

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

Thursday, January 12, 2017 @ 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- 0248 –Patrick Piche- 200 SE 2nd 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;*

**2. Case # EC2016-0249 –2040 NW 17<sup>th</sup> St- Daniel And Jaky Mc Call**

*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;*

**3. Case # EC2016-0251 –1412 SE Paradise Ave.-Southern Citrus Investments LLC.**

*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;*

#### **4. Case #EC2016-0264 Simply Balanced Accounting LLC-Lowman**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**Resort housing units:**

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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;*

5. Case # 2016-0265 -Cerra-109 SE 2<sup>nd</sup> PL

*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:*

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*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;*

6. Case # 2016-0239- Bertine – Exterior Maintenance-563 NW 8th

**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.

7. Case # EC2016-0207 – James Wardell & Michael Courson – 940 NW 5<sup>th</sup> Ter.

*City Code of Ordinances;*

*Chapter 6, Article 6-63, Exterior Maintenance Standard;*

*(1) The owner of a structure shall maintain the structure and premises in safe and sanitary condition in accordance the following stands. The premises, including abutting sidewalks, gutters and alleys, shall be free of high grass and weeds, rubbish, garbage and any other*

*material that shall create health, safety or fire hazards. Grass and weeds shall be kept below twelve (12) inches. All dead and broken trees, free limbs or shrubbery shall be cut and removed from the premises.*

**8. Case # EC2016-0242 Gates- 305 NE 1<sup>st</sup> Ave  
City Code of Ordinances;**

**Chapter 6, Article 6-63, Exterior Maintenance Standard;**

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

**D. Other Business**

**E. Adjourn**