



CODE ENFORCEMENT – SPECIAL MAGISTRATE

Agenda Item Summary Form

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| 1. Code Enforcement officer: | Dave Banton |
| 2. Case Number | 20240017 |
| 3. Name & Location of Violation: | Carole Payne 210 NE 157 th Ave Williston FL 32696 Parcel ID 0922400000 |
| 4. Meeting Date: | December 18, 2024 |
| 5. Violation: | |

Sec. 34-40 - Prohibited generally.

(a) It shall be unlawful for the owner of any land in the county to permit or to cause thereon the open storage and accumulation of junk, trash and abandoned property prohibited on residential, commercial and agricultural property, except for the following:

- (1) Junk stored in enclosed litter receptacles or completely enclosed buildings;
- (2) Junk which will not fit into standard-sized litter receptacles and which is set out for no more than seven days for pickup and removal;
- (3) Junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and
- (4) Accumulations of vegetative wastes in agricultural districts and forestry.

(b) It shall be unlawful for any owner, agency, contractor or other person in charge of a construction, demolition or development site to cause or permit the open storage and accumulation of junk or litter thereon, except:

- (1) In enclosed litter receptacles.
- (2) Unused construction materials on the site for less than seven working days after the completion of the development, demolition or construction or the expiration of the permit therefore.

Sec. 34-41. - Keeping unserviceable vehicles prohibited.

(a) It shall be unlawful for any person to keep on any residential, commercial, industrial or agricultural property any unserviceable vehicle, unless such unserviceable vehicle is shielded from view, except for a vehicle temporarily stored on private real property for the purpose of repair, if the vehicle has a currently valid registration and currently valid license plate affixed thereon, and the motor vehicle is titled in the name of the owner of the property upon which the vehicle is situated or is titled in the name of the person currently residing on the premises. The term "temporarily stored" shall mean that the vehicle shall be openly stored for no more than 60 calendar days.

(b) It shall be unlawful for the owner of any land in the county to cause or permit to be stored thereon, at any location, more than two unserviceable vehicles.

(c) Further, it shall be unlawful to store such two vehicles within the front and side yard setbacks established for the zoning district, except for the following:

(1) Unserviceable vehicles stored on the premises of a lawfully established and maintained junkyard, vehicle repair business, garbage or waste disposal site, sanitary landfill or on the lands of a bona fide agricultural operation.

(2) Vehicles stored within a completely enclosed building.

(d) The provisions of this section shall not apply to any property which, as of 1975, there was the accumulation and open storage of more than two vehicles.

(e) The provisions of this article shall not apply to any abandoned property which shall be within an enclosed building upon such property or upon the solidly enclosed and fenced premises maintained by the county as a depository for such abandoned property.

Sec. 50-718. - Temporary uses.

The temporary uses listed below are allowed. In addition, the zoning official is vested with the administrative authority to issue a written permit (which may include conditions) to allow other temporary uses for a period not to exceed 30 days in any 365 day period in any zoning district when such temporary use is not otherwise addressed in this Code and the zoning official finds the use is of a temporary (not permanent) nature, is not inconsistent with the comprehensive plan and is not reasonably expected to be detrimental to surrounding properties, the environment or the general public health, safety and welfare. This permit may be immediately revoked by the zoning official upon finding that the temporary use is in violation of permit conditions or is being operated or conducted in a manner that is detrimental to surrounding properties, the environment or the general public health, safety and welfare. The zoning official shall send written notice of the revocation to the permit holder.

Any temporary use that is not listed below or is not authorized by written permit issued by the zoning official is a prohibited use.

(1) *Recreational vehicle occupancy.* In all zoning districts, no recreational vehicle may be used for living, sleeping or housekeeping purposes, except as follows:

(a) One recreational vehicle (that is operable and has a current tag/registration in the name of the owner or occupant of the dwelling) is allowed to accommodate friends or relatives of the owner or occupant of the dwelling for up to one week (seven consecutive calendar days) in each month, but may not be operated as a business; and

(b) The property owner may reside in a recreational vehicle on-site during the time a building permit is active for construction, renovation or set up of a dwelling on the property.

(2) *Temporary uses related to construction.* Temporary uses directly related to and necessary to support/conduct construction may remain on the construction site during the time a permit for the construction is active.