

TAB 3



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**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

## **CITY OF PALMETTO CODE ENFORCEMENT BOARD**

**CITY OF PALMETTO**  
A political subdivision of the  
State of Florida  
**Petitioner,**

vs.

**Case No. CEB 12-09**

SNI Group, Inc.  
4217 Marlin Lane  
Palmetto, Florida 34221

**Respondent.**

### **NOTICE OF HEARING**

**Address of Violation:**  
1811 10<sup>th</sup> Street West  
Palmetto, Florida 34221

Pursuant to Chapter 162, Florida Statutes, and City of Palmetto Code of Ordinances, Chapter 2, you are hereby called upon to take notice that a Public Hearing will be conducted before the City of Palmetto Code Enforcement Board (CEB) on the 30th day of October, 2012 at 6:00 P.M. in the Commission Chambers at City Hall, which is located at 516 8<sup>th</sup> Avenue West, Palmetto, Florida. The purpose of the hearing is to determine whether the City of Palmetto Code of Ordinances is being violated as set forth in the Notice of Violation dated September 26, 2012 and previously provided to you by Certified Mail/Return Receipt Requested on September 26, 2012. A copy of the Notice of Violation is attached to this Notice of Hearing as Exhibit A. The CEB will receive testimony and evidence at said Public Hearing and shall make such findings of fact and conclusions of law as are supported by the testimony and evidence pertaining to the matters alleged in the

attached Notice of Violation. **If you are found to be in violation, a fine may be assessed against you, as provided by law.** The purpose of the hearing shall be to conduct proceedings regarding the attached Notice of Violation attached hereto as Exhibit "A".

**If you desire to appeal any decision of the Code Enforcement Board (CEB) with respect to any matter considered at this Public Hearing, you will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (FS §286.0105).** The hearing may be continued from time to time as deemed warranted and appropriate by the CEB. This case may be presented to the CEB even if the violation or repeat violation has been corrected prior to the hearing.

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on forty-eight hours notice (FS §286.26). Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the Clerk of the Code Enforcement Board by telephone at 941-723-4570, fax 941-723-4576, or email [droberts@palmettofl.org](mailto:droberts@palmettofl.org)

**PLEASE GOVERN YOURSELF ACCORDINGLY.**

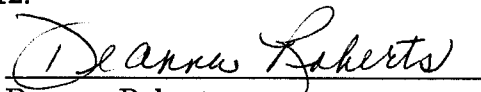
DATED: October 8, 2012

**CODE ENFORCEMENT BOARD OF THE  
CITY OF PALMETTO, FLORIDA**



Deanna Roberts  
Clerk of the Board

**I HEREBY CERTIFY** that a true and correct copy of the above and foregoing Notice of Hearing has been furnished by Regular Mail and Certified Mail/Return Receipt Requested to the Respondent this 8<sup>th</sup> day of October, 2012.



Deanna Roberts  
Clerk of the Board

cc: Mark Barnebey, City Attorney  
David P. Persson, Code Enforcement Board Attorney

APPENDIX B

ZONING CODE\*

- Art. I. General Provisions, §§ 1.1—1.12
- Art. II. Establishment of Official Zoning Atlas, §§ 2.1—2.6
- Art. III. Definitions, §§ 3.1, 3.2
- Art. IV. Schedule of District Regulations, §§ 4.1—4.3
- Art. V. Application of Area, Height and Placement Regulations, §§ 5.1—5.7
- Art. VI. Supplemental Regulations, §§ 6.1—6.23
- Art. VII. Nonconformities, §§ 7.1—7.10
- Art. VIII. Planned Development Districts—General Regulations, §§ 8.1—8.8
- Art. IX. Planned Development Housing District (PD-H), §§ 9.1—9.5
- Art. X. Planned Development District Multi-Use (PD-MU), §§ 10.1—10.6
- Art. XI. Administration, Enforcement, and Amendment, §§ 11.1—11.14
- Art. XII. Planning and Zoning Board, §§ 12.1—12.4
- Art. XIII. Reserved, §§ 13.1—13.7
- Art. XIV. Concurrency Management System, §§ 14.1—14.9
- Art. XV. Conditional Uses, §§ 15.1—15.7
- Art. XVI. Development Agreements, §§ 16.1—16.13
- Art. XVII. Telecommunications Towers, Antennae and Facilities Regulations, §§ 17.1—17.16

ARTICLE I. GENERAL PROVISIONS

Sec. 1.1. Effect on pending or future prosecution.

