

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

DOCKET

Thursday, January 11, 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 #EC2017-0131 Driftwood Villas- 1206 SE Paradise Ave- Peter Vega----CONTINUED

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 # EC2017-0209 Driftwood Villas- 1206 SE Paradise Ave- Peter Vega----CONTINUED

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

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

3. Case# 2017-0210 Driftwood Villas- 1206 SE Paradise Ave- Peter Vega-----CONTINUED

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

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

4. Case # EC2017-0289 2123 NE 18th St- Hetzel

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

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5. Case # EC2017-0190 2123 NW 18th St.-Hetzel

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.

5.01.13. – Swimming pools and pool enclosures.

A. All swimming pools or enclosures attached to principal structures shall meet the requirements of the principal structure setbacks.

B. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code. **R4101.17 Residential swimming barrier requirement**

C. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the requirements of accessory structures as outlined in section 5.01.04.

D. No overhead electric power lines shall pass over any pool nor shall any power line be nearer than ten (10) feet horizontally or vertically from the pool's edge, unless enclosed in conduit and rigidly supported.

E. Pool equipment may be located within the side yard setback, but not closer than five (5) feet to side or rear yard lot line.

6. Case #EC2017-0291 NE 1st TER - ANN TV Realty

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.

7. Case # EC2017-0288967 N Suncoast Blvd- Morgan Electric

Chapter 11 - LICENSES AND BUSINESS REGULATIONS

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

8. Case # EC2017-0309 1801 NW 20th St- 3356 Solano Vellejo LLC

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

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

9. Case# EC2017-0304 65 Beach LN unit H- Alaimo

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

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

10. Case # EC2017-0268 37 NW US HWY 19-AKIDOS of Citrus

Chapter 11 - LICENSES AND BUSINESS REGULATIONS

Sec. 11-2. - Business tax required.

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D. Other Business

E. Adjourn