

UMATILLA CITY COUNCIL MEETING
SEPTEMBER 21, 2021, 6:00 PM or as soon thereafter as possible
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Masks are highly recommended and a limited supply will be available. Social distancing will be observed. Overflow seating in room behind Chambers.

Pledge of Allegiance and Prayer

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

1. Minutes, City Council meeting September 7, 2021

MAYOR'S MESSAGE

PUBLIC COMMENT

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

Please write your name and address on the paper provided at the podium. Zoning or code enforcement matters which may be coming before the Council at a later date should not be discussed until such time as they come before the Council in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Board addresses such items during this meeting. Public comments are generally limited to three minutes.

CONSENT AGENDA

PRESENTATIONS

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

2. Final Reading of Ordinance No. 2021-H, Conditional Use Permit for Hennis RIP, LLC, for property located at 563 North Central Avenue

3. Approval of Resolution No. 2021-23, Requesting Reduction in Permitting Fees from the Florida Department of Environmental Protection and the St. Johns River Water Management District

NEW BUSINESS

GENERAL DISCUSSION

REPORTS

City Attorney

Mayor

Council Members

Staff Members

Police Activity Report

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may 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.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

The City of Umatilla is an equal opportunity provider and employer.

UMATILLA CITY COUNCIL MEETING
September 7, 2021, 6:00 PM
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Mayor Adcock led the Pledge of Allegiance and Invocation.

The meeting was called to order at approximately 6:01p.m.

PRESENT: Mayor Kent Adcock; Vice Mayor Brian Butler; Council Members Kaye Adams, John Nichols, Chris Creech; City Manager Scott Blankenship; City Attorney Kevin Stone; Finance Director Regina Frazier; Police Chief Adam Bolton; Misti Lambert, Assistant to the City Manager; Amy Stultz, Library Director

MINUTES REVIEW

Minutes, City Council meeting August 17, 2021

MOTION by Kaye Adams to approve the City Council minutes dated August 17, 2021;
SECOND by Brian Butler
Motion APPROVED by unanimous vote.

Minutes, LPA meeting August 17, 2021

MOTION by John Nichols to approve the LPA minutes dated August 17, 2021;
SECOND by Chris Creech
Motion APPROVED by unanimous vote.

PUBLIC COMMENT

Frances Akins, 142 E. Lake Street, spoke about an issue w with her water meter that she believes has been a problem for approximately one year. She also expressed concern that her meter had been relocated.

Aaron Mercer, Development and Public Services Director, provided an update of the protocols taken with regard to this issue. Mr. Mercer did not recall the meter being relocated and agreed to meet with Ms. Akins and address this issue further.

CONSENT AGENDA

Approval of Agreement with GAI Consultants, Inc., to provide Construction Services during the Rehabilitation and Extension of Runways 1-19 and Taxiway A at the Umatilla Municipal Airport

MOTION by John Nichols to approve Agreement with GAI Consultants, Inc.;
SECOND by Brian Butler
Motion APPROVED by unanimous vote.

AGENDA REVIEW

The following resolutions were set forth in separate agendas for meetings beginning at 5:45 p.m., however same were advertised for 6:00 p.m. Therefore, the following resolutions were moved to the Regular City Council Agenda for the meeting beginning at 6:00 p.m., for consideration and approval.

Resolution No. 2021-18, Fire Assessment Fee
Resolution No. 2021-19, Tentative Millage Rate
Resolution No. 2021-20, Tentative Budget

MOTION by John Nichols to approve agenda with amendments;
SECOND by Brian Butler
Motion APPROVED by unanimous vote.

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

Resolution No. 2021-18, Final Fire Assessment Fee

Kevin Stone, City Attorney, stated the purpose of considering this Resolution is to allow for public comment. He read Resolution No. 2021-18 by title only.

**RESOLUTION NO. 2021-18
Annual Rate Resolution (FY 2021-22)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES, FACILITIES AND PROGRAMS FOR THE CITY OF UMATILLA; ESTABLISHING LEGISLATIVE FINDINGS; IMPOSING FIRE SERVICES ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**MOTION by Kaye Adams to approve the Resolution No. 2021-18;
SECOND by Brian Butler
Motion APPROVED by unanimous vote.**

Approval of Resolution No. 2021-19, Tentative Millage Rate

Kevin Stone, City Attorney, read Resolution No. 2021-19 by title only.

