



CITY OF  
**MARATHON**, FLORIDA  
Code Compliance Department

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9805 Overseas Hwy, Marathon, FL 33050  
Phone (305) 289-4116 Fax (305) 289-4131 [www.ci.marathon.fl.us](http://www.ci.marathon.fl.us)

**Code Compliance Board Hearing Agenda  
Wednesday, July 12, 2017 at 5:30 P.M.  
Marathon City Hall Council Chambers  
9805 Overseas Highway**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. ADDITIONS/DELETIONS/CORRECTIONS/ ANNOUNCEMENTS**
- E. APPROVAL OF AGENDA**
- F. APPROVAL OF MINUTES – APRIL 12, 2017**
- G. SWEARING IN OF WITNESSES TO TESTIFY**
- H. NOTICES**

**NOTICE:** Please be advised that the following cases on the agenda are quasi-judicial in nature. If you wish to testify in any of these cases, please inform the Code Compliance Recording Secretary by filling out the available sign-up form. If authorized by the Board, third parties may testify in a case after the City and the Respondent have made their presentations. Third parties will not be permitted to cross-examine witnesses, but third parties may suggest questions for the Board to ask the parties and witnesses. All testimony will be given under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you refuse either to be cross-examined or to be sworn, your testimony may not be considered. A copy of the rules for hearings before the Board may be obtained from the Code Compliance Secretary.

**NOTICE REGARDING EX-PARTE COMMUNICATIONS**

An ex-parte communication is defined as any contact, conversation, communication, writing, correspondence, memorandum or any other verbal or written communication that takes place outside a public hearing between a member of the public and a member of a quasi-judicial board, regarding matters, which are to be heard and decided by said quasi-judicial board. Site visits and expert opinions are also considered ex-parte communications. In the event that someone contacts a Board Member about a quasi-judicial matter outside of a public meeting, at such time, that particular issue is brought before the Board; the Board Member should state on the record the existence of any ex-parte communication, the nature of the communication, and the party who originated the ex-parte communication. Similarly, any correspondence received by a Board Member must be forwarded to the Board Clerk. You should also state whether or not the ex-parte communication affects your ability to impartially consider the evidence presented.

**I. CASES FOR PUBLIC HEARING:**

**1. Case No: C2007-0323 (UNSAFE BUILDING)**

**Respondent:** Geren Diana Lucia                      Geren Diana Lucia                      Mortgage Contracting Services  
Geren, Carl G T/C                      Geren, Carl G T/C                      4830 West Kennedy Blvd.,  
5409 Overseas Hwy Pmb 224                      1197 73rd St Ocean                      Suite #950  
Marathon, FL 33050-2710                      Marathon, FL 33050                      Tampa, FL 33609

**Violation:** Unsafe Building

**Code Section:** Chapter 6, Article III Section 6-91. "Unsafe Buildings or Systems"

**Location:** 1197 73rd St Ocean, Marathon, FL (RE# 00342190-000000)

**2. Case No: C2009-0503 (ASSESSMENT LIEN) \*CITATION NO. 3234**

**Respondent:** Geren Diana Lucia                      Geren Diana Lucia                      Mortgage Contracting Services  
Geren, Carl G T/C                      Geren, Carl G T/C                      4830 West Kennedy Blvd.,  
5409 Overseas Hwy Pmb 224                      1197 73rd St Ocean                      Suite #950  
Marathon, FL 33050-2710                      Marathon, FL 33050                      Tampa, FL 33609

**Violation:** Trash and debris

**Code Section:** Section 22-20 , "Premises to be Cleaned of Debris and Noxious Material"

**Location:** 1197 73rd St Ocean, Marathon, FL (RE# 00342190-000000)

**3. Case No: C2012-0363 (NON-COMPLIANCE)**

**Respondent:** Donald K Raper                      Donald K Raper  
PO Box 373263                      58876 Overseas Highway  
Key Largo, FL 33037-8263                      Grassy Key, FL 33050

**Violation:** Unlicensed/unregistered watercraft and vehicles, including trailers; trash and debris; the use of the property as a junk, salvage or recycled metal yard and construction debris, which is not an allowed use within a residential zoning district.

**Code Section:** Section 103.18 "Abandoned vehicles"  
Section 103.19 "Abandoned Watercraft"  
Section 22-20 "Premises to be Cleaned of Debris and Noxious Material"  
Section 103.15 (A) and Table 103.15.1 "Standards"

**Location:** 58876 Overseas Highway, Grassy Key, FL 33050 (RE#0099990-000000)

**4. Case No: C2016-0253 (SEWER)**

**Respondent:** Donald K Raper                      Donald K Raper  
PO Box 373263                      58876 Overseas Highway  
Key Largo, FL 33037-8263                      Grassy Key, FL 33050

**Violation:** Failure to connect to the Central Wastewater System

**Code Section:** Section 34-35 “Wastewater Utility Service Rules and Regulations-Failure to Connect”

**Location:** 58876 Overseas Highway, Grassy Key, FL 33050 (RE#0099990-000000)

**5. Case No:** **C2017-0128 (SEWER)**

**Respondent:** Carralero Ernesto and Genoveva  
7725 SW 67th Ter  
Miami FL 33143-2714

**Violation:** Failure to connect to the Central Wastewater System

**Code Section:** Section 34-35 “Wastewater Utility Service Rules and Regulations-Failure to Connect”

**Location:** 1405 Ocean Terr., Marathon, FL (RE# 00326920-000100)

## **J. OLD BUSINESS**

## **K. NEW BUSINESS**

## **L. DISCUSSION ITEMS**

## **M. ADJOURNMENT**

This meeting is open to the public. Pursuant to Section 286.0105, Florida Statutes, any person wishing to appeal any decision made by the Code Compliance Board with respect to any matter considered at such hearing or meeting, will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA) and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation in order to participate in this proceeding should contact City Hall at (305)743-0033, not later than five (5) days prior to the hearing or meeting.