

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

Thursday, December 14, 2017 @ 1:30PM  
123 Northwest Highway 19  
Crystal River, FL 34428

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**Robert Christensen, Hearing Officer**

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**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;**

**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:

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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;**

**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:

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

**4. Case # EC2017-0280 1637 Paradise Cir unit 402- Whitehurst/Fugate**

**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.

**5. Case # EC2017-0274 10 SE Kings Bay Dr.- Lisa Kenna**

**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.

**6. Case #EC2017-0253-556 W Fern Dr.- Darrell Patrick**

**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 #EC 2017-0279 579 SE US 19-Clothesline Thrift store**

**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

**D. Other Business**

**E. Adjourn**