



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, April 16, 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-26-50 (VACATION RENTAL) CONTINUED FROM THE 3/26/26 HEARING**
 - 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"

CODE OFFICER MATT MASSOUD:

- 2. Case No: C-26-59 (VACATION RENTAL) CONTINUED FROM THE 3/26/26 HEARING**
 - 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"

CODE OFFICER MATT MASSOUD:

3. Case No: **C-26-77 (VACATION RENTAL)**
Respondent(s): Seabird Key, LLC C/O James W. Davidson, Registered Agent
Location: 1888 107th Street Gulf, Marathon, FL (Parcel ID: 00104140-000000)
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-26-82 (VACATION RENTAL)**
Respondent(s): William Kent and Julia Hix Dean
Location: 2 Kyle Way W, Marathon, FL (Parcel ID: 00319740-000100)
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-26-85 (VACATION RENTAL)**
Respondent(s): Marko and Danielle Torres
Location: 440 48th Street, Marathon, FL (Parcel ID: 00324800-000000)
Violation(s): Renting under Vacation Rental License, VACA-23-132 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-26-114 (VACATION RENTAL)**
Respondent(s): Real Estate of South FL LLC c/o Marisela Delgado, Registered Agent
Location: 1301 Grouper Drive, Marathon, FL (Parcel ID: 00331680-000000)
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:

7. 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"

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.