The adoption of this code shall not affect nor prevent any pending or future prosecution of, or action to abate violations of the previous City of Palmetto Zoning Code occurring prior to the effective date of this code.

Sec. 1.2. Legislative authority.

This code is enacted pursuant to the provisions of Chapter 166, Florida Statutes and Chapter 63-1599, Laws of Florida, whereby authority is conferred on the Palmetto City

**\*Editor's note**—Appendix B contains the zoning code of the city as adopted by Ord. No. 387, § 1, adopted Nov. 20, 1989. The zoning code is set out herein as enacted, with the exception that the editor has employed a uniform style of capitalization and has corrected obvious misspellings. Absence of a history note in parentheses following a particular section indicates that section derives unamended from Ord. No. 387. The presence of a history note indicates amendment. The former zoning ordinance of the city, being Ord. No. 466, was repealed by § 2 of Ord. No. 387.

**Cross references**—Signs, § 3-61 et seq.; alcoholic beverages, § 4-1 et seq.; animals, § 6-1 et seq.; buildings and building regulations, § 7-1 et seq.; community development, Ch. 11; floodplain management, § 14-1 et seq.; health and sanitation, Ch. 16; mobile homes, § 21-1 et seq.; planning and development, § 23-1 et seq.; subdivisions, § 26-1 et seq.

(3) *Uptown district.* In addition to the applicable design guidelines, the following regulations shall apply within this district:

- a. *Residential density.* Density shall not exceed twenty-five (25) units per acre.
- b. *Building height.* The maximum building height within the downtown waterfront district shall not exceed thirty-five (35) feet at midline of roof or the maximum height permitted in the existing zoning district, whichever is greater.
- c. *Floor area ratio.* The maximum floor area ratio shall be 1.0.

(e) *Consistency with comprehensive plan.* Construction and development within the downtown core must be consistent with all goals, policies and objectives of the city's comprehensive plan.

(Ord. No. 07-930, § 2, 5-21-07)

#### ARTICLE V. APPLICATION OF AREA, HEIGHT AND PLACEMENT REGULATIONS

##### Sec. 5.1. Regulations encumbering land required to satisfy regulations.

No portion of a lot, used in connection with an existing or proposed building, structure or use, and necessary for compliance with the area, height, and placement regulations of this code, shall, through sale or otherwise, be used again as a part of the lot required in connection with any other building, structure, or use.

##### Sec. 5.2. Height regulations generally.

(a) *Excluded portions of structures:* Except as specifically provided herein, the height limitations of this code shall not apply to any roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors, or similar equipment required to operate and maintain the building, provided that such structures shall not cover more than twenty (20) percent of roof area or extend over ten (10) feet in height. Additionally, church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents, construction or mining cranes or draglines, or similar structures may be erected above the height limit. Fire or parapet walls shall not extend more than five (5) feet above the roof.

(b) *Exceptions to height regulations:* Public, semipublic or public services buildings, hospitals, public institutions or schools, when permitted in a district, may be constructed in excess of district height limitations provided that the height does not exceed sixty (60) feet and provided that applicant can demonstrate that the proposed height does not affect adjoining and nearby properties.

Churches or temples may be constructed in excess of district height limitations, provided that the height does not exceed seventy-five (75) feet and provided that the applicant can demonstrate that the height of the church does not adversely affect adjoining and nearby properties.

In determining whether height has an adverse affect, the following shall be considered:

- (1) Relationship of structure to surrounding neighborhood, including yards, distance from existing residential dwellings and other structures; and
- (2) A guideline for additional building setback shall be an additional one (1) foot for every two (2) feet in height above the maximum height in the respective zoning district.

