

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

**DOCKET**

Thursday, December 13, 2018 @ 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# EC2018-0245 Loos- 410 NE 11<sup>th</sup> St**

**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 # EC2018-0259 –Peterson-1430 SE 5<sup>th</sup> Ave.**

**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#EC2018-0269-Nichols- 512 SW 1<sup>st</sup> 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.

### **4. Case#EC2018-0207-Goodpaster- 1756 SE 2<sup>nd</sup> CT**

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

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### **5. Case#EC2018-0221- Vayens- 415 NE 1<sup>st</sup> St**

**(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.

(8) No structure, vehicle, receptacle, yard, lot, premises or part thereof shall be constructed, made, used, maintained or operated in any manner causing or producing any health or safety hazard or permitted to become a rat harborage or to become conducive to a rat harborage, nor shall it be permitted to become a mosquito harborage or to become conducive to a mosquito harborage.

(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#EC2018-0229-Coble- 1611 NW 20<sup>th</sup> Ave**

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### **7. Case# EC2018-0217-Newton-2060 NW 15<sup>th</sup> St.**

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

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AND

**5.01.11. - Fences, hedges, and walls.**

A. All fences shall comply with the Florida Building Code. Wooden posts shall be pressure-treated and shall be resistant to decay, corrosion, and termite infestation.

B. Fences or hedges may be located in any front, side, and rear yard setback areas.

C. No fences or hedges shall exceed four (4) feet in height when placed in the front yard.

D. Each fence or hedge located in the side and rear yard shall not exceed the height of six (6) feet, except as set forth.

**8. Case # EC 2018-0233- Barnes-1920 NW 15<sup>th</sup> Ave.**

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

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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; or

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

**9. Case# EC2018-0243-Lewis-786 NE 6<sup>th</sup> 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.

**10. Case# EC2018-0213-Bardsley( Townhouse Apts)- 1121 NE 5<sup>th</sup> Ave - Complicated**

**(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.

### **11. Case#EC2018-0126-Hargreaves-2120 NW 16 ST**

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### **12. Case # EC2018-0237- Reeb- 561 NW 14<sup>th</sup> PL**

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### **13. Case# EC2018-0263-Blair-30 SE Valare LN. Unit 201C**

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

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**14. Case#EC2018-0255-Home Depot USA, Inc-70 N Suncoast Blvd.**

**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.

**Other Business: Case#2018-0199-1640 NW 20<sup>th</sup> Ave.- Elson**

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D. **Adjourn**

E.