RESOLUTION NO. 2021-19

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE AD VALOREM MILLAGE RATE FOR THE CITY OF UMATILLA FISCAL YEAR 2021-2022, PROVIDING FOR COLLECTION OF TAXES, PROVIDING FOR AN EFFECTIVE DATE.

Mr. Stone noted the fiscal year 2021-2022 tentative operating millage rate for the City of Umatilla is 7.1089 mills which is more than the rolled back rate of 6.8976 mills by 3.06%.

Regina Frazier, Finance Director, stated ad valorem tax dollars are being increased to support operations of the City of Umatilla.

**MOTION by John Nichols to approve the Resolution No. 2021-19;
SECOND by Kaye Adams
Motion APPROVED by unanimous vote.**

Approval of Resolution No. 2021-20, Tentative Budget

Kevin Stone, City Attorney, read Resolution No. 2021-20, in its entirety.

RESOLUTION NO. 2021-20

A RESOLUTION OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2021-2022; PROVIDING FOR AN EFFECTIVE DATE.

**MOTION by Brian Butler to approve the Resolution No. 2021-20;
SECOND by John Nichols
Motion APPROVED by unanimous vote.**

First Reading of Ordinance No. 2021-H, Conditional Use Permit for Hennis RIP, LLC, for property located at 563 North Central Avenue

Kevin Stone, City Attorney, read Ordinance No. 2021-H by title only.

ORDINANCE NO. 2021-H

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW AUTO BODY REPAIR AND PAINT BOOTH, LOCATED IN THE C-2 ZONING DISTRICT FOR THE HEREINAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY HENNS RIP, LLC, AND LOCATED AT 563 NORTH CENTRAL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

Mr. Stone stated this is a quasi-judicial proceeding. He swore in anyone who may wish to speak in regard to Ordinance No. 2021-H.

Sherie Lindh, Land Planning Group, gave a summary of the request for CUP.

Aaron Mercer, Development Services and Public Works Director, asked City Council to consider adding the three conditions in the staff report as part of approval of this first reading of the Ordinance.

At this time Fire Chief Shane Lanoue was sworn in and stated a fire suppression system would also be recommended for this project.

MOTION by Kaye Adams to approve the Ordinance No. 2021-H to include the following staff recommendations: 1) Development shall be in substantial conformance with the conceptual development plan; 2) All painting of vehicles shall be conducted within an enclosed paint booth with ventilation and fire suppression; and 3) No sand blasting or vehicle preparation for painting shall be conducted outside of an enclosed area;

SECOND by John Nichols

Mr. Stone suggested the site plan be amended to show the height of the fence.

Motion APPROVED by roll call vote.

| | | | |
|-------------------------------|------------|------------------------------|------------|
| Mayor Adcock | YES | Council Member Adams | YES |
| Vice Mayor Butler | YES | Council Member Creech | YES |
| Council Member Nichols | YES | | |

Approval of Resolution No. 2021-21, FDOT Application for Road Closure of SR 19 for Umatilla High School Homecoming Parade

Kevin Stone, City Attorney, read Resolution No. 2021-21 by title only.

RESOLUTION NO. 2021-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, SUBMITTING A REQUEST TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE TEMPORARY CLOSURE OF THE TWO NORTH BOUND LANES OF STATE ROAD 19 ON OCTOBER 21, 2021; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Police Chief Adams noted staff is meeting with representatives from the Umatilla High School to review the parade route.

MOTION by Chris Creech to approve the Resolution No. 2021-21;

SECOND by Kaye Adams

Motion APPROVED by unanimous vote.

Approval of Resolution No. 2021-22, Acceptance of the FAA Grant Offer for AIP Project 3-12-0026-14-2021 for Rehabilitation and Extension of Runway 1-19 and Taxiway A at the Umatilla Airport

Kevin Stone, City Attorney, read Resolution No. 2021-22 by title only.

RESOLUTION NO. 2021-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, ACCEPTING THE FAA GRANT OFFER FOR AIP PROJECT 3-12-0026-14-2021 FOR THE PURPOSE OF REHABILITATING AND EXTENDING RUNWAY 1-19 AND TAXIWAY A AT THE UMATILLA MUNICIPAL AIRPORT; AUTHORIZING CITY OFFICIALS TO EXECUTE SAID AGREEMENT; PROVIDING FOR A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION by John Nichols to approve the Resolution No. 2021-22;

SECOND by Brian Butler

Motion APPROVED by unanimous vote.