**Sec. 5.3. Permitted projections into required yards.**

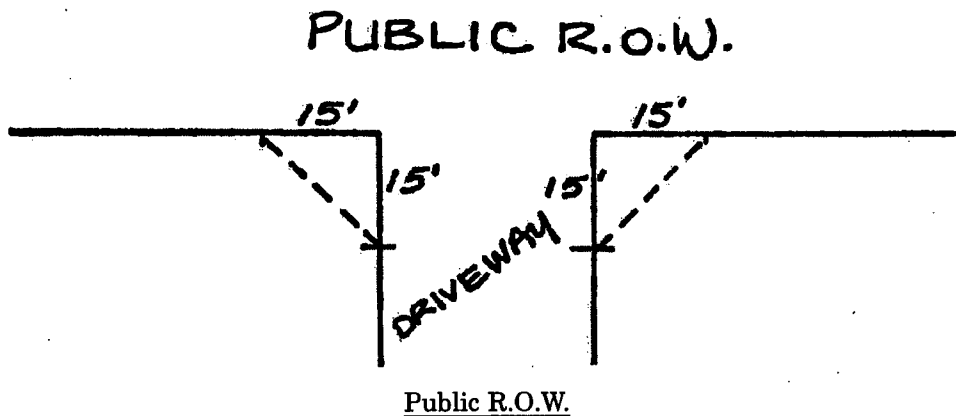
(a) Certain architectural features, such as cornices, eaves and gutters, may project no more than three (3) feet into the required front yard, five (5) feet into the required rear yard and two (2) feet into the required side yard.

(b) Mechanical equipment, such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, may not project into the required front yard(s) but may project five (5) feet into the required rear yard(s). An unobstructed five-foot side yard shall be maintained.

**Sec. 5.4. Visibility at intersections.**

No structure or portion of any structure shall be placed or erected, no motor vehicle, trailer or equipment shall be allowed to park, stand, stop or be stored, and no vegetation shall be maintained, planted or allowed to grow in a manner which materially impedes the visibility from a street, alley or driveway of lawfully oncoming traffic. A visibility triangle shall be measured as described below:

- (a) The area of property on both sides of a driveway formed by the intersection of each side of the public right-of-way line for a distance of fifteen (15) feet in length along the driveway and fifteen (15) feet in length along the public right-of-way.



