

CITY OF CRYSTAL RIVER
CODE COMPLIANCE HEARING
City Hall – City Council Chambers
DOCKET
Thursday, April 13, 2017 @ 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 #EC2017-0082- David Bouwer-129 SE Paradise Point Rd-Units 5&6

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 # EC2017-00078 – Denise Michelbrink- 129 SE Paradise Point Rd- Unit 2- Continued

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# 2016-0246-303 NE 11th St.- Ellis---Complied

Chapter 6, Article V, 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 twelve (12) inches. All dead or broken trees, free limbs or shrubbery shall be cut and removed from the premises.

(2)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.

Chapter 9, Article IV, Section 9-115, (b) of the City of Crystal River Land Development Code:

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

(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.

4. Case # EC2017-0029 2021 NW US HWY 19- Molyneaux

Sec. 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, garbage 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.

(2)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.

(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.

(21)All fences shall be maintained in sound condition and good repair.

5. EC2017-0069 1451 NW 19th St Edge- Building Dept---Complied

City's Code of Ordinances, specifically Chapter 6, Article XV.

6.EC2017-0092 1645 NW 19th St- Gage- Building Dept

City's Code of Ordinances, specifically Chapter 6, Article XV.

D. Other Business

E. Adjourn