NEW BUSINESS

Award of Contract to Halifax Paving for Airport Runway 1-19 Rehabilitation and Extension Project

MOTION by John Nichols to approve the Award of Contract to Halifax Paving for Airport Runway 1-19 Rehabilitation and Extension Project;

SECOND by Kaye Adams

Motion APPROVED by unanimous vote.

ARPA Agreement – Provided to City Council for Information Only.

REPORTS

City Attorney – Nothing to report.

Kaye Adams – Announced Museum opening.

Mr. Blankenship and Mr. Mercer met with FDOT regarding mast arms (for traffic lights) on Bulldog Lane and SR 19. It was suggested that if the City would maintain the rights of way, saving FDOT from having to do so contractually, they would pro-rate the cost over the years. Through labor and maintenance, the initial cost for the mast arms would be covered. The project is scheduled to begin in November. Mr. Blankenship believes this would be a good deal for the City. Mr. Mercer added the maintenance is only keeping the grass mowed. There was no objection by any of the City Council Members. Mr. Blankenship also spoke with the representative from FDOT about turn signal for the intersection.

Police Chief Bolton – provided an update City Council on a recent traffic stop that led to putting someone in jail for stealing from a local business.

Aaron Mercer – announced the swimming pool is open.

Misti Lambert – provided an update with regard to improvements to electronic signs.

Mayor Adcock – Nothing additional to report.

ADJOURNMENT

With no further business for discussion, meeting adjourned at approximately 6:54 p.m.

Kent Adcock, MAYOR

Gwen Johns, MMC
City Clerk

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: September 15, 2021

MEETING DATE: September 21, 2021

SUBJECT: Final Reading of Ordinance 2021-H, Hennis RIP, LLC., Conditional Use Permit

ISSUE: Allow vehicle and body repair within the C-2 Zoning District

BACKGROUND SUMMARY:

The owner, Robert Hennis, is seeking a conditional use permit for a motor vehicle body and repair to an existing (formerly Wayne's Automotive) mechanic shop. The proposed use as, stated in the application, is auto outfitting and body shop. The owner proposes removal of the existing shed located along the northern property boundary, and installation of an all-inclusive free-standing ventilated paint booth.

Motor vehicle body and repair facility is a permitted use within the Light Manufacturing (LM) zoning district; however, the use is not considered "industrial" and may be permitted as a conditional use within the C-2 zoning category.

The proposed paint booth will be located on the northern portion of the property and will be screened by chain-link fence with black privacy screening and a wooden privacy fence.

Based on data submitted by the applicant, the proposed paint booth will have a filtration system with filtration removal efficiency of 99.94% , which meets or exceeds industry standards. This type of system eliminates any potential for odors after filtration; especially at ground levels.

All body work, sandblasting or painting preparation will occur within the confines of the existing structure. No work will be performed in open air. The existing facility has two (2) service bays which will be utilized.

There are five (5) existing parking spaces along the eastern side of the building and a fence will be constructed along the western boundary to adjoin with the existing fence along the northern and eastern property boundary.

**An updated site plan shows the 6-ft chain link fence with privacy screening along the north and west sides of the property.*

**The updated Staff recommendation includes the use of a fire suppression system as noted by Fire Chief Shane Lanoue at first reading.*

STAFF RECOMMENDATIONS: Approval, subject to the following conditions:

1. Development shall be in substantial conformance with the conceptual development plan.
2. All painting of vehicles shall be conducted within an enclosed paint booth with ventilation and fire suppression system.
3. No sand blasting or vehicle preparation for painting shall be conducted outside of an enclosed area.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

| | | | |
|----------------------------------|------------------------------|-----------------------------|------|
| Reviewed by City Attorney | <input type="checkbox"/> Yes | <input type="checkbox"/> No | √N/A |
| Reviewed by City Engineer | <input type="checkbox"/> Yes | <input type="checkbox"/> No | √N/A |