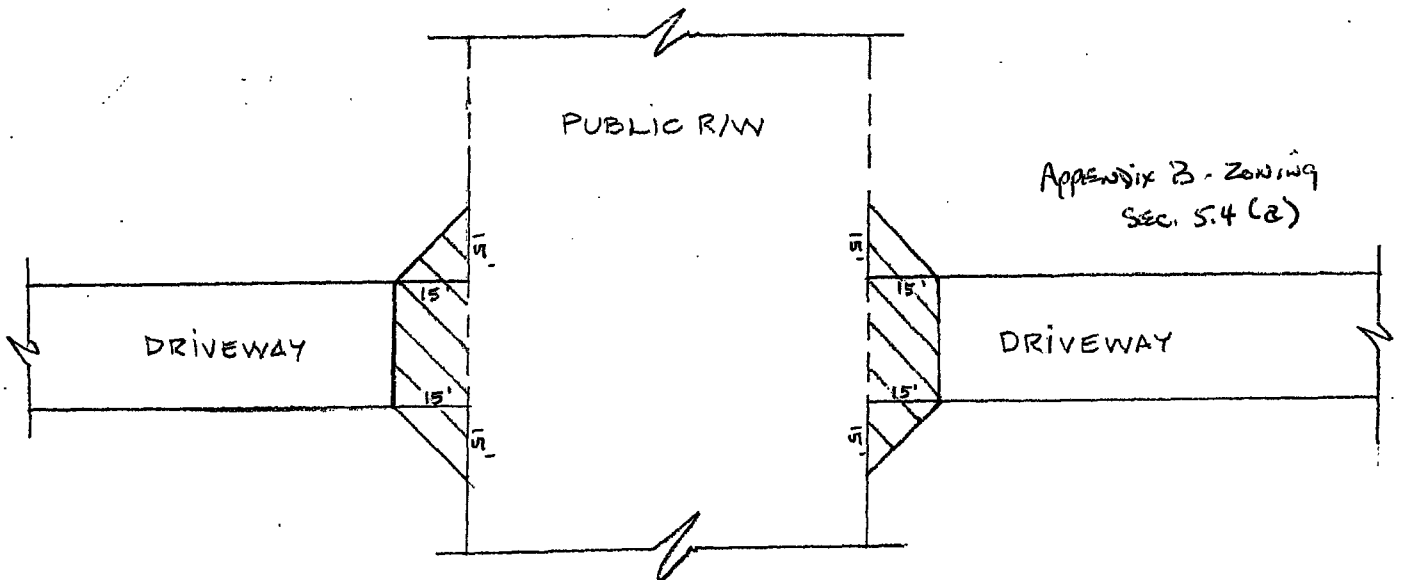
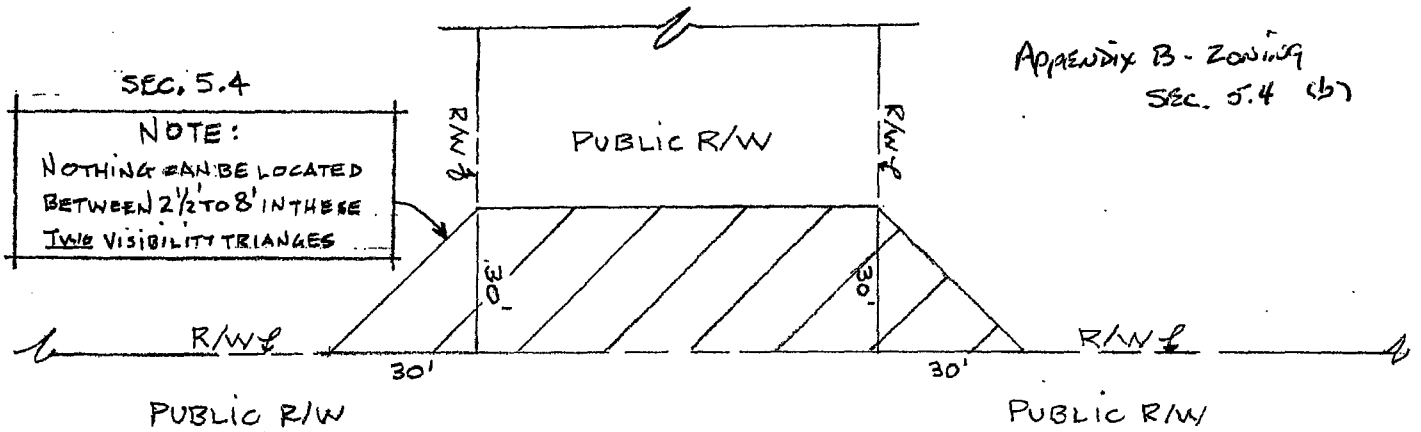
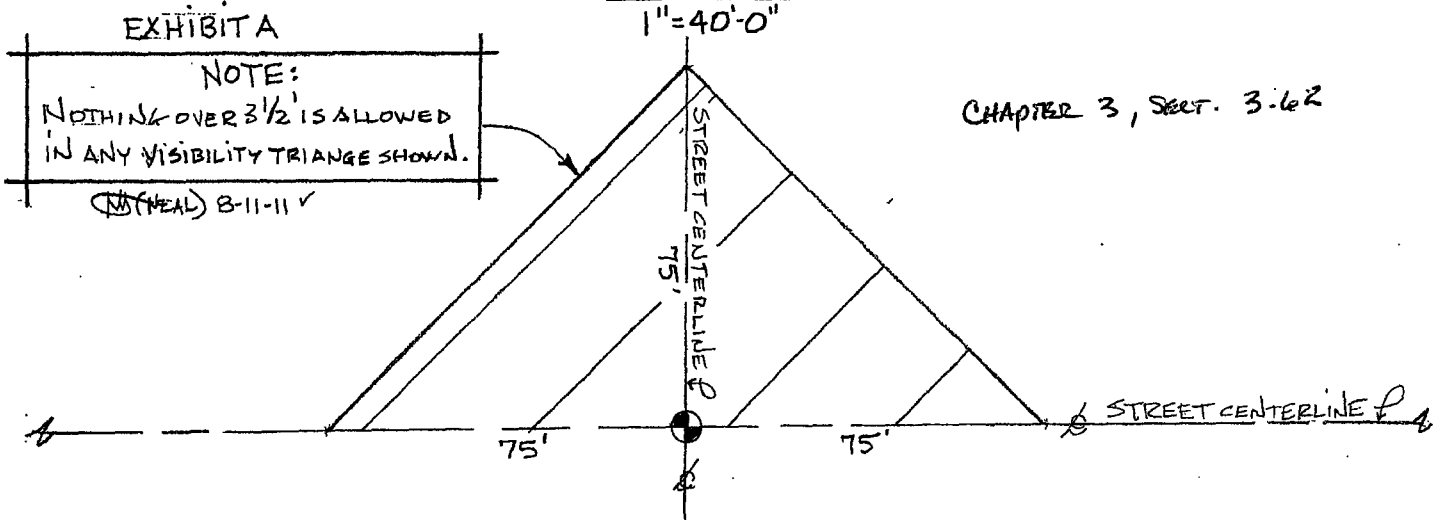
- (b) The area of property, located at the intersection of two (2) streets, formed by a triangle constructed with two (2) thirty-foot lengths adjacent to the subject rights-of-way

