

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

Thursday, February 9, 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- 0001 Gordon & Iris Beck \_ 30 SE Valare LN--- *CONTINUED***

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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;*

**2. Case # EC2017-00017 –Randall Griffin- 65 Beach Ln --- CONTINUED**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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;*

**3. Case # EC2017-0018 Douglas Reeb 561 NW 14<sup>th</sup> PL. --- CONTINUED**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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;*

**4. Case #EC2017-00 21 Peter Vega- Kings Bay Duplex of CR- 431 NW 14<sup>th</sup> Pl--- *CONTINUED***

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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;*

5. Case # 2017-0020 –Erin Nast- 30 Valare Ln--- **CONTINUED**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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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*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;*

6. Case # 2017-0014 –1200 NW 2nd Ter- High Places LLC/Blake Lowman--- **CONTINUED**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**Resort housing units:**

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*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;*

7. Case # 2016-0263 –Jack & Judy Thygesen- 1203 SE 3rd Ave--- **CONTINUED**

*City Code of Ordinances;*

*Land & Development, General Provisions, Chapter I, Section 1.07.00 Acronyms & Definitions;*

**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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*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;*

**D. Other Business**

**E. Adjourn**