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3 **ORDINANCE 2021-H**

4 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY**
5 **OF LAKE, STATE OF FLORIDA, APPROVING A CONDITIONAL USE PERMIT TO**
6 **ALLOW AUTO BODY REPAIR AND PAINT BOOTH, LOCATED IN THE C-2 ZONING**
7 **DISTRICT FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF**
8 **UMATILLA, FLORIDA; OWNED BY HENNS RIP, LLC AND LOCATED AT 563**
9 **NORTH CENTRAL AVENUE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING**
10 **FOR AN EFFECTIVE DATE.**

11 **WHEREAS**, an application has been received by Robert Hennis, Managing Member on behalf of
12 Hennis RIP, LLC, Owner, requesting a Conditional Use Permit pursuant to Chapter 7 of the City
13 Land Development Regulations to allow the property located at 563 North Central Avenue,
14 Umatilla, Florida (the “Property”), to be used for auto body repair and paint booth within the C-2
15 zoning district; and

16
17 **WHEREAS**, public notice has been provided as required by the Land Development Regulations
18 of the City of Umatilla; and

19
20 **WHEREAS**, the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning
21 Board.

22
23 **NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida,
24 as follows:

25
26 **Section 1: Purpose and Intent.**

27
28 That the Property in the zoning district of General Commercial (C-2), being situated in the City of
29 Umatilla, Florida, shall hereafter be granted a Conditional Use Permit to allow auto body repair
30 and paint booth.

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32 **LEGAL DESCRIPTION:** See Exhibit “A”.

33
34 Alternate Key # 1129761

35
36 **Section 2: Zoning Classification.**

37 That the Property shall be granted a Conditional Use Permit to allow auto body repair and a
38 maximum of one (1) paint booth located in the C-2 zoning district in accordance with Chapter 7,
39 Section 1 of the Land Development Regulations of the City of Umatilla, Florida.

- 40
41 a. Development shall be in substantial conformance with the conceptual development plan
42 attached as Exhibit “B”.
- 43 b. All painting of vehicles shall be conducted within an enclosed paint booth with ventilation and
44 a fire suppression system. No sand blasting or vehicle preparation for painting shall be
45 conducted outside of an enclosed area.
- 46 c. The Owner shall comply with all applicable provisions of the Land Development Regulations
47 of the City of Umatilla.

48
49 **Section 3: Severability.**

50 If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to
51 be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this
52 Ordinance shall remain in full force and effect.

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54 **Section 4: Effective Date.**

55 This Ordinance shall become effective upon passage.
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63 PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake
64 County, Florida, this 21st day of September, 2021.

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68 _____
69 Kent Adcock, Mayor
70 **City of Umatilla, Florida**

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72 ATTEST: Approved as to Form:

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76 _____
77 **Gwen Johns, CMC**
78 **City Clerk**

_____ **Kevin Stone**
City Attorney

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80 (SEAL)

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82 Passed First Reading: September 7, 2021
83 Passed Second Reading: September 21, 2021

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EXHIBIT "A"

Lots 9, 10, 11 and 12, Block 16, North Umatilla, according to the Plat thereof as recorded in Plat Book 6, Page 35 through 37, of the Public Records of Lake County, Florida.