# CITY OF PALMETTO, FLORIDA

## VISIBILITY TRIANGLE

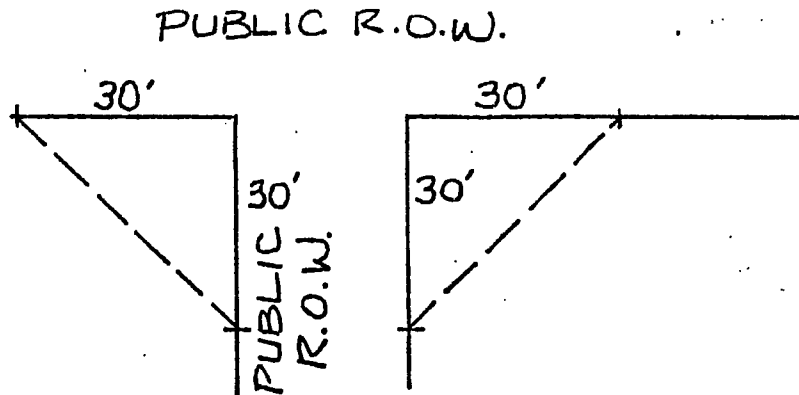
### SKETCHES

1" = 40'-0"



SEE ATTACHMENTS FROM THE LDC

the third side of the triangle formed by connecting the terminal points of the two (2) thirty-foot sides.



No structure, motor vehicle or vegetation, as described above, between the heights of two and one-half (2.5) feet and eight (8) feet shall be parked, stored, or located within said triangle.

**Sec. 5.5. Yards between residential buildings on the same lot or parcel.**

The minimum distance between separate buildings shall be measured between the two (2) closest building lines. The requirements for the tallest building among adjacent buildings of varying heights shall govern and shall be as follows:

- (a) Ten (10) feet for buildings one (1) story or fifteen (15) feet in height.
- (b) Fifteen (15) feet for buildings two (2) stories or thirty (30) feet in height.
- (c) Twenty (20) feet for building two and one-half (2.5) stories or thirty-five (35) feet in height.
- (d) Twenty (20) feet, plus one (1) foot for each one (1) foot of building height above thirty-five (35) feet.

**Sec. 5.6. Average existing residential front setback line.**

In a residential district where the average of the front yards for all adjacent lots which are located within two hundred (200) feet of either side of a lot is greater than the required front yard specified in this code, the required setback line shall be provided on the lot equal to this greater average depth but shall not exceed forty (40) feet. Where such average of the front yards is less than the minimum front yard required by this code, the required setback line may be reduced to this lesser average depth, but in no case shall the required front yard setback be less than ten (10) feet. For the purpose of computing these averages, an adjacent vacant lot shall be considered as having the minimum required front yard specified for the zoning district.

**Sec. 5.7. Reserved.**

**Editor's note**—Section 3 of Ord. No. 419, adopted June 8, 1990, deleted § 5.7 of App. B, which pertained to setback requirements for construction in waterfront property and was derived from Ord. No. 387, adopted Nov. 20, 1989.



- (iv) Where a commercial vehicle is parked on public or private property whereon construction is underway, for which a current and valid building permit is properly displayed on the premises;
- (v) Where a commercial vehicle is parked in a residential district for the purpose of making a delivery or service call, provided that such parking is actually in the course of business deliveries or servicing as the case may be;
- (vi) Where an emergency vehicle is parked in a residential district, provided that the time parked is actually necessary for the emergency; or where an emergency vehicle is driven by a resident of the city and parked on that resident's private property; or
- (vii) Where a commercial vehicle becomes disabled and, as a result of such disablement is required to be parked within a residential district; however, any such vehicle shall be removed from the residential district within twenty-four (24) hours from the time it became disabled.

