



CODE COMPLIANCE HEARING AGENDA

Special Magistrate James (Jack) Bridges
9805 Overseas Highway, Marathon
Thursday, February 18, 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 JANUARY 21, 2021 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

CONTINUED FROM LAST HEARING, JANUARY 21, 2021

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1. 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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2. Case No: **C2018-0471 (NEW CASE- UNSAFE STRUCTURE)**
Respondent(s): Banana Shack Inc c/o Lisa Gordon, Registered Agent
Location: 934, 936, 938, 994, 996 68th St, Marathon, FL (RE#00339070-000000)
Violation(s): Unit 994 located on the property sustained damage which may be substantial. Additionally, windows have been installed at Unit 938 without the benefit of permits.
Code Section(s): Section 6-91. (a) (b) (1), (2), (c) (1), (2), (3), (4) (9) (d) "Unsafe Buildings or Systems"
Section 6-52 (a) (1) a. b. "Building or Site Preparation Permits Required; Exceptions"
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3. Case No: **C2020-0187 (NEW CASE)**
Respondent(s): Bohuslava Persl
Location: 58744 Overseas Hwy, Marathon FL 33050 (RE# 00100090-000100)
Violation(s): New roofing installed without a permit.
Code Section(s): Section 6-52 (a) (1) a. b. "Building or Site Preparation Permits Required; Exceptions"
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4. Case No: **C2020-0188 (NEW CASE)**
Respondent(s): Bohuslava Persl
Location: 58744 Overseas Hwy., Grassy Key, FL 33050 (RE# 00100090-000000)
Violation(s): New roofing installed without a permit.
Code Section(s): Section 6-52 (a) (1) a. b. "Building or Site Preparation Permits Required; Exceptions"
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5. Case No: **C2020-0245 (NEW CASE)**
Respondent(s): Keys Dragon Marathon LLC, Deng, Long c/o Bishop, Rosasco & Co.
Location: 2113 Overseas Hwy., Marathon, FL 33050 (RE#00102440-000000)
Violation(s): Multiple recreational vehicles (RV's), high grass/weeds, accumulation of rubbish, debris, trailers, construction material and discharge of raw sewage.
Code Section(s): Section 10-2 "Intent and Purpose"
Section 103.14. "Types of Uses"
Section 22-24 "Lot Mowing and Maintenance"
Section 22-20 "Premises to be Cleaned of Debris and Noxious Material"

6. Case No: **C2020-0202 (NEW CASE)**
Respondent(s): Elias Legra Jr
Location: 939 15th St, Marathon FL 33050 (RE#00326920-000200)
Violation(s): Recreational Vehicle (RV) being used for habitation.
Code Section(s): Section 103.22. "Parking of Travel Trailers, Trailers and Trucks in Residential Districts"

CODE OFFICER, JESSICA YOUNG

7. Case No: **C2020-0130 (NEW CASE- VACATION RENTAL)**
Respondent(s): Elias Legra Jr
Location: 939 15th St, Marathon FL 33050 (RE#00326920-000200)
Violation(s): Renting and Advertising the property as a vacation rental without a Vacation Rental License.
Code Section(s): Section 8-12 (a) (1) "Licenses required."
Section 8-14 (16) "General Provisions."

H. OLD BUSINESS

I. NEW BUSINESS - Next Special Magistrate meeting: March 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.