQUIRED)
Respondent(s): 111 Patricia Lane LLC c/o James L Baker, Registered Agent
Location: 111 Patricia Lane, Marathon FL (Parcel ID: 00331061-005700)
Violation(s): Illegal downstairs enclosure below flood level without the benefit of a building permit.
Code Section(s): Section 6-52 (a) (1) “Building Permits Required; exceptions”
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F. ADJOURNMENT:

ADA Assistance: The City of Marathon is committed to ensuring that all members of the public can attend Code hearings, programs, and services. We strive to provide an inclusive and accessible environment in accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act. The City will provide reasonable accommodations to enable individuals with disabilities to attend these hearings.

To request accommodation, please contact:

Evie Engelmeyer, ADA Coordinator
City of Marathon
Address: 9805 Overseas Highway, Marathon, FL 33050.
Phone: (305) 289-4122
Email: engelmeyere@ci.marathon.fl.us

To ensure availability, requests should be made **at least 72 hours before the hearing**. However, the City will make every effort to fulfill requests received in less time. We welcome public input on how we can continue improving accessibility. If you have comments, concerns, or suggestions regarding accessibility at Special Magistrate Code hearings, please reach out to the ADA Coordinator using the contact information above.