

CITY OF CRYSTAL RIVER  
CODE COMPLIANCE HEARING  
City Hall – City Council Chambers  
**DOCKET**  
Thursday, April 12, 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# EC2018-0047 Authentic Taste of Philly Subshop LLC-Bodez**

**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 # EC2018-0057- 1405 SE 5<sup>th</sup> –Homestead Inc.-**

**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.

### **3. Case# EC2018-0059- 1134 SE 2<sup>nd</sup> St- Ferreyra**

**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.

### **4. Case# EC2018-0023 2040 NW 16<sup>th</sup> St- Ward**

#### **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 broken trees, free limbs or shrubbery shall be cut and removed from the premises.

### **5. Case# EC2018-0042-1931 NW 16<sup>th</sup> St.-Patrick John**

#### **6.04.08. - Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers.**

. Boats (not including canoes and kayaks), boat trailers, utility trailers, and similar vehicles shall not be parked overnight in any zoning district except in compliance with the following standards:

1. Such vehicles may be parked or stored in a completely enclosed building, or a carport attached to a principal building.

2. Such vehicles shall display a current license or registration when a license or registration is required for the operation of the vehicle.
3. One (1) such vehicle may be parked in a side or rear yard.

**(2) In accordance with City's Code of Ordinance Chapter 9, Article IV Section 9-115 Unauthorized Dumping 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.

**6. Case # EC2017-0232-3925 N Nokomis Pt.- Mc Gonigal**

**6.04.08. - Specific parking restrictions for commercial vehicles, recreational vehicles, boats, and trailers.**

B. Motor homes, travel trailers, travel campers, recreational vehicles, and similar vehicles regularly or periodically utilized for dwelling purposes shall not be parked overnight in any zoning district except in an area specifically designated by this LDC for that purpose. Motor homes, travel trailers, travel campers, recreational vehicles, and similar vehicles, when unoccupied, may be parked or stored in a completely enclosed building, or a carport attached to a principal building, or in a side or rear yard

**7. Case # EC2018-0063- 1801 US 19 Unit 455- Adventure Diving**

**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# EC2018-0033-368 NE 14<sup>th</sup> PL.-Casa Rio Condominium Association Inc.**

**6.04.09. - Standards for handicapped access and parking.**

The number, design, and location of parking spaces provided to ensure handicapped access shall comply with the Americans with Disabilities Act standards for accessible design.

**9. Case# EC2018-0036- 512 SW 1<sup>st</sup> Ave- Ross**

**(2) In accordance with City's Code of Ordinance Chapter 9, Article IV Section 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.

**10. Case# EC2018-0021- 1167 Kings Bay Drive- MC Clure**

**Sec. 6-6. - Work commencing before 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.

## **11. EC2018-0064-353 NE 2<sup>nd</sup> Ave.- Nelson**

### **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**

**Case#2017-0123 1123 NE 5<sup>th</sup> St. \_ Michael Acuri**

**Ref: Unpermitted tree removal.**

#### **E. Adjourn**