

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

**DOCKET**

Wednesday, April 14, 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 # EC2016-0020 – Rachel Lowman – 462 NW 8<sup>th</sup> Ave. 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; **Complied***

2. **Case # EC2016-0061** – Crystal Center Commons, LLC 618 SE Hwy 19  
City Code of Ordinances; **Chapter 5, Accessory, Temporary & Special Situations, F: Dumpsters shall meet the following standards**
  - (a) All four sides shall be screened.
  - (b) A gate shall be provided for access.
  
3. **Case # EC2016-0066** – Gabriel Costa - 1016 NE 8<sup>th</sup> Ave. City Code of Ordinances; Chapter 6, **Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. (Unsafe structure)
  
4. **Case #EC2014-0041** – *Richard J Lennon and Lois Whitehill – 1938 NW 13<sup>th</sup> Avenue.*  
*City Code of Ordinances; Chapter 9, Article IV, Section 9-115:Unauthorized Dumping.*  
*(a) The discarding or accumulation of debris, junk, trash, garbage or abandoned property upon any public or private property with the City other than in places specifically designated as garbage dumps or disposal areas, is hereby prohibited.*  
A stove was discarded in the yard. Stove was removed. **COMPLIED**

***B. The storage or parking of any inoperative, unregistered or partially dismantled motor vehicle, trailer or boat on any public or private property, outside of a completely enclosed building is hereby prohibited.*** There is an inoperative, unregistered red truck in front of the house (please see photo).

***Chapter 6, Section 4.08. Specific Parking Restrictions for Commercial Vehicle, Recreational Vehicles, Boats and Trailers. 3. One (1) such vehicle may be parked in a side or rear yard.***  
There is an unregistered boat parked in the front yard (please see photo).

***Chapter 9, Article II, Section 9-59: Locations***

- (a) Garbage cans, recyclable materials containers and horticulture trash containers when not in use shall not be kept in the front of any building or premises. Except when placed in a designated curbside collection location, no garbage can, recyclable material container or horticulture trash containers shall be kept with (5) five feet of any property line. (d) Garbage cans, recyclable materials containers and horticulture trash containers shall be removed from the curbside pickup area the day of collection.  
Garbage cans are stored in the front yard (please see photo).

***Chapter 5, Section 01.11 – Fences, hedges and walls***

- (c) . No fences or hedges shall exceed four (4) feet in height when placed in the front yard.  
The fence in front of the house is over four feet in height (please see photo).

5. **Case #EC2016-0004** – Betty Skidmore – 715 NE 13<sup>th</sup> Street.  
***City Code of Ordinances; Chapter 9, Article IV, Section 9-115. Unauthorized dumping.***  
*(a) The discarding or accumulation of debris, junk, trash, garbage or abandoned property upon any public or private property with the City other than in places specifically designated as garbage dumps or disposal areas, is hereby prohibited.*  
Tires were discarded in the front yard and on the side of the shed (please see photo).  
  
***(b) City Code of Ordinances; Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards.*** (21) All fences shall be maintained in sound condition and good repair.  
The fence is in disrepair (please see photo).

**6. Case #EC2016-0009 – Alexander Schramm – 237 NE 5<sup>th</sup> Street.**

**City Code of Ordinances, Chapter 10, Article I, Section 10.5. Unimproved Real Property Maintenance Standards.** All prior landscaped or mowed lots in the city shall be kept free from the overgrowth of weeds and vegetation which exceed a height of (24) twenty four inches. Upon written notice to the property owner requesting compliance with this section and the owner's timely failure to respond within (10) days, the city may mow weeds and vegetation in violation of this height requirement. A fee will be charged to the owner by the city for any mowing/maintaining of a parcel, such will be the actual cost for performing this service.

The weeds and vegetation exceed 24 inches in height (please see photo).

**7. Case #EC2015-0173 – Ms. Jennifer Molyneaux and Mr. David Molyneaux – 2021 NW US19.**

**City Code of Ordinances, Chapter 12, Section 12.00.09. Abandoned Signs.**

(1) Abandoned signs shall be removed within (20) continuous days of being abandoned, or all copy shall be removed with a blank face; or shall be appropriately covered or shielded in a professional manner, no sign face shall be allowed to be open or otherwise incomplete so as to appear abandoned or in disrepair.

Sign was in disrepair. Sign repaired **COMPLIED** (please see photos)

**City Code of Ordinances; Chapter 9, Article IV, Section 9-115. Unauthorized dumping.**

(a) The discarding or accumulation of debris, junk, trash, garbage or abandoned property upon any public or private property with the City other than in places specifically designated as garbage dumps or disposal areas, is hereby prohibited.

Debris has accumulated around the property (please see photos).

**Code of Ordinances; Chapter 6, Article V, Section 6-63. Exterior Maintenance Standards.**

(13) Every window, exterior door, hatchway or similar device, shall be maintained in sound condition and good repair.

A window pane in the front door is broken along with another window on the front of the building (please see photo).

**Other Business**

**D. Adjourn**