



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, May 14, 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-26-59 (VACATION RENTAL) CONTINUED FROM 4/16/26 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:

- 2. Case No: C-26-77 (VACATION RENTAL) CONTINUED FROM 4/16/26 HEARING**
 - 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"

CODE OFFICER MATT MASSOUD:

- 3. 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"

CODE OFFICER MATT MASSOUD:

4. Case No: **C-26-114 (VACATION RENTAL) CONTINUED FROM 4/16/26 HEARING**
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"
-

CODE OFFICER MATT MASSOUD:

5. Case No: **C-26-137 (VACATION RENTAL)**
Respondent(s): Lena Becerra Sanchez and Reinaldo Acevedo
Location: 11105 1st Avenue, Ocean Marathon, FL (RE: 00344110-000000)
Violation(s): Renting under Vacation Rental License, VACA-23-65 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT MASSOUD:

6. Case No: **C-26-138 (VACATION RENTAL)**
Respondent(s): La Palma Partners #1 LLC c/o Jesus M Avila-Registered Agent
Location: 710 92nd Street, Ocean, Marathon, FL (RE: 00350130-000000)
Violation(s): Renting under Vacation Rental License, VACA-21-127 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT MASSOUD:

7. Case No: **C-26-139 (VACATION RENTAL)**
Respondent(s): Laline and Angel Fornaris
Location: 5 Kyle Way E, Marathon, FL (RE: 00319890-000000)
Violation(s): Renting under Vacation Rental License, VACA-22-449 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT MASSOUD:

8. Case No: **C-26-142 (VACATION RENTAL)**
Respondent(s): Cristello Properties, LLC c/o Band, Gates, and Dramis, P.L, Registered Agent
Location: 970 97th Street, Ocean, Marathon, FL (RE: 00351800-000000)
Violation(s): Renting under Vacation Rental License, VACA-24-206 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT MASSOUD:

9. Case No: **C-26-143 (VACATION RENTAL)**
Respondent(s): KK Keys, LLC c/o Kristen Y Kohl, Registered Agent
Location: 11689 4th Street, Ocean Marathon, FL (RE: 00346080-000000)
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:

10. Case No: **C-26-147 (PERMITS REQUIRED)**
Respondent(s): Jeffrey A and Hoi Yee Jarvinen
Location: 1000 E 63rd Street, Ocean, Marathon, FL (RE: 00339880-000000)
Violation(s): Interior/Exterior work performed without the benefit of a building permit.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"
-

CODE OFFICER MATT SALATA:

11. Case No: **C-25-254 (PERMITS REQUIRED)**
Respondent(s): Ronald G Konrath and Teresa T Konrath
Campbell & Malafy Law Firm c/o Richard A Malafy
Location: 180 Ana Ct, Marathon FL 33050 (Parcel ID: 00331061-011700)
Violation(s): Work performed without the required City public right-of-way use permits.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"
Section 26-26 "Permit Required" and Section 26-28 "Permit Review By City"
-

CODE OFFICER MATT SALATA:

12. Case No: **C-25-255 (PERMITS REQUIRED)**
Respondent(s): Brian 111 LLC c/o Wolfe Stevens PLLC, Registered Agent
Location: 111 Brian Rd, Marathon FL 33050 (RE#00331061-011300)
Violation(s): Work performed without the required City public right-of-way use permits.
Code Section(s): Section 6-52 (a) (1) "Building Permits Required; exceptions"
Section 26-26 "Permit Required" and Section 26-28 "Permit Review By City"
-

CODE OFFICER MATT SALATA:

13. Case No: **C-26-135 (PERMITS REQUIRED)**
Respondent(s): Coco Plum Retreat Inc c/o Daissel Castillo, Registered Agent
Location: 115 Avenue D 4-C, Marathon FL 33050 (RE#00363830-000300)
Violation(s): Renting under Vacation Rental License, VACA-25-250 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT SALATA:

14. Case No: **C-26-141 (VACATION RENTAL/PERMITS REQUIRED)**
Respondent(s): Julio and Ana Cabrera
Location: 59753 Paradise Pl, Marathon FL 33050 (RE#00376451-000300)
Violation(s): Advertising and/or renting without a valid Vacation Rental License and for less than (7) nights. Monroe County property records show a 3-bedroom/2-bath home, it is being advertised as a 4-bedroom/2-bath. Additionally, the fourth bedroom was built without a building permit.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
Section 6-52 (a) (1) "Building Permits Required; exceptions"

CODE OFFICER DANIEL DEPASTINO:

15. Case No: **C-26-136 (VACATION RENTAL)**
Respondent(s): Jose Armosa and Arletys Sosa
Location: 1368 Marlin Dr Marathon FL (Parcel ID: 00330770-000000)
Violation(s): The property is being rented and advertised as a vacation rental without 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”
-

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.