(Ord. No. 05-862, § 3, 8-29-05)

#### **Sec. 6.6. Screening of open storage.**

Open storage areas shall be screened from view of any street and from all residentially zoned land as follows:

- (a) When an open storage area abuts a collector or arterial street, the method of screening shall consist of solid masonry walls or solid wooden fences at least six (6) feet in height with access from said street only through solid gates which shall be closed except when in use. Screening shall run at least one hundred (100) feet back from the street property line unless an existing permanent structure shields the storage area.
- (b) When an open storage area abuts a residentially zoned district, the method of screening shall consist of solid wooden fences or masonry walls at least six (6) feet in height along the boundary of the storage areas and the residential district.
- (c) When an open storage area does not abut a collector or arterial street and is not within two hundred (200) feet of a residential district but is in view of a residential district, the method of screening from said residential district shall consist of walls or fences at least six (6) feet in height which shall be seventy-five (75) percent opaque.

#### **Sec. 6.7. Swimming pools.**

Swimming pools, both aboveground and belowground, are permitted accessory structures to residential or nonresidential structures, provided that the following requirements are met. Similar structures such as spas shall also meet these requirements.

- (a) *Location:* Swimming pools may be located within side, rear, or corner yards but shall not be allowed in the required front yards. Swimming pools shall be located a minimum of five (5) feet from any side, rear, or corner lot line as measured from the water's edge. Locational criteria are subject to the variance provisions of section 13.3 and section 13.6, appendix B, of this Code.

Chapter 7

**BUILDINGS AND BUILDING REGULATIONS\***

- Art. I. In General, §§ 7-1—7-24**
- Art. II. Building-Related Fee Schedule, §§ 7-25—7-30**
- Art. III. Florida Building Code, §§ 7-31—7-50**
- Art. IV. Impact Fees, §§ 7-51—7-75**
  - Div. 1. In General, §§ 7-51—7-69
  - Div. 2. General Government, Police, Parks and Recreation, and Road Impact Fees, §§ 7-70—7-75
- Arts. V, VI. Reserved, §§ 7-76—7-150**
- Art. VII. Dangerous and Unsafe Buildings, §§ 7-151—7-180**
- Art. VIII. Fences, §§ 7-181—7-200**
- Art. IX. Advertising of Contractors, §§ 7-201—7-215**
- Art. X. Landscaping Requirements, §§ 7-216—7-236**
- Art. XI. Minimum Maintenance Standards and Guidelines, §§ 7-237—7-249**

**ARTICLE I. IN GENERAL**

**Sec. 7-1. Definitions.**

The following words, terms and phrases, when used in this chapter or the code adopted in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Broad tipped indelible marker* means any felt tip marker or similar implement which contains a fluid which is not water soluble and which has a flat or angled writing surface one-half inch or greater.

*Building official and building inspector* means the person authorized to review plans, issue permits, inspect buildings and enforce the provisions of this chapter.

*Corporate counsel or city attorney* means the city attorney of this city.

*Graffiti* means the placement of any writings, drawings, inscriptions, figures or marks of paint, chalk, dye or other similar substances upon any structure, wall, rock, bridge, building, fence, gate, roadway, tree or other real or personal property, either privately or publicly owned, located out-of-doors and exposed to the general public, which placement was done without the owner's notarized written consent or which was not otherwise permitted under the city's ordinances.

**\*Cross references**—Coastal areas and waterways, Ch. 10; seawalls, § 10-26 et seq.; community development, Ch. 11; fire prevention and protection, Ch. 13; floodplain management, Ch. 14; garbage, refuse and trash, Ch. 15; health and sanitation, Ch. 16; housing, Ch. 17; license and business regulations, Ch. 19; mobile homes, Ch. 21; planning and development, Ch. 23; subdivisions, Ch. 26; utilities, Ch. 29; impact fees, § 29-82 et seq.; zoning, App. B.

**State law references**—Minimum standards, building codes, F.S. § 553.73; thermal efficiency code, F.S. § 553.900 et seq.; inspection warrants, F.S. § 933.20 et seq.

officers to ensure continuing compliance with the provisions of this article. In the event a violation of this article is discovered, the code inspector shall give written notice of the violation to the owner of the property who shall have ninety (90) days to correct the violation. Should the violation continue beyond ninety (90) days, the code inspector shall notify the code enforcement board and initiate a hearing under chapter 2, article IV, section 2-81, et seq., of this Code of Ordinances.

