

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

DOCKET

Thursday, April 11, 2019 @ 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# EC2019-0019 Weis-811 SE Mayo Drive

**City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00
Acronyms & Definitions;**

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:

- 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; or
- C. Creation of timeshare estates or periods of less than three (3) consecutive months.

2. Case#EC2018-0247- Hyland 2061 NW 16th CT

City Code Ordinance Chapter 6, Article I, Section 6-6, work commencing before approved permits issued.

_ Any person, firm, partnership, corporation, association, or other organization who commences any work on a building, structure, sign, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or who fail to comply with any part of the provisions of this section shall be punished by imprisonment for a term not exceeding sixty (60) days or by fine not exceeding five hundred dollars (\$500.00) or by both such fine and imprisonment. Each day such violation continues shall be deemed a separate offence, punishable as herein provided.

3. Case#EC2019-0018-Nichols-512 SW 1st Ave.

6.04.08. - Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers.

. Boats (not including canoes and kayaks), boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in compliance with the following standards:

1. Such vehicles may be parked or stored in a completely enclosed building, or a carport attached to a principal building.

And

5.01.02. - Accessory buildings and structures in all zoning districts.

A. There shall be a permitted principal structure in full compliance with all development standards and requirements of this LDC prior to issuance of a permit for an accessory structure.

4. Case # EC2019-0016- Romanelli-626 and 644 N Suncoast Blvd

Sec. 11-2. – Business Tax required.

No person or association of persons shall engage in or manage any business, profession, or occupation required to be taxed by this chapter without first having paid the amount of the local business tax required to the city manager for the use and benefit of the city, and obtained a local business tax receipt therefor, which license local business tax receipt shall be issued to said person on receipt of the amount hereinafter provided and shall be signed by the city manager or designee, and the seal of the city shall be affixed.

All classifications applicable to the business will be listed on the Business Tax Receipt

5.05.12. - Vehicle Sales establishments (new or used).

A. Vehicle sales established for new or used vehicles are permissible in the CH and IND zoning districts, subject to the standards for the zoning district and the supplemental standards set forth in this section.

D. All areas for display or sale shall be provided with a paved, or stabilized, dust free surface. Areas used for display or sale of vehicles shall not include any parking spaces required to meet the standards of [section 6.04.07](#).

E. Only motor vehicles, recreational vehicles and watercraft that are currently licensed may be sold or leased..

F. Mechanical repairs, body, and paint repairs are permitted as an accessory use to facilities providing new or used vehicles, watercraft, and recreational vehicles sales. Such repairs shall only be conducted within an enclosed building which meets all applicable federal and state requirements, including health, safety and fire prevention regulations.

G. All property lines adjacent to vehicles displays shall have installed a permanent guardrail, fence, or parking block to prevent vehicles from accidentally rolling from the display area.

H. The owner of the vehicles sales establishment shall prepare a plan and inventory for the safe storage of flammable or hazardous materials to be stored or used on the property. The plan shall provide for the prevention, containment, recovery, and mitigation of spilled fuel or other hazardous material. The inventory shall be submitted to the city prior to the building permit approval, listing the type, quantity, and location of these materials. The inventory shall be kept current pursuant to direction provided by the city.

I. Vehicles, signs, banners, tents, or other items shall not be stored, parked, displayed, or otherwise placed on public rights-of-way at any time.

L. All outside storage and loading areas shall be fully screened from view from adjacent properties and the public right-of-way. Screening may be landscaping or enclosure by a wooden, masonry, or solid fence. Where landscaping is

provided, the landscaping shall be a type C buffer meeting the standards set forth in [section 4.05.00](#). Where a fence is provided, the fence shall be a maximum of six (6) feet in height. The finished side shall face outward.

6.04.08. - Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers.

B. Boats (not including canoes and kayaks), boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in compliance with the following standards:

1. Such vehicles may be parked or stored in a completely enclosed building, or a carport attached to a principal building.
2. Such vehicles shall display a current license or registration when a license or registration is required for the operation of the vehicle.
3. One (1) such vehicle may be parked in a side or rear yard.

5. Cases# EC2019-0026-Pure Restoration Assisted Living-125 NE 9th Ave.

Sec. 6-6. - Work commencing before permits issued.

Any person, firm, partnership, corporation, association, or other organization who commences any work on a building, structure, sign, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or who fail to comply with any part of the provisions of this section shall be punished by imprisonment for a term not exceeding sixty (60) days or by fine not exceeding five hundred dollars (\$500.00) or by both such fine and imprisonment. Each day such violation continues shall be deemed a separate offence, punishable as herein provided.

AND

(1) In accordance with City's Code of Ordinance Chapter 6, Article V Section 6-63 Exterior Maintenance Standards.

- (1) The owner of a structure shall maintain the structure and premises in a safe and sanitary condition in accordance with the following standards. The premises, including abutting sidewalks, gutters and alleys, shall be free of high grass and weeds, rubbish, garbage and any material that creates health, safety or fire hazard. 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.
- (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.

6. Case # EC 2019-0033-Centofante- 160 Beach LN-unit 101

City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;

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:

- 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; or
- C. Creation of timeshare estates or periods of less than three (3) consecutive months.

7. Case # EC2019-004-Peterson-1430 SE 5th Ave.

City Code Ordinance Chapter 6, Article I, Section 6-6, work commencing before approved permits issued.

_ Any person, firm, partnership, corporation, association, or other organization who commences any work on a building, structure, sign, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or who fail to comply with any part of the provisions of this section shall be punished by imprisonment for a term not exceeding sixty (60) days or by fine not exceeding five hundred dollars (\$500.00) or by both such fine and imprisonment. Each day such violation continues shall be deemed a separate offence, punishable as herein provided.

8. Case# EC2019-0037-1412 SE CR Select, LLC- 1412 SE Paradise Ave lot 8

**_ City Code of Ordinances; Land & Development, General Provisions, Chapter I, Section 1.07.00
Acronyms & Definitions;**

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:

- 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; or
- C. Creation of timeshare estates or periods of less than three (3) consecutive months.

Other Business:

Case# EC2018-0243-Lewis-786 NE 6th Ter

(2) Sec. 9-115. - Unauthorized dumping prohibited.

- (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.

D. Adjourn