

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

Wednesday, August 11, 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 # EC2016-0017* – Crystal River Mall – 41801 NW Highway 19. City Code of Ordinances; *Chapter 6 Article V, Section 6-63;*

Exterior Maintenance:

- (1) The owner of a structure shall maintain the structure and premises in a safe and sanitary condition in accordance with the following standards.*
- (12) Every foundation, roof, exterior wall, door, skylight and window shall be weather tight, watertight and damp free. All shall be kept in sound condition and in good repair.*

Chapter 6, Article XIV, Section 302(5):

Building and Zoning:

- (1) Whenever a building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard, conditions exist to be the extent that the life, health, property or safety of the public or its occupants are endangered.*

Fire Code violations:

2. *Case # 2016 – 0157 – Brian Leslie – 30 SE Valare Ln, Unit 102C - 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***

Chapter 6, Article I, Section 6 – 6:

*Work commencing before permit(s) issued. **Complied***

3. *Case # EC2016-0167 – Holland, Lilley Elaine – 237 NW Crystal St. City Code of Ordinances; Chapter 6, Article I Section 6-6:*

Work conducted without permit

Chapter 6, Article XIV, Section 302(5):

Building and Zoning:

- (2) Whenever a building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard, conditions exist to be the extent that the life, health, property or safety of the public or its occupants are endangered.*

4. *Case # EC2016-0168* – Hunter Spring Inc. – Three Sisters Spring Blvd. City Code of Ordinances; Chapter 6, Article V, Section 6-63:

Exterior Maintenance Standards

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

- (1) *The premises, including abutting sidewalks, gutters and alleys, shall be kept free of high grass and weeds, rubbish and any material that creates a health, safety or fire hazard. Grass and weeds shall be kept below twelve (12) inches. All dead or broken trees, free limbs or shrubbery shall be cut and removed from the premises. **Complied***
- (21) *All fences shall be maintained in sound condition and in good repair. **Complied***

Fence permit required to be renewed.

5. *Case # EC2016-0170 & EC2016-0171* – Concession Management LLC. – 750 NE 10th St & 753 NE 9th St – City Code of Ordinances:

Exterior Maintenance Standards

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

- (2) *The premises, including abutting sidewalks, gutters and alleys, shall be kept free of high grass and weeds, rubbish and any material that creates a health, safety or fire hazard. Grass and weeds shall be kept below twelve (12) inches. All dead or broken trees, free limbs or shrubbery shall be cut and removed from the premises.*
- (12) *Every foundation, roof, exterior wall, door, skylight and window shall be weather tight, watertight and damp free. All shall be kept in sound condition and in good repair.*

Chapter 6, Article XIV, Section 302(5):

Building and Zoning:

- (1) *Whenever a building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections, or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard, conditions exist to the extent that the life, health, property or safety of the public or its occupants are endangered.*

6. **Case # EC2016-0183** – Eric Ross - 512 SW 1st Ave. City Code of Ordinances; **Appendix A, Chapter 6.04.08 Sections B & C Specific parking restrictions for commercial, recreational vehicles, boats and trailers**, standards of the City of Crystal River Land Development Code. (Reoccurring violation of parking boats, trailers on an undeveloped property. *Complied, but like to note frequent violation, brought into compliance after NOV/NOH notice.*)
7. **Case: EC2016-0125 Mr. Henry Ayers, 572 N. Citrus Avenue, Crystal River, FL.**
Violation : Broken front window.
Violates City Code: Chapter 6, Article V, Section 6-63-Exterior Maintenance Standards. (12) Every foundation, roof, exterior wall, door, skylight, window and door shall be weather tight, watertight, and damp-free shall be kept in sound condition and good repair.
8. **Case: EC2016-0138 Estevan and Gail Gomez, 854 NE 6th Street, Crystal River, FL**
Violation #1: Porch demolished without a permit.
Violates City Code, Chapter 6, Article 1, Section 6-6 Work Commencing Before Permit 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, § 1, 2-25-02)
- Violation #2:** Debris on the property.
Violates City Code Chapter 6, Article V, Section 6-63-Exterior Maintenance Standards. No owner shall accumulate or permit the accumulation of junk, trash and debris, boxes, lumber, scrap metal, junk vehicles or any other such materials on the premises. Materials stored by the owner or permitted to be stored by the owner shall be stacked safely and elevated at least eighteen (18) inches above the ground.
- Violation #3:** Roof collapse.
Violates City Code, Chapter 6, Article V, Section 6-63 –Exterior Maintenance Standards. Every foundation, roof, exterior wall, door, skylight, window and door shall be weather tight, watertight, and damp-free shall be kept in sound condition and good repair.
9. **Case: EC2016-0152 - Triple Li Investments, LLC. 589 SE US 19, Crystal River, FL**
Violation #1: Propane tanks not anchored.
Violates City Code, Chapter 6, Article XV, Division 3, Section 6-195 Tanks
(b) Above-ground tanks, not elevated. Above-ground tanks that do not meet the elevation requirements shall: (1) Be permitted in flood hazard areas (Zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions

of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

Violation #2: The fence surrounding the propane tanks is in disrepair.

Violates City Code, Chapter 6, Article V, Section 6-63 - Exterior maintenance standards. (21) All fences shall be maintained in sound condition and good repair.

10. **Case # EC2015-0173 David and Jenniffer Molyneaux, 2021 NW US 19, Crystal River, FL**

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

Violates City Code: 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.

D. Other Business

E. Adjourn