



## **CODE COMPLIANCE HEARING AGENDA**

Special Magistrate Jack Bridges  
9805 Overseas Highway, Marathon (**Virtual Meeting**)  
Thursday, September 17, 2020 at 2:00 P.M.

**Pursuant to Florida Executive Order No. 20-69, Monroe County Emergency Directive 20-06, and Center for Disease Control (“CDC”) social distancing guidelines established to contain the spread of the COVID-19 virus; this meeting will be held virtually via Zoom Meetings.**

**Members of the public who wish to view the Special Magistrate Meeting may do so by watching local via the web at: [www.youtube.com/channel/UCFimq7DjLHNolPgqbKtaftQ/live](http://www.youtube.com/channel/UCFimq7DjLHNolPgqbKtaftQ/live)**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ADDITIONS/DELETIONS/CORRECTIONS/ANNOUNCEMENTS**
- D. APPROVAL OF MINUTES**
- E. SWEARING IN OF WITNESSES TO TESTIFY**
- F. 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 such hearing or meeting, one will need a record of the proceedings, and for such purpose, 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.

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 Special Magistrate, 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 Special Magistrate 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 Special Magistrate 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 or special magistrate, regarding matters which are to be heard and decided by said quasi-judicial board or special magistrate. Site visits and expert opinions are also considered ex-parte communications. In the event that someone contacts the Special Magistrate about a quasi-judicial matter outside of a public meeting, at such time that particular issue is brought before the Special Magistrate, the Special Magistrate must state on the record the existence of any ex-parte communication, the nature of the communication, the party who originated the ex-parte communication and whether the ex-parte communication will affect the Special Magistrate’s ability to impartially consider the evidence presented.

**G. CASES FOR PUBLIC HEARING:**

Code Officer, Angela Yetter

1. Case No: **C2017-0169 (NON-COMPLIANCE)**  
Respondent(s): Estelle Williams C/O Maggie Williams  
Sarah Battle, Veronica Williams, Johnetta Tucker  
Location: 3920 Louisa St., Marathon, FL (RE# 00337360-000000)  
Violation(s): Unsafe Structure  
Code Section(s): Section 6-91. (a) (b) (1) (2) (c) (2) (4) (6) Unsafe Buildings or Systems.
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Code Officer, Angela Yetter

2. Case No: **C2019-0088 (NON-COMPLIANCE)**  
Respondent(s): Joe's Seafood Inc./Maria E Veloso, Registered Agent  
Location: 520 12th St., Marathon, FL (RE# 00101610-000200)  
Violation(s): The construction of exterior stairs and a deck without the benefit of permits.  
Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"
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Code Officer, Angela Yetter

3. Case No: **C2017-0296 (UNSAFE STRUCTURE)**  
Respondent(s): HJ3 Inc./ Mark Gerenger, Registered Agent  
Location: 57478 Overseas Hwy., Grassy, FL (RE#00374660-000000)  
Violation(s): Unsafe Structure  
Code Section(s): Section 6-91. (a) (b) (1) (2) (c) (3) (5) (9) (11) (d) (f) (g) Unsafe Buildings or Systems
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Code Officer, Angela Yetter

4. Case No: **C2017-0340 (UNSAFE STRUCTURE)**  
Respondent(s): Patrick Bennett  
Location: 1150 91st Court, Ocean Marathon, FL (RE#00350250-000000)  
Violation(s): Unsafe Structure  
Code Section(s): Section 6-91. (a) (b) (1) (2) (c) (3) (5) (9) (11) (d) (f) (g) Unsafe Buildings or Systems
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Code Officer, Angela Yetter

5. Case No: **C2017-0305 (NEW CASE)**  
Respondent(s): Marathon LLC  
c/o Conch LLC, Registered Agent  
Location: 765 107th St., Marathon, FL (RE#00104260-000000)

Violation(s): The structure on the property sustained damage that may be substantial. A Stop Work Order was posted on the property on October 23, 2017, for work without a permit. Subsequently, P2017-1813 was issued on November 21, 2017 and expired on May 30, 2018.

