

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

Thursday, March 08, 2018 @ 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# EC2018-0001 2351 NW Hwy 19- Divine Crystal River

Signs. 12.00.08. - Prohibitions.

1. The following signs and related equipment are prohibited in all districts:
 - a. Any sign and/or sign structure which does not meet all the criteria set forth in this article.
 - b. Animated/fluttering signs, flags (not including flags of the United States) and pole mounted banners.
 - c. Outside pennants, banners, balloons, flags or streamers, except as otherwise specifically allowed in this chapter.
 - g. Rotating signs.
 - h. Portable Signs; except signs placed on public or private land for declared public or noncommercial civic, religious municipal, county, state or national celebrations or events as authorized by and under such conditions as prescribed by the city council or city manager to include temporary portable signs.
 - i. Signs which use the words DANGER, STOP or LOOK or any other words, phrases, graphics or characters in a manner as to interfere, confuse or mislead traffic.
 - m. Unauthorized signs on property owned by or under control of the City of Crystal River.
 - q. Nongeometric signs shaped to depict figures or demonstrative shapes used to attract attention to the business activity with which the sign is associated.
 - r. Supplemental off-site advertisement signs shall be prohibited. Existing permitted signs shall be allowed to remain until the advertised business changes owners, closes, moves, etc.

2. Case # EC2018-0032- 1645 NW 19th St - Gage

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 broker trees, free limbs or shrubbery shall be cut and removed from the premises.

(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.

3. Case# EC2018-0009- 659 US Hwy 19- Dadda Holdings

(1) In accordance with City's Code of Ordinance; 5.01.10. - Dumpsters and garbage containers

A. In addition to the requirements set forth in this section regarding location and screening standards for dumpsters and garbage containers, all placement and use of dumpsters and garbage containers shall fully comply with the requirements of chapter 9 of the City Code of Ordinances. Where there is any conflict between standards set forth in this section and standards set forth in chapter 9 of the City Code of Ordinances, the more restrictive standard shall apply.

F. Dumpsters shall meet the following standards:

5. Dumpsters shall be screened as follows:

a. All four sides shall be screened.

b. Screening shall be in the form of evergreen trees and shrubs, or a solid wooden or masonry fence.

Plants shall be planted in a double-staggered row to form a continuous hedge.

c. Trees and shrubs shall comply with the specifications for landscaping materials set forth in section 4.05.02, except that shrubs shall be a minimum of four (4) feet in height at the time of planting. Trees shall be selected from the list of understory trees and shall be planted a maximum of eight (8) feet apart, on center, in a double-staggered row. Trees and shrubs shall be maintained as required in subsection 4.05.02.D.

d. A gate shall be provided for access.

4. Case# EC2017-0308-639 NE US Hwy 19-Central Florida Petroleum Distributors LLC.

(1) In accordance with City's Code of Ordinance; 5.01.10. - Dumpsters and garbage containers

A. In addition to the requirements set forth in this section regarding location and screening standards for dumpsters and garbage containers, all placement and use of dumpsters and garbage containers shall fully comply with the requirements of chapter 9 of the City Code of Ordinances. Where there is any conflict between standards set forth in this section and standards set forth in chapter 9 of the City Code of Ordinances, the more restrictive standard shall apply.

F. Dumpsters shall meet the following standards:

5. Dumpsters shall be screened as follows:

a. All four sides shall be screened.

b. Screening shall be in the form of evergreen trees and shrubs, or a solid wooden or masonry fence. Plants shall be planted in a double-staggered row to form a continuous hedge.

c. Trees and shrubs shall comply with the specifications for landscaping materials set forth in section 4.05.02, except that shrubs shall be a minimum of four (4) feet in height at the time of planting. Trees shall be selected from the list of understory trees and shall be planted a maximum of eight (8) feet apart, on center, in a double-staggered row. Trees and shrubs shall be maintained as required in subsection 4.05.02.D.

d. A gate shall be provided for access.

5. Case#2018-0006—865 NE 1st Ter.-Reyes

A. Chapter 5 of the Land Development Code, and Chapter 10, Sec. [10.04.01]10.05.01. - Compliance with development permits.

- A. All construction of buildings, structures, and improvements described in a development permit shall be performed in strict compliance with the approved development permit.

6. Case# EC2018-0015- NW 21st CT.—TIF/ DEP

Sec. 10.5 - Unimproved real property maintenance standards.

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.

7. Case# EC2018-0003- 309 NW US Hwy 19- All Prestige Automotive Inc.

(1) In accordance with City's Code of Ordinance; 5.01.10. - Dumpsters and garbage containers

A. In addition to the requirements set forth in this section regarding location and screening standards for dumpsters and garbage containers, all placement and use of dumpsters and garbage containers shall fully comply with the requirements of chapter 9 of the City Code of Ordinances. Where there is any conflict between standards set forth in this section and standards set forth in chapter 9 of the City Code of Ordinances, the more restrictive standard shall apply.

F. Dumpsters shall meet the following standards:

5. Dumpsters shall be screened as follows:
 - a. All four sides shall be screened.
 - b. Screening shall be in the form of evergreen trees and shrubs, or a solid wooden or masonry fence. Plants shall be planted in a double-staggered row to form a continuous hedge.
 - c. Trees and shrubs shall comply with the specifications for landscaping materials set forth in section 4.05.02, except that shrubs shall be a minimum of four (4) feet in height at the time of planting. Trees shall be selected from the list of understory trees and shall be planted a maximum of eight (8) feet apart, on center, in a double-staggered row. Trees and shrubs shall be maintained as required in subsection 4.05.02.D.
 - d. A gate shall be provided for access.

D. Other Business

E. Adjourn