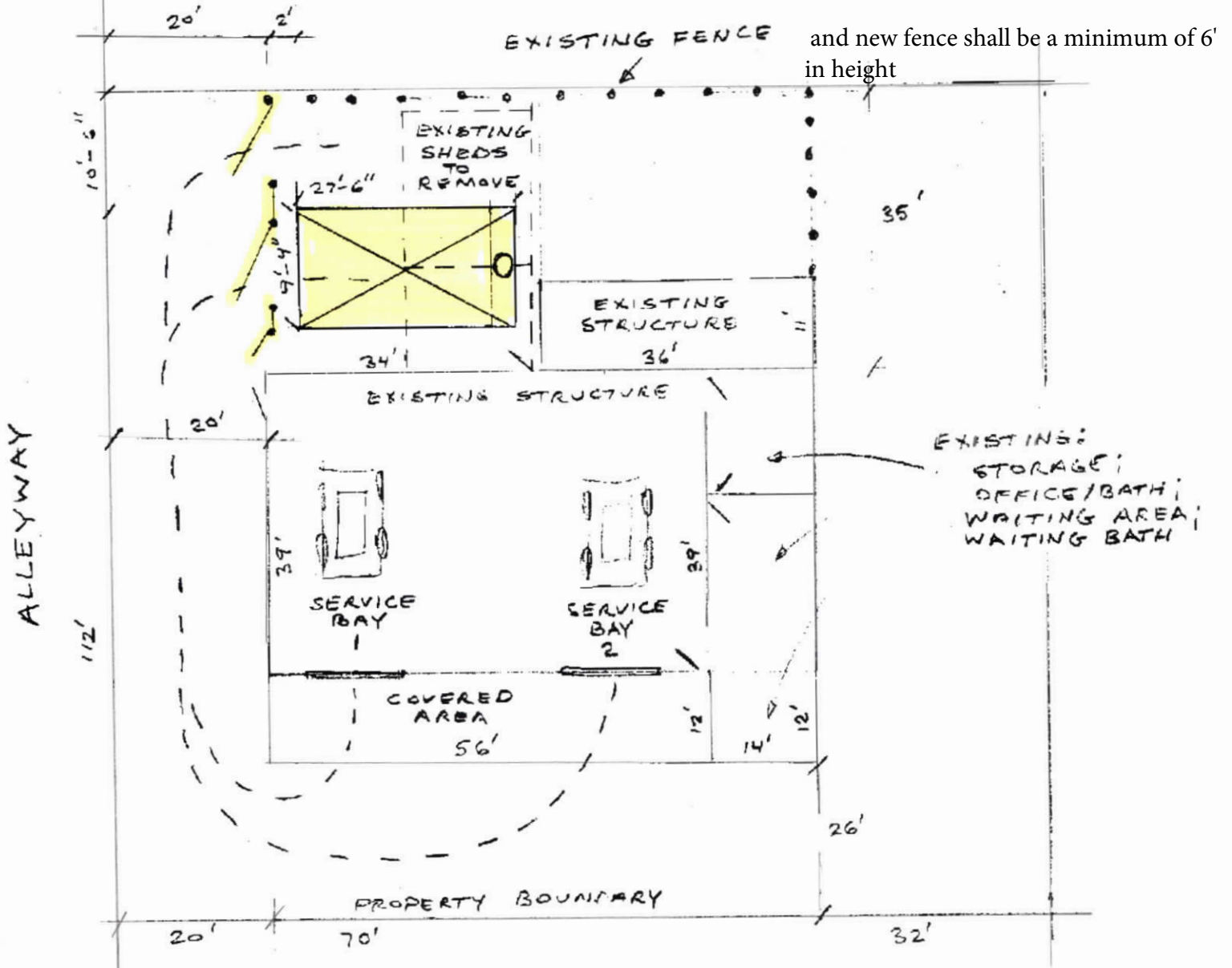
And

The North ½ of Lot 8, Block 16, North Umatilla, according to the plat thereof as recorded in Plat Book 6, Page 35 through 37, of the Public Records of Lake County, Florida, better described as follows:

Begin at the Northeast corner of the above mentioned Lot 8, Block 16, North Umatilla, run S 08°17'38" W along the East line of said Lot 8 for a distance of 12.50 feet; thence N 81°51'00" W parallel with the North line of said Lot 8, 120.00 feet to a Point on the west line of said Lot 8; thence N 08°17'38" E along the West line of said Lot 8, 12.50 feet to the Northwest corner of said Lot 8; thence S 81°51'00" E along the North line of said Lot 8, 120.00 feet to the Point of Beginning.

PROPOSED, CONDITIONAL USE IMPROVEMENTS ARE SHOWN IN HIGHLIGHT. THIS INCLUDES THE FOLLOWING:

- REMOVE EXISTING SHEDS & PLACE NEW PRE-ENGINEERED PAINT BOOTH
- NEW FENCING WILL ELIMINATE ALL VEHICLES FROM VIEW. THIS WILL BE AN IMPROVEMENT FROM PRIOR MECHANICS SHOP WITH MULTIPLE VEHICLES STORED IN OPEN. FENCING WILL BE 6' HIGH CHAIN LINK WITH PRIVACY FABRIC
- ALL WORK PERFORMED WITHIN CONFINED FACILITY. NO EXTERIOR WORK. DUST CONFINEMENT TO SHOP. PAINT BOOTH FILTRATION SYSTEM REMOVES ALL PARTICULATE MATTER FROM AIR. EXHAUST SYSTEM DISCHARGES UP AND THROUGH ROOF-OVER. DISCHARGE CONTAINS NO DUST. NOISE CONTAINED BEHIND BUILDING.



