

CITY OF CRYSTAL RIVER
CODE COMPLIANCE HEARING
City Hall – City Council Chambers
DOCKET
Thursday, November 10, 2022, 1:30 PM
123 Northwest Highway 19 Crystal River, FL 34428

Robert Christensen; Esq., Special Magistrate

- A. Call to Order
- B. Oath
- C. Note: If any person decides to appeal any decision made by the Special Magistrate 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. Appeals must be filed within 30 days.
- D. Approval of September 8, 2022 Code Compliance Hearing minutes
- E. Old & New Cases as follows:

1) Case # EC22-0086

Rodney Blake

824 SW Kings Bay Drive Crystal River, Florida

Code Violation(s) by Ordinance

Section 5.01.07(N) Docks, boat davits, boat lifts, boat cover, and boathouses

When a structure is found by the city manager to be severely dilapidated or deteriorated and presents a navigational or safety hazard, the city manager may direct the property owner to sufficiently repair the structure so as to remove the hazard or to remove the structure. The owner shall have ninety (90) days to repair or remove the structure, which ninety (90) days may be extended for additional thirty-day periods by the city manager for good cause shown. after such period of time, the city may cause the structure to be removed and shall charge the costs of such removal to the owner.

2) Case # EC22-0106 (ABATED)

440 LLC

440 NW 14TH Place Crystal River, Florida

Code Violation(s) by Ordinance

Sec. 9-37. - Same—Placement and maintenance.

Use of permanent dumpsters or permanent roll-off containers for any residential use, except for multifamily uses being provided with centralized dumpster service, shall be prohibited. Dumpsters and roll-off containers must be placed on a stable, firm, and level surface and must be easily accessible for pickup and collection. The dumpster or roll-off container shall be placed in the rear of the property whenever possible and when not possible in an area as inconspicuous as possible. At no time shall a dumpster or roll-off container be placed on the city right-of-way. All dumpsters and roll-off containers visible from a public road or residential area are to be completely enclosed from ground level view and will have an opening adequate for collection. Any structure used to enclose a dumpster or roll-off container must be permitted by the city building and zoning department. It is the responsibility of the resident, organization or business using the dumpster or roll-off container to provide for and maintain the enclosure and to maintain the enclosed area in a neat and orderly manner. Lids on permanent dumpsters must remain closed at all times except when depositing garbage, waste, or other refuse into the dumpster. All dumpsters and roll-off containers will be placed in an area designated by the city and shall be no closer than twenty (20) feet to any structure without the written approval of the building official and fire inspector.

(Ord. No. 04-0-23, §§ 1, 2, 11-16-2004; Ord. No. 22-O-01, § 1, 1-10-2022)

3) Case # EC22-0107 (ABATED)

**Julie A. Kelley
SE Pinwheel Drive Crystal River, Florida
Alt Key # 3161126**

Code Violation(s) by Ordinance

Sec. 10-5. WEEDS & TALL GRASS

No person shall keep or allow to remain upon his/her premises within the city or upon premises in the city under his/her charge or control in such a manner as not to become a public or private nuisance. All unimproved parcels shall remain free and clear of debris, trash, garbage and other similar items. All prior landscaped or mowed lots in the city shall be kept free from the overgrowth of weeds and vegetation which exceed a height of twenty-four (24) inches. Upon written notice to the property owner requesting compliance with this section and the owner's timely failure to respond within ten (10) days, the city may mow weeds and vegetation in violation of this height requirement. A fee will be charged to the owner by the city for any mowing/maintaining of a parcel, such will be the actual cost for performing this service.

4) Case # EC22-0113 (Repeat Violation) (CONTINUED)

Kings Bay Duplex of CR LLC

431 NW 14th Place Crystal River, Florida

Code Violation(s) by Ordinance

Sec. 1.07.00 – Resort Housing Units

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:

Advertising a unit as being available for rental for periods of less than three (3) consecutive months; or 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; or Creation of timeshare estates or periods of less than three (3) consecutive months.

5) Case # EC22-0114

Richard Hauter

114 NW 5th Street Crystal River, Florida

Code Violation(s) by Ordinance

Sec. 6.63 Exterior Maintenance

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.

(5) Every swimming or wading pool not currently in use shall be maintained in sound condition and good repair. Every pool shall be enclosed by a chain-link, ornamental or solid fence with a self-closing, self-latching gate. The fence, if erected from grade, shall be no less than five (5) feet in height, or if erected from the deck of an aboveground pool, the fence shall be not less than four (4) feet in height. An approved, permitted pool cage is also an acceptable method. The pool shall be equipped with a cover adequate to protect persons or animals from harm.

(6) Any swimming pool or wading pool not maintained in sound condition and good repair shall be removed, and the excavation shall be filled to grade with appropriate fill material.

F. Other Business:

G. Adjourn