

CITY OF CRYSTAL RIVER
CODE COMPLIANCE HEARING
City Hall – City Council Chambers
DOCKET
Thursday, May 12, 2016 @ 1:30PM
123 Northwest Highway 19
Crystal River, FL 34428

Robert Christensen, Hearing Officer

A. Call to Order

B. Note: If any person decides to appeal any decision made by the Code Compliance Hearing Officer with respect to any matter considered at this public hearing, he/she will need to ensure that an at verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

C. Old & New Cases as follows:

(Administer Oath)

1. **Case #2016-0001** – John & Geneieve Wilson – 1106 NE 8th Ave. City Code of Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code;

(1) The owner of a structure shall maintain the structure and premises in a safe and sanitary condition in accordance with the following standards;

(a) Every foundation, roof, exterior wall, skylight and window shall be weather tight, watertight and damp free. All shall be kept in sound condition and in good repair.

2. **Case # 2015-0231** – Kevin Dixon – 244 NE 2nd Ct. City Code of Ordinances: Chapter 6, Article I, Section 6 – 6:

Work commencing before permit(s) issued. (The placement of a dock/float)

3. **Case # EC2016 – 0019** – Jeffrey Senules – 341 NW Magnolia Circle. - City Code of Ordinances; **Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;**

Resort housing units:

Dwelling units, other than hotels and motels, made available to persons for temporary occupancy. "Made available for temporary occupancy" means rented or occupied for time periods of less than three (3) consecutive months in duration. Where resort housing units are a permitted use, there is no limit to the frequency of change or length of stay of

occupants or tenants, except that rentals of less than a one-week period are not permitted. Where resort housing units are not a permitted use, dwelling units may not be made available for rental or occupancy for periods of less than three (3) consecutive months, provided that such restriction shall not apply to temporary, non-paying guests of lawful occupants. The following shall be prima facie evidence that a dwelling unit is being used as a resort housing unit:

A. Advertising a unit as being available for rental for periods of less than three (3) consecutive months; or

B. Recording or filing land use covenants, condominium declarations, cooperative documents, public offering statements, or other legal documents which sanction, authorize or approve rental or occupancy of a unit for periods of less than four (4) consecutive weeks;

4. *Case # 2016 – 0104 – Kenneth & Laverne Cerra – 109 SE 2nd Pl. - City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

Resort housing units:

Dwelling units, other than hotels and motels, made available to persons for temporary occupancy. "Made available for temporary occupancy" means rented or occupied for time periods of less than three (3) consecutive months in duration. Where resort housing units are a permitted use, there is no limit to the frequency of change or length of stay of occupants or tenants, except that rentals of less than a one-week period are not permitted. Where resort housing units are not a permitted use, dwelling units may not be made available for rental or occupancy for periods of less than three (3) consecutive months, provided that such restriction shall not apply to temporary, non-paying guests of lawful occupants. The following shall be prima facie evidence that a dwelling unit is being used as a resort housing unit:

A. Advertising a unit as being available for rental for periods of less than three (3) consecutive months; or

B. Recording or filing land use covenants, condominium declarations, cooperative documents, public offering statements, or other legal documents which sanction, authorize or approve rental or occupancy of a unit for periods of less than four (4) consecutive weeks;

City Code of Ordinances: *Chapter 6, Article I, Section 6 – 6:*

Work commencing before permit(s) issued.

5. **Case # 2016 – 0122 – Briana Bivins – (Capt. Crystal River Diamonds) Legrone Park. City Code of Ordinances; Chapter 23, Special Events, Section 23-16, Violation:**

(1) In accordance with City’s Code of Ordinances; Chapter 23, Special Events, Section 23-16, Violation;

(b) Unlawful to exceed scope of permit. (See attached application) The special event permit authorizes the permittee/sponsor to conduct only such an event as is described in the permit, and in accordance with the terms and conditions of the permit. It is unlawful for the permittee/sponsor to willfully violate the terms and condition of the permit, or for any event with knowledge thereof to willfully violate the terms and conditions of the permit.

- 1. Crowd exceeded number of people expected.**
- 2. Food vendors on site.**
- 3. Food tents set up with cooking stations.**
- 4. Overflow of parking.**
- 5. Unregistered four wheelers.**
- 6. Excessive noise**
- 7. Extended event beyond permitted hours.**
- 8. Alcohol usage**
- 9. Car show**

6. **Case # 2016 – 0102 – Douglas & Sherri Brown – 2041 NW 18th St. City Code of Ordinances: Chapter 6, Article I, Section 6 – 6:**

Work commencing before permit(s) issued. (As advertised, renovation and conversion to multi-unit rental

D. Adjourn