SCALE 1/2" = 10'

PROPERTY SF 13,500 ±
TWO ROLL-UP WORK BAYS
WORK AREA SF 2184 ±

**CITY OF UMATILLA
AGENDA ITEM STAFF REPORT**

DATE: September 16, 2021

MEETING DATE: September 21, 2021

SUBJECT: Florida Department of Environmental Protection and St. John’s River Water Management District Application Fees

ISSUE: Requesting Reduction of Permit Application Fees

BACKGROUND SUMMARY: Section 218.075 Florida Statutes, provides for a reduction or waiver of processing fees for municipalities with a population of 25,000 or less and a per capita taxable value less than the statewide average. The City of Umatilla qualifies for reduced permit fee through March 31, 2022, because the City’s per capita taxable value is less than the statewide average for the current fiscal year and the percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average for the current fiscal year

The City of Umatilla does qualify for reduced permit application fees not to exceed \$100 for public purpose projects submitted to the FDEP and SJRWMD through March 31, 2022.

STAFF RECOMMENDATIONS: Approval

FISCAL IMPACTS:

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

Reviewed by City Engineer Yes No N/A

RESOLUTION 2021-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, LAKE COUNTY, FLORIDA, REQUESTING REDUCTION OF PERMIT APPLICATION FEES BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 218.075, Florida Statutes, provides for a reduction or waiver of processing fees for municipalities with a population of 25,000 or less and a per capita taxable value less than the statewide average; and

WHEREAS, the City of Umatilla certifies that it is a municipality with a population of 25,000 persons or less; and

WHEREAS, the City of Umatilla certifies that it qualifies for permit processing fee reduction through March 31, 2022, because the City's per capita taxable value is less than the statewide average for the current fiscal year and, further, because the percentage of assessed property value that is exempt from ad valorem taxation is higher than the statewide average for the current fiscal year; and

WHEREAS, these factors are supported by a Memorandum dated March 19, 2021 prepared by the Florida Department of Revenue, Property Tax Oversight Research & Analysis attached herewith as Exhibit "A", incorporated herein by reference;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA:

Section 1. Recitals. The foregoing recitals are legislative findings of the Umatilla City Council, are true and correct, and are incorporated herein by reference.

Section 2. Certification. The City Council of the City of Umatilla does hereby certify that the City qualifies for reduced permit application fees not to exceed \$100 for public purpose projects submitted to the Florida Department of Environmental Protection (FDEP) or St. Johns River Water Management District (SJRWMD) through March 31, 2022. The Mayor is authorized to execute such forms of certification or resolution promulgated by FDEP or SJRWMD containing information consistent with this Resolution.

Section 3. Severability. It is the intent of the City Council of the City of Umatilla that if any section, sentence, clause, phrase or provision of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Resolution.

Section 4. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of September 2021, by the City Council of the City of Umatilla, Lake County, Florida, at a special Council meeting.

Kent Adcock, Mayor

ATTEST:

Approved as to form:

Gwen Johns, MMC, City Clerk

Kevin M. Stone, City Attorney

Exhibit "A"



Florida Department of Revenue
Property Tax Oversight

Jim Zingale
Executive Director

5050 West Tennessee Street, Tallahassee, FL 32399

floridarevenue.com

March 19, 2021

City of Umatilla
PO BOX 2286
UMATILLA, FL 32784

CITY OF UMATILLA

The table below shows the requested information related to per capita taxable value and the percentage of assessed property that is exempt from ad valorem taxation.

| | <u>City of Umatilla</u> | <u>Florida</u> |
|---|-------------------------|-------------------|
| Total Just Value | 265,535,855 | 3,077,627,487,463 |
| Total Assessed Value | 240,077,678 | 2,620,928,738,607 |
| Taxable Value | 160,328,570 | 2,114,141,143,069 |
| Exempt Amount | 79,749,108 | 506,787,595,538 |
| Population | 4,196 | 21,483,409 |
| Per Capita Taxable Value Average | 38,210 | 98,408 |
| Percentage of Assessed Value Exempt from Taxation | 33.22% | 19.34% |
| Millage | 7.1089 | |
| Sources: "Ad Valorem Data Book 2020" (DOR) and "Florida Estimates of Populations 2020" (BEBR) | | |

Please contact either Lizette Kelly at 850-617-8865 or Lizette.Kelly@floridarevenue.com or Allison Kever at 850-617-8925 or Allison.Kever@floridarevenue.com if you have any questions. Thank you.

