

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

DOCKET

Thursday, July 14, 2016 at 1:30 p.m.
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)

Case # EC2015-0173

Ms. Jennifer Molyneaux, Mr. David Molyneaux.
2021 NW US 19, Crystal River, FL
Parcel ID: 17E18S1713430/Altkey: 1058767

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

This violates 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 # EC2016-0011

Mr. Charles Shepard, Zanash Enterprises, Inc. , 1208 NE 5th Street, Crystal River, FL.
Parcel ID: 17E18S220030 0063/Altkey 3335093

Violation observed: Overgrown lot, landscape debris, abandoned sign and graffiti.

Violation #1 Chapter 6, Section 6-63 Exterior Maintenance Standards of the City of Crystal River Land Development Code (1) The premises, including abutting sidewalks, gutters and alleys, shall be kept free of high grass and weeds, rubbish, garbage and any material that creates a health, safety or fire hazard. Grass and weeds shall be kept below (12) inches. All dead or broken trees, tree limbs or shrubbery shall be cut and removed from the premises. *See next page for violation #2.*

Case #EC2016-0011 Mr. Charles Shepard, Zanash Enterprises, Inc., 1208 NE 5th St, Crystal River, FL

Violation #2 Chapter 12, Section 12.00.09 – Abandoned Signs (1) Except as otherwise provided in this chapter any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid city occupational license or pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Abandoned signs shall be removed within twenty (20) continuous days of being abandoned, ***or all copy shall be removed with a blank sign 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.

2. ***Case # EC2015-0153*** – 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.5. ***Case # EC2016 – 0155 – Triple Towers Properties Inc. – 2010 SE Highway 19. City Code of Ordinances: Land & Development, Signs, Chapter 12:***

The placement of banners and flutter flags.

6. ***Case # 2014 – 0042 – Pete’s Pier Inc. 1 SW 1st Place – City Code of Ordinances: Chapter 6, Article 6 – 63, Exterior Maintenance Standards;***
 - (9) ***Every foundation, roof floor, exterior wall and ceiling shall be safe to use and capable of supporting the loads that normal use may cause to be placed thereon and shall be kept in sound condition and good repair. Every outside stair or step shall be maintained in sound condition and good repair.***
 - (10) ***Every porch, stoop, deck, veranda, balcony and walk shall be maintained in sound condition and fit for its purpose.***
 - (11) ***Structurally sound hand rails shall be provided on any exterior stairs containing four (4) risers or more.. Porches, patios and balconies located more than three (3) feet higher than the adjacent areas shall have structurally sound protective guard rails or hand rails. All newly constructed protective railings shall have balusters placed at intervals of not more than four (4) inches apart or shall have other sufficient protective material between the protective railing and the flooring of tread so that a space of not more than four (4) inches is present. Existing protective guard railings shall be acceptable, provided they are maintained in sound condition and good repair.***
 - (12) ***Every foundation, roof, exterior wall, door skylight, window and door shall be weathertight, watertight and damp free, and kept in sound condition.***

Section 6 – 34; Fire prevention – Abatement Nuisances

In order to compel the removal of any building, premises, place or thing that constitutes a nuisance as defined herein, the owner or occupant of the grounds or premises within the city may be required to remove the nuisance at the expense of said owner or occupant.

Other Business

D. Adjourn