

**CITY OF CRYSTAL RIVER  
CODE COMPLIANCE HEARING**

City Hall – City Council Chambers

**DOCKET**

Thursday, July 11, 2019 @ 1:30PM

123 Northwest Highway 19

Crystal River, FL 34428

---

**Robert Christensen, Hearing Officer**

---

**A. Call to Order**

**B. Oath**

**C. 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.

**D. Old & New Cases as follows:**

**1. Case# EC2019-0066- Simmons-NE 8<sup>th</sup> Ave**

**(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.

**2. Case# EC2019-0067-Bush-2021 NW 13<sup>th</sup> Ave.**

**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 # EC2019-0081-Lemon-827 NE 5<sup>th</sup> Ter**

#### **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.

(Ord. No. 94-0-13, § 2, 4-25-94; Ord. No. 03-0-11, § 1, 4-28-2003)

#### **Sec. 16-45. - Occupancy of house after water is cut off.**

No person shall occupy any house or building for human habitation after the water supply has been cut off except in cases where the water supply is cut off temporarily.

### **4. Case# EC2019-0070-Patrick-1931 NW 16<sup>th</sup> St**

#### **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.

### **5. Case# EC2019-0082 Divine Crystal River- 2351 NW Hwy 19**

#### **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:**

### **E. Adjourn**