



## **CODE COMPLIANCE HEARING AGENDA**

Special Magistrate James (Jack) Bridges  
9805 Overseas Highway, Marathon  
Thursday, January 21, 2021 at 2:00 P.M.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ADDITIONS/DELETIONS/CORRECTIONS/ANNOUNCEMENTS**
- D. APPROVAL OF THE MINUTES OF DECEMBER 17, 2020 MEETING**
- 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, ERIN DAFOE**

**1. Case No: C2020-0271 (NEW CASE)**

Respondent(s): Gary D Brown

Location: 124 Pirates Cove Dr, Marathon, FL (RE# 00333641-003200)

Violation(s): downstairs enclosure without permits, permits expired, illegal, or improper use and unsafe structure.

Code Section(s): Section 6-52 (a) (1), a, b, c “Building or Site Preparation Permits Required; Exceptions.”  
Section 6-91 “Unsafe Buildings or Systems.”

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**2. Case No: C2020-0242 (NEW CASE)**

Respondent(s): Florida Keys Homes LLC c/o Andrew George, Registered Agent

Location: 1792 109th St, Marathon FL (RE#00334930-000000)

Violation(s): Bathroom installed in downstairs enclosure without a permit.

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

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**3. Case No: C2020-0154 (NEW CASE)**

Respondent(s): 290 Woodworth Realty Corp, c/o Esteve Edlund

Location: 76 Coco Plum Dr, Coco Plum Key (RE#00363360-000000)

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

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

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**H. OLD BUSINESS**

**I. NEW BUSINESS** - Next Special Magistrate meeting: February 18, 2021 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.