(Ord. No. 456, § 1 (10), 7-1-91)

**Sec. 7-226. Authority of public works superintendent to create forms, lists and other helps.**

The superintendent of the department of public works is authorized to create such forms, lists of suggested trees, accents, shrubs, ground covers and turf grasses, and such other details necessary to carry out the provisions of this article as he deems necessary in his sole discretion.

(Ord. No. 456, § 1 (11), 7-1-91)

**Secs. 7-227–7-236. Reserved.**

**ARTICLE XI. MINIMUM MAINTENANCE STANDARDS AND GUIDELINES\***

**Sec. 7-237. Building front, side and rear walls abutting streets or public areas.**

*(a) Requirements:*

- (1) All deteriorated or damaged structural and decorative elements visible from a public right-of-way, including signage, shall be repaired or replaced to match as closely as possible the existing or original materials and construction of the building, except that changes shall be permitted that are otherwise required or encouraged under this article.
- (2) Every such part of a structure visible from a public right-of-way or abutting a street shall be kept structurally sound. Rotten or weakened portions shall be removed, repaired or replaced in such a manner as to be compatible with the rest of the structure or to match the original materials and construction methods. All exposed wood shall be stained or painted. Every such part shall be free of graffiti, litter, dirt, mildew or other debris. Where surfaces are painted, once painted or normally painted, not more than ten (10) percent of such surface may be without paint. Painted surfaces must be maintained without peeling or chalking.
- (3) Walls shall be repaired and painted to present a neat and clean appearance. Side walls where visible from the street shall be finished or painted in a manner harmonious with the front of the building.

\*Editor's note—Ord. No. 470, adopted Dec. 16, 1991, amended Ch. 7 by adding the provisions set out above but did not provide the exact manner of their inclusion. Therefore, their codification as a new Art. XI, §§ 7-237–7-249 has been at the editor's discretion.

Chapter 16

**HEALTH AND SANITATION\***

- Art. I. In General, §§ 16-1—16-25**  
**Art. II. Nuisances, §§ 16-26—16-45**  
Div. 1. Generally, §§ 16-26, 16-27  
Div. 2. Sanitary Nuisances, § 16-28  
Div. 3. Nuisance Abatement Procedures, §§ 16-29—16-45  
**Art. III. Control of Stormwater Discharge, §§ 16-46—16-48**

**ARTICLE I. IN GENERAL**

**Sec. 16-1. Reserved.**

**Editor's note**—Formerly, § 16-1 adopted F.S. Ch. 381 as the sanitary code of the city. Inasmuch as reference to such statute is obsolete, the section has been deleted at the request of the city.

**Secs. 16-2—16-25. Reserved.**

**ARTICLE II. NUISANCES†**

**DIVISION 1. GENERALLY**

**Sec. 16-26. Definition, enumeration of unlawful conditions or acts.**

Every condition, substance or activity within the city which exists or occurs in such manner and to such extent as to threaten or endanger the public health, safety or welfare, or adversely affect and impair the economic welfare of adjacent property, is hereby declared to be a

**\*Cross references**—Administration, Ch. 2; code enforcement, § 2-81 et seq.; animals, Ch. 6; sanitation regulations for lots, stables, etc., where any livestock or fowl are kept, § 6-29; buildings and building regulations, Ch. 7; coastal areas and waterways, Ch. 10; garbage, trash and refuse, Ch. 15; housing, Ch. 17; junked, wrecked, abandoned property, Ch. 18; mobile homes, Ch. 21; streets, sidewalks and other public places, Ch. 25; utilities, Ch. 29.

**State law references**—Nuisances injurious to health, F.S. Ch. 386; mosquito control, F.S. Ch. 388.

**†Editor's note**—Ord. No. 05-843, §§ 2, 3, adopted April 4, 2005, repealed article II, §§ 16-26—16-31, in its entirety and replaced it with a new article II, §§ 16-26—16-33. Former article II pertained to hazardous conditions on land and derived from the Code of 1975, §§ 13-27—13-32; and Ord. No. 659, § 1, adopted Nov. 1, 1999.