Property Tax Oversight, Research & Analysis

ak



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF August 10, 2021 – August 16, 2021

ARRESTS

| | | | |
|-----------|------------|------------------------------------|---|
| 8/13/2021 | 1:25 am | Christopher Douglas Umatilla | Simple battery domestic and violation of probation for battery. |
| 8/14/2021 | 7:29 pm | Richard March Umatilla | Disorderly Intoxication |
| 8/16/2021 | 8:29 pm | Stephen Brown Umatilla | Disorderly intoxication and resisting arrest. |

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|-----------|------------|---------------------------------|--|
| 8/14/2021 | 2:59 am | Christopher Rawson Eustis | Driving with a suspended driver's license knowingly. |
| 8/15/2021 | 2:06 am | Shameel Bradberry Orlando | Fleeing and attempting to elude law enforcement, failure to obey a traffic control device, failure to maintain a single lane and refusing to sign the citations. |

REPORTS FILED

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|-----------|------------|---|--|
| 8/13/2021 | 8:12 pm | Officers took a report of a group of juveniles entering the store and one juvenile stealing a box of disposable e-cigarettes. | |
|-----------|------------|---|--|

ACTIVITY BREAKDOWN

| | |
|--------------------------|----|
| ARRESTS | 5 |
| DISPATCHED CALLS | 88 |
| TRAFFIC STOPS | 21 |
| TRAFFIC CITATIONS ISSUED | 11 |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF August 17, 2021 – August 23, 2021

ARRESTS

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CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

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REPORTS FILED

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|-----------|-------------|--|
| 8/18/2021 | 11:16 am | Officers responded to a disturbance on Devault Street. Parties were separated prior to officer's arrival and one person left the property. |
| 8/18/2021 | 11:40 am | A report was filed with officers after an employee quit their job and failed to return company owned items. |
| 8/18/2021 | 12:55 pm | Officers took a report of theft after a water lock had been cut off the pipes of a city residence. |
| 8/19/2021 | 12:30 pm | Officers responded to a disturbance at the Circle K on North Central in reference to a juvenile being attacked by another juvenile. |
| 8/19/2021 | 12:48 pm | Officers transported a person to Lifestreams Behavioral Center under the Baker Act. |
| 8/28/2021 | 7:33 pm | Officers took a report of a stolen motorcycle from a residence on North Kentucky Avenue. |
| 8/22/2021 | 6:15 pm | Officers took a report of a boat that had been sold without the owner's permission. |

ACTIVITY BREAKDOWN

| | |
|--------------------------|----|
| ARRESTS | 0 |
| DISPATCHED CALLS | 95 |
| TRAFFIC STOPS | 21 |
| TRAFFIC CITATIONS ISSUED | 1 |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF August 24, 2021 – August 30, 2021

ARRESTS

| | | | |
|-----------|------------|-----------------------|--|
| 8/25/2021 | 8:29 pm | Juvenile Deland | Resisting a law enforcement officer without violence. |
| 8/27/2021 | 7:48 pm | Jenny James Deland | Warrant for failure to appear in court. |
| 8/30/2021 | 1:07 pm | Juvenile Paisley | Officers located several juveniles hiding in the park during school hours. Three juveniles were returned to school. One juvenile who refused to identify himself was arrested and charged with obstruction by disguise. The juvenile was released to a parent. |

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|--|--|--|--|
| | | | |
| | | | |

REPORTS FILED

| | | | |
|-----------|------------|---|--|
| 8/24/2021 | 4:18 pm | Officers responded to a fight which had occurred in the area of Mebane and SR19. | |
| 8/26/2021 | 4:00 pm | Officers assisted DCF with an investigation. | |
| 8/27/2021 | 8:10 pm | Officers responded to the Food Mart on South Central Avenue where they took a report of a person punching another customer. | |
| 8/30/2021 | 7:19 pm | Officers took a person to Lifestream's Behavioral Center under a Baker Act. | |

ACTIVITY BREAKDOWN

| | |
|--------------------------|-----|
| ARRESTS | 3 |
| DISPATCHED CALLS | 101 |
| TRAFFIC STOPS | 23 |
| TRAFFIC CITATIONS ISSUED | 2 |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF August 31, 2021 – September 6, 2021

ARRