

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

Wednesday, March 9, 2016 @ 3:00PM  
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:**

Old Business: (Administer Oath)

1. **Case # EC2015-0138** – John Patrick – 1931 NW 16<sup>th</sup> St. City Code of Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. (Overgrown, rubbish, inoperable equipment and other miscellaneous items). **Chapter 9, Article IV, Section 9-115, (b)** of the City of Crystal River Land Development Code: (The storage or parking of any inoperative, unregistered motor vehicles, trailers or boats.) **Complied**

New Business

1. **Case # EC20150-0186** – Stephen Bacskocky - 639 NE 12<sup>th</sup> Terr. City Code of Ordinances; **Chapter 6, Article IV, Section 9-115; unauthorized dumping** of the City of Crystal River Land Development Code. (The storage or parking of any inoperative, unregistered motor vehicles, trailers or boats.) **Complied**
2. **Case # EC2015-0153** – Eric Ross - 512 SW 1<sup>st</sup> 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**
3. **Case # EC2015-0194** – Ronald & Sylvia Longley – City Code of Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. (All dead and broken trees, free limbs or shrubbery shall be cut and removed from premises.) **Complied**

4. *Case # EC2015-0199* – Paul & Suzanne Lauer - 1114 SE 1<sup>st</sup> St. City Code of Ordinances; **Chapter 6, Article 1, Section 6-6.** (Work commencing without permit.) **Complied**
5. *Case # EC2015-0206* – Mariam Tucker – 1776 SE 2<sup>nd</sup> Ct. City Code of Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. (overgrown) **Complied**
6. *Case # EC2015-0209* – Wayne Gibbs, 1651 NW 20<sup>th</sup> Ave. City Code of Ordinances; **Chapter 6, Article 1, Section 6-6.** (Work commencing without permit.) **Complied**
7. *Case # EC2015-0216* – James Miller & Sherry Marcum – 241 SE Kings Bay Dr. City Code of Ordinances: **Appendix A, Chapter 5, Section 5.01.07 (N)** (Dilapidated dock, safety hazard.) **Permits applied for**
8. *Case # EC2015-0217* – Matthew Leah – 619 NE 7<sup>th</sup> Ave; **City Code of Ordinances; Chapter 6, Article 1, Section 6-6.** (Work commencing without permit.) **Complied**
9. *Case # EC2015-0204* – Stephanie Farrar and Jacki Farrar – Vacant Lot NW 20th Avenue. City of Code Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards of the City of Crystal River Land & Development Code.** **Complied**
10. *Case # EC20150178* – ARC CAFÉ USA 001, LLC – Sonic Drive in – 310 SE Hwy 19. City of Codes Ordinances; **Section 12.00.05 – Sign Permitting and Maintenance.** (Sign Maintenance)
11. *Case # EC2015-0173* – Jennifer Molyneaux and David Molyneaux – 2021 NW US 19. City of Code Ordinances; **Section 12.00.09 Abandoned Signs and Section 6-63 Exterior Maintenance.** (Debris & sign Maintenance) **Posted Property**
12. *Case # EC2015-0238* – H & R Investors – 674 NE 5<sup>th</sup> St... City of Code Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. (overgrown) **Complied**
13. *Case # EC2015-0218 --* 579 SE US 19 LLC - 579 SE US HWY 19. City of Code Ordinances; **Chapter 6, Article V, Section 6-63 Exterior Maintenance Standards** of the City of Crystal River Land Development Code. Sections 1 & 6 Maintain safe & sanitary conditions and fences in sound condition. (fence around dumpster needs repair)
14. *Case # EC2015-0219* – Kings Bay Plaza LLC. – 324 US 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.**Complied**
15. *Case # EC2015-0235-* VRE, LLC – 16 NE Hwy 19 - City Code of Ordinances; **Chapter 6, Article 1, Section 6-6.** (Work commencing without permit) **Complied**

16. **Case #2014-0041** – Lennon/Whitehill - 1938 NW 13<sup>th</sup> Ave. City Code of Ordinances: **Section 9-115 Unauthorized Dumping Prohibited.** (Discarded stove in yard needs to be removed) Stove removed. **Complied**

City Code of Ordinance; **Section 6.04.08 Specific Parking Restrictions for Commercial Vehicle, Recreational Vehicles, Boats and Trailers.** (Boat in front yard - left side of yard- needs to be removed or moved to rear yard). Boat moved to back yard. **Complied.**

City Code of Ordinance; **Section 6.04.08 Specific Parking Restrictions for Commercial Vehicle, Recreational Vehicles, Boats and Trailers.** (Utility trailers need to be removed). Trailers removed . **Complied**

City Code of Ordinance; **Section 9-115. Unauthorized Dumping Prohibited.** Inoperative, unregistered red truck needs to be repaired and registered or stored in garage.

City Code of Ordinance; **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 container shall be kept or maintained upon or adjacent to any street, sidewalk, parkway or front yard and no such container shall be placed within (5) feet of any property line. (d) Garbage cans, recyclable material containers and horticulture trash containers shall be removed from the curbside pickup area the day of collection. *Garbage cans need to be stored on the side of the house.*

City Code of Ordinance; **Section 5.01.11 Fences, hedges and walls.** (C) No fences or hedges shall exceed (4) feet in height when placed in the front yard. *\*The fence in the front needs to be (4) feet in height not (6) feet in height.*

17. **Case #2016-0001** – John & Geneieve Wilson – 1106 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;

(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.

18. **Case # 2015-0269** – McBride, Aneta – 1125 NE 6<sup>th</sup> Ct. City Code of Ordinances: **Chapter 6, Article IV, Section 9-115; unauthorized dumping** of the City of Crystal River Land Development Code. (The storage or parking of any inoperative, unregistered motor vehicles, trailers or boats.) **Complied**

19. **Case # 2016-0043** – Williamson, Michael- 1860 NW 17<sup>th</sup> St. . 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**

**20. Case # 2016-0012** – Latiff, Stephen & Elizabeth – NW 20<sup>th</sup> Ave (vacant lot). City Code of Ordinances: **Appendix A, Chapter 5, Section 5.01.7** (Dilapidated or deteriorated doc, safety hazard).

**D. Other Business**

**E. Adjourn**