



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

Marathon Council Chambers
9805 Overseas Highway, Marathon, Florida 33050
Thursday, August 20, 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-26-214 (VACATION RENTAL/ PERMITS REQUIRED)**
 - Respondent(s): Hugh and Karen Johnson
 - Location: 334 Calzada De Bougainvillea, Marathon (Parcel ID: 00353590-000000)
 - Violation(s): Advertising and/or renting without a valid Vacation Rental License.
Electric added to a tiki hut without the benefit of 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 MATT MASSOUD:

- 2. Case No: C-26-171(PERMITS REQUIRED)**
 - Respondent(s): Keys Residences LLC c/o Mina Doblmeier, Registered Agent
 - Location: 665 46th Street Gulf, Marathon, FL (Parcel ID: 00327580-000000)
 - Violation(s): The installation of a new fence without the benefit of a building permit.
 - Code Section(s): Section 6-52 (a) (1) "Building Permits Required; Exceptions"

CODE OFFICER MATT MASSOUD:

3. Case No: **C-26-172**
Respondent(s): Keys Residences LLC c/o Mina Doblmeier, Registered Agent
Location: 547 46th Street Gulf Marathon, FL (Parcel ID: 00327570-000000)
Violation(s): The accumulation of yard debris, solid waste in the City Right-of-Way, and unauthorized storage of an unregistered vessel, metal slats, and boat parts.
Code Section(s): Section 22-20 "Premise To Be Cleaned of Debris and Noxious Material"
Section 22-22 (b) "Unlawful Disposal of Solid Waste"
-

CODE OFFICER MATT MASSOUD:

4. Case No: **C-26-177 (VACATION RENTAL)**
Respondent(s): Arthur Wayne Retsema and Moraima Lourdes Martinez
Location: 11890 1st Ave Gulf, Marathon, FL (Parcel ID: 00100740-000107)
Violation(s): Renting under Vacation Rental License, VACA-25-153 for less than (7) nights
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT MASSOUD:

5. Case No: **C-26-178 (VACATION RENTAL)**
Respondent(s): Two Only LLC c/o Luz Londono, Registered Agent
Location: 1548 Eastward Ho Lane, Marathon, FL (Parcel ID: 00326240-000000)
Violation(s): Advertising and/or renting without a valid Vacation Rental License and for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT MASSOUD:

6. Case No: **C-26-187 (VACATION RENTAL)**
Respondent(s): Muz Properties LLC c/o DM Accounting Services Inc- Registered Agent
Location: 372 11th Street Ocean, Unit 2, Marathon, FL (Parcel ID: 00320070-000000)
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:

7. Case No: **C-26-204 (VACATION RENTAL)**
Respondent(s): Sweet Keys Vacations LLC c/o Yixin Ewe, Registered Agent
Location: 207 E Bruce Court, Marathon FL (Parcel ID: 00331061-003600)
Violation(s): Advertising and/or renting without a valid Vacation Rental License; License VACA-22-206 expired on June 30, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT MASSOUD:

8. Case No: **C-26-209 (VACATION RENTAL)**
Respondent(s): Vasquez Fabio Alexander Liv Trust 3/11/09
Location: 71 Avenue C, Marathon FL (Parcel ID: 00366110-000000)
Violation(s): Advertising and/or renting without a valid Vacation Rental License; License VACA-23-39 expired on March 31, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER MATT MASSOUD:

9. Case No: **C-26-210 (VACATION RENTAL)**
Respondent(s): Jose and Lourdes Dapena
Location: 127 Mockingbird Lane, Marathon FL (Parcel ID: 00355417-002400)
Violation(s): Advertising and/or renting without a valid Vacation Rental License; License VACA-21-551 expired on March 31, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT SALATA:

10. Case No: **C-26-117 (VACATION RENTAL) CONTINUED FROM LAST HEARING 7/16/26**
Respondent(s): KLYR Home Investment LLC
Royal Family Home Investment & Development Company, LLC, Registered Agent and
Yitsy M Cores, Registered Agent
Location: 109 Avenue D Unit 302, Marathon Fl (Parcel ID: 00363860-000302)
Violation(s): Advertising and/or renting without a valid Vacation Rental License and for less than (7) nights.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT SALATA:

11. Case No: **C-23-222 (PERMITS REQUIRED)**
Respondent(s): Florigan Enterprises LLC c/o Kim D Roney, Registered Agent
Location: 499 Margate Dr, Marathon FL 33050 (RE#00329280-000000)
Violation(s): A large fuel tank and metal shipping container being stored within a residential zoning district.
Code Section(s): Section 103.15 (A) (B) "Standards" and Table 103.15.1 "Uses by Zoning District"
Section 6-52 (a) (1) "Building Permits Required; Exceptions"
-

CODE OFFICER MATT SALATA:

12. Case No: **C-26-208 (VACATION RENTAL)**
Respondent(s): Taita Realty LLC c/o Maria Barreto, Registered Agent
Location: 1002 81st St Ocean, Marathon FL (Parcel ID: 00348370-000000)
Violation(s): Renting without a valid Vacation Rental License; License VACA-24-113 expired on April 30, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT SALATA:

13. Case No: **C-26-217 (VACATION RENTAL)**
Respondent(s): Christopher and Renee Gioiello
Location: 10877 Overseas Hwy 102, Marathon FL (Parcel ID: 00326381-010200)
Violation(s): Advertising and/or renting without a valid Vacation Rental License for less than (7) nights;
License VACA-23-133 expired on June 30, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
-

CODE OFFICER MATT MASSOUD:

14. Case No: **C-26-205 (VACATION RENTAL)**
Respondent(s): Gamble Florida Properties LLC c/o Wolfe Stevens PLLC- Registered Agent
Location: 100 Coco Plum Drive, Marathon FL (Parcel ID: 00363911-000200)
Violation(s): Advertising and/or renting without a valid Vacation Rental License; License VACA-24-235 expired on June 30, 2026.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"

CODE OFFICER MATT MASSOUD:

15. Case No: C-26-207 (VACATION RENTAL)
Respondent(s): Jason Popma and Suzanne Smith
Location: 12690 Overseas Highway #21, Marathon FL 33050 (Parcel ID: 00100491-000700)
Violation(s): Advertising and/or renting without a valid Vacation Rental License; License VACA-25-176 expired on April 30, 2026.
Code Section(s): Section 8-12 “Licenses Required” and Section 8-14 “General Provisions”

F. OTHER BUSINESS: The Code hearing originally scheduled for Thursday, September 17th has been combined with the upcoming October session. The next hearing will take place on **Thursday, October 8th at 2:00 PM.**

G. 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.