



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

Marathon Council Chambers
9805 Overseas Highway, Marathon
Thursday, March 20, 2025 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 SALATA :

- 1. Case No: C-25-50 (AUTHORIZING A FINAL ORDER TO CROSS ATTACH EXISTING LIENS TO OTHER REAL PROPERTY)**
 - Respondent(s): Teresa Migdalia Gonzalez
 - Location: 423 Calle Limon, Marathon FL (Parcel ID: 00354330-000000)
 - Subject: Cross attach existing liens to other real property.

CODE OFFICER MATT SALATA :

- 2. Case No: C-24-142 (PERMITS REQUIRED)**
 - Respondent(s): Dean R Carlson
 - Location: 59743 Paradise PL Marathon FL (Parcel ID: 00376451-000200)
 - Violation(s): Tiki-Hut installed without the benefit of a building permit.
 - Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"

CODE OFFICER MATT SALATA:

3. Case No: **C-24-409 (PERMITS REQUIRED)**
Respondent(s): Thompson Gaither Bengene Revocable Living Trust
Location: 2700 Dolphin Drive, Marathon FL (Parcel ID: 0032330-000000)
Violation(s): New deck and Tiki-Hut installed without the benefit of a building permit.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
-

CODE OFFICER MATT SALATA:

4. Case No: **C-25-37 (VACATION RENTAL)**
Respondent(s): Boat Works Investments LLC c/o Smith Hawks PL, Registered Agent
Location: 814 39th St Gulf, Marathon FL 33050 (Parcel ID: 00337391-001400)
Violation(s): Advertising and/or renting with a valid Vacation Rental License VACA-24-187 for less than (7) nights at a business known as "The Tides Unit at Emerald Flats".
Code Section(s): Section 8-12 "Licenses Required"
-

CODE OFFICER MATT SALATA:

5. Case No: **C-25-42 (REPEAT VIOLATION)**
Respondent(s): Bryan and Kelly Fraind (Owners)
Dan the Tiki Man Inc (contractor) c/o Daniel A Rodriguez, Registered Agent
Location: 58089 Morton St, Marathon FL 33050 (Parcel ID: 00375120-000000)
Violation(s): Work completed without inspections and permits expired.
Code Section(s): Section 6-52 "Building or Site Preparation Permits Required; Exceptions"
Section 6-58 "Expiration of Building Permit"
Section 10-1 "Adoption of Florida Statute Chapter 162" and 10-4 "Definitions"
-

CODE OFFICER JOSE SOLER:

6. Case No: **C-25-49 (VACATION RENTAL - REPEAT VIOLATION)**
Respondent(s): Danielle M Torres and Marko M Torres
Location: 442 48th Street, Ocean, Marathon (Parcel ID: 00324800-000000)
Violation(s): Advertising and/or renting with valid Vacation Rental License for less than (7) nights.
Vacation Rental License (VACA-23-132) expires September 30, 2025.
Code Section(s): Section 8-12 "Licenses Required" and Section 8-14 "General Provisions"
Section 10-1 "Adoption of Florida Statute Chapter 162" and 10-4 "Definitions"

CODE OFFICER JOSE SOLER:

7. Case No: **C-24-555 (REQUEST FOR FINE REDUCTION)**
Respondent(s): Josie M Val and Jean Yvens Therance
Location: 130 109th St., Gulf, Marathon, Fl 333050 (Parcel ID: 00335610-000000)
Subject: Fine Reduction
-

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.