**Cross references**—Housing, Ch. 17; junked, wrecked, abandoned property, Ch. 18; licenses and business regulations, Ch. 19; mobile homes, Ch. 21; planning and development, Ch. 23; streets, sidewalks and other public places, Ch. 25; subdivisions, Ch. 26.

nuisance. Without in any way limiting the foregoing definition, the following conditions, substances and activities are hereby specifically declared to be a nuisance within the intent and meaning of this section:

- (1) Low places upon any lot, tract or parcel of land, improved or unimproved, within one hundred (100) feet of the boundary line of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become a breeding place for mosquitoes, or may reasonably cause disease, or otherwise threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- (2) The accumulation or maintenance of trash, filth, rubbish, garbage, dead animals or fish, improperly treated sewage or other materials in such manner and to the extent as to cause infestation by rodents and other wild animals, the breeding of mosquitoes and vermin, or that threatens or endangers the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- (3) The existence of excessive accumulation or untended growth of weeds, undergrowth or other dead or living plant life upon any body of water, lot, tract or parcel of land, improved or unimproved, within one hundred (100) feet of the boundary line of any improved property within the city to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or is likely to adversely affect and impair the economic welfare of adjacent property.
- (4) Partition fences, buildings or other structures which have fallen into such a poor state of repair to the extent and in the manner that they may reasonably become infested or inhabited by rodents, vermin or wild animals, or may threaten or endanger the public health, safety or welfare, or is likely to adversely affect and impair the economic welfare of adjacent property.
- (5) The unauthorized accumulation or maintenance of lumber, stone, concrete, sand or any other building or construction material on a lot, tract or parcel when construction activity is not actively taking place on the property, in such manner and to the extent as to threaten or endanger the public health, safety or welfare.
- (6) Landscaping or other obstacles located in or protruding into a public right of way so as to create a traffic or pedestrian hazard, or otherwise threaten or endanger the public health, safety and welfare.
- (7) Any foul, offensive or unlawful emissions, odors or stenches and the causes thereof which threatens or endangers the public health, safety and welfare, or which is likely to adversely affect and impair the economic welfare of adjacent properties.
- (8) The pollution of any well, water body or drainage system by sewage, dead animals, industrial waste, debris or any other substance so as to threaten or endanger the public health, safety and welfare.

- (9) The partial or total blockage of any drainage inlets, outfalls, pipes, ditches, swales, canals, channels, culverts or streams so as to threaten or endanger the public health, safety and welfare.
  - (10) Tampering or interference with any public facilities maintained for the purpose of furnishing sewer, potable water, reclaimed water or telecommunication services to the public, so as to threaten or endanger the public health, safety and welfare.
  - (11) Any condition constituting a flood or fire hazard so as to threaten or endanger the public health, safety and welfare.
  - (12) Any activity or condition that is declared elsewhere in this Code of Ordinances or other applicable law to be a nuisance.
  - (13) Any trees, shrubs, or other landscaping material, or parts thereof, that threaten or endanger the public health, safety or welfare, or adversely affect and impair the economic welfare of adjacent properties, as a result of either of the following conditions:
    - a. A contagious disease or infestation is found on a tree, shrub or other landscaping material; or
    - b. Disease, vines, insects, age or other defect has caused a tree, shrub or other landscaping material, or part thereof, to be unstable such that there exists a reasonable likelihood that it will fall upon any sidewalk, street or building, or result in injury to person or property.
  - (14) Any unauthorized disturbance of land where a permit for such activity is required, including but not limited to alteration of the grade or contour of land, or the removal of vegetation from land, that may increase surface water runoff onto neighboring properties or otherwise threaten the public health, safety or welfare.
  - (15) Any activity or condition which is manifestly injurious to the morals or manners of the public, as described in F.S. § 823.01.
- (Ord. No. 05-843, §§ 2, 3, 4-4-05)

**Sec. 16-27. Prohibition and enforcement.**

(a) Nuisances are hereby prohibited. It shall be unlawful for any person to cause such nuisance to come into existence anywhere within the city, or to permit the same to exist on property owned, leased, occupied or otherwise under the control of such person.

(b) This article may be enforced against any violator, which may include the owner of the premises on which a nuisance exists, or the person or persons generating the nuisance.

(c) This article shall be enforced as provided for by Florida law, including referral or citation to the city's code enforcement board, issuance of a citation as may be provided for by city ordinance, the entering onto the property and the abatement of the nuisance by the city, or the