

CITY OF CRYSTAL RIVER  
CODE COMPLIANCE HEARING  
City Hall – City Council Chambers  
**DOCKET**

Thursday, October 13, 2016 @ 1:30PM  
123 Northwest Highway 19  
Crystal River, FL 34428

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**Robert Christensen, Hearing Officer**

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**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 – 0204 –Carol Manes – 65 Beach La. - 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;*

2. *Case # EC2016-0205 – Pana Vista Lodge, Inc. – 65 Beach La. City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**Resort housing units:**

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3. *Case # EC2016 - 0202 - Jon Minadeo - 1123 SE 3<sup>rd</sup> St, Crystal River – City Code of Ordinances; Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards of the City of Crystal River Land Development Code;*

*(1) In accordance with City's Code of Ordinance Chapter 6, Article V Section 6-63. (1), (5), (8) & (21) Exterior Maintenance Standards.*

*(1) The owner of a structure shall maintain the structure and premises in a safe and sanitary condition in accordance with the following standards. The premises, including abutting sidewalks, gutters and alleys, shall be free of high grass and weeds, rubbish, garbage and any material that creates health, safety or fire hazard. Grass and weeds shall be kept below twelve (12) inches. All dead and broker trees, free limbs or shrubbery shall be cut and removed from the premises.*

*(5) Every swimming or wading pool not currently in use shall be maintained in sound condition and good repair. Every pool shall be enclosed by a chain-link, ornamental or solid fence with a self-closing, self-latching gate. The fence, if erected from a grade, shall be not less than five (5) feet in height, or if erected from a deck of an*

*above ground pool, the fence shall be not less than four (4) feet in height. An approved, permitted pool cage is also an acceptable method. The pool shall be equipped with a cover adequate to protect persons or animals from harm.*

*(8) No structure, vehicle, receptacle, yard, lot, premises or thereof shall constructed, made, use maintained or operated in any manner causing or producing and health or safety hazard or permitted to become a rat harborage or to become conductive to a rat harborage, nor shall it be permitted to become a mosquito harborage or to become a mosquito harborage.*

*(21) All fences shall be maintained in sound condition and good repair.*

4. *Case #EC2016-0206 – James Blair – 30 SE Valare Ln. City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

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*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;*

**Case # EC2016-0198**

Mr. David Molyneaux and Ms. Jennifer Molyneaux 2021 NW US 19, Crystal River, FL

Parcel ID: 17E18S1713430/Altkey: 1058767

**Violation: Broken windows in the front of the building and in the front door.**

This is a violation of Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards of the City of Crystal River Land Development Code:

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

Case #EC2016-0152

Triple Li Investment, 589 SE US HWY 19, Crystal River, FL

Parcel ID: 17E18S27 44300 0010/Altkey 2954621

**Violation #1: Unanchored propane tanks.**

This is a violation of Chapter 6, Article XV, Section 6-195 of the City of Crystal River, Land Development Code: Tanks

(b) Above ground tanks, not elevated. Above ground tanks that do not meet elevation requirements shall:  
(1) Be permitted in flood hazard areas (Zone A) provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement.

**Violation #2: The fence surrounding the propane tank area is in disrepair.**

This is a violation of Chapter 6, Article V, Section 6-63 of the City of Crystal River, Land Development Code:

(21) All fences shall be maintained in sound condition and good repair.

Case #EC2015-0105

Ruth Lavern Hoard and Terri Lee Beddard, 1153 SE 1<sup>st</sup> Street, Crystal River, FL

Parcel ID: 17E18S220030 00230 0110/Altkey 3470545

**Violation: The fence around the backyard (that includes an in-ground pool) is in disrepair and does not have a self-closing, self-latching gate.**

This is a violation of Chapter 6, Article V, Section 6-63 of the City of Crystal River, Land Development Code: Exterior Maintenance Standards

(5) Every pool shall be enclosed with a chain-link fence, ornamental or solid fence with a self-closing, self-latching gate.

(21) All fences shall be maintained in sound condition and good repair.

Case # EC2015-0157

Highway Investment, et al, 787 NE 5<sup>th</sup> Street, Crystal River, FL

Parcel ID: 17E18S2200201070/Altkey 3460784

**Violation #1: There is an unpermitted bathroom and unpermitted shed on the property.**

This is a violation of Chapter 6, Article 1, Section 6-6 of the City of Crystal River

Land Development Code: Work Commencing Before Permits Issued. Any person, firm, partnership, corporation, association, or other organization who commences any work on a building, structure, sign, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or who fail to comply with any part of the provisions of this section shall be punished by imprisonment for a term not exceeding sixty (60) days or by fine not exceeding five hundred dollars (\$500.00) or by both such fine and imprisonment. Each day such violation continues shall be deemed a separate offence, punishable as herein provided.

(Ord. No. 93-0-6, § 1, 6-14-93; Ord. No. 2002-0-04, § I, 2-25-02)

**Violation #2: There is a dumpster on the property which is not housed within a dumpster enclosure.**

This is a violation of Section 5.01.10 of the City of Crystal River, Land Development Code: (D) A dumpster shall be required for all development within CW, CG, CH, IND or PI where the total gross floor area of all buildings on the site is two thousand (2,000) or more square feet. *(Property is zoned Commercial Highway (CH) and is 28,493 sf).*

Case # EC2016-0186 (COMPLIED)

Mr. Charley Rise, 1416 SE 4<sup>th</sup> Avenue, Crystal River, FL

Parcel ID: 17E18S280150 0220/Altkey 346784

**Violation: A construction dumpster has been sitting on this vacant residential lot for years.**

This is a violation of Chapter 9, Article II, Section 37 of the City of Crystal River, Land Development Code: Use of permanent dumpsters for any residential use, except for multifamily uses being provided a centralized dumpster service, shall be prohibited.

D. **Other Business**

E. **Adjourn**