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"  
Section 6-58 (b) (1), (2), (3), (4), (5) "Expiration of Building Permit"

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Code Officer, Angela Yetter

6. Case No: **C2017-0417 (NEW CASE)**

Respondent(s): Errol Williams

Location: 398 116TH St., Marathon, FL (RE#00346050-000000)

Violation(s): Roof repairs without the benefit of a permit.

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

7. Case No: **C2018-0440 (NEW CASE)**

Respondent(s): Mariners Place Land Corporation / Carlos G Berdeal, Registered Agent

Location: 20 Coco Plum Dr, Coco Plum Key, FL 33050 (RE# 00362840-000000)

Violation(s): Stucco and drywall work performed without the benefit of a permit. Subsequently, permit P2018-2371, was applied for which would cover the work performed; however, it was insufficient and to date no additional documents have been submitted to the City.

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

8. Case No: **C2019-0212 (NEW CASE)**

Respondent(s): Lopez Yoel  
Cordovi Dayanis

Location: 369 110th Street, Marathon, FL (RE#00343710-000000)

Violation(s): The construction or remodeling of a shed without the benefit of a permit.

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

9. Case No: **C2019-0237 (NEW CASE - STOP WORK ORDER)**

Respondent(s): Charles Wallace Buttner II and Nayda Buttner

Location: 490 James Ave., Marathon, FL (RE# 00323530-000000)

Violation(s): Ongoing construction of a downstairs enclosure without the benefit of a permit. A Stop Work Order was posted on the property for said violation

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

10. Case No: **C2020-0072 (NEW CASE)**

Respondent(s): John D Valderrama

Location: 62 Sombrero Beach Rd, Marathon, FL (RE# 00105160-000200)

Violation(s): Multiple alterations to the Property, including substantial structural/ plumbing/ electric work, without a permit.

Code Section(s): Section 6-52 (a) (1) b. c. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

11. Case No: **C2020-0090 (NEW CASE)**

Respondent(s): Edmund James

Location: 6500 Overseas Hwy, Marathon FL 33050 (RE# 00103540-000000)

Violation(s): A fence in disrepair.

Code Section(s): Section 18-28 (a) (1), (4), (5)" Fence Maintenance".

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Code Officer, Angela Yetter

12. Case No: **C2020-0118 (NEW CASE)**

Respondent(s): Plane Fun Holidays LLC / Raul Segredo, Registered Agent

Location: 11600 1st Ave, Unit 17, Marathon FL 33050 (RE# 00104180-001170)

Violation(s): Stop Work Order was posted on the Property by the Building Inspector on June 4, 2020 for work on entry steps without the benefit of a permit.

Code Section(s): Section 6-52 (a) (1) b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Erin Dafoe

13. Case No: **C2020-0078 (NEW CASE - STOP WORK ORDER)**

Respondent(s): Yunielkis De Leon

Location: 718 68<sup>th</sup> St Ocean, Marathon, FL (RE# 00339040-000000)

Violation(s): Tiki Hut renovations and repairs without the benefit of a permit. A Stop Work Order was posted on the property for said violation.

Code Section(s): Section 6-52 (a) (1) a. b. "Building or Site Preparation Permits Required; Exceptions"

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Code Officer, Angela Yetter

14. Case No: **C2020-0174 (NEW CASE)**

Respondent(s): John J Lutter

Location: 234 Pescayo Ave, Marathon (RE# 00363520-000300)

Violation(s): RV storage within a residential zoning district, construction of a wooden structure without the benefits of a permit, and debris.

Code Section(s): Section 103.22 "Parking of Travel Trailers, Trailers and Trucks in Residential Districts".  
Section 6-52 (a) (1) a. b. "Building or Site Preparation Permits Required, Exceptions"  
Section 22-20 "Premises to be Cleaned of Debris and Noxious Material".

## **H. OLD BUSINESS**

I. **NEW BUSINESS** - Next Special Magistrate meeting: October 15, 2020 at 2:00pm

## **J. DISCUSSION ITEMS**

## **K. ADJOURNMENT**

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, no later than five (5) days prior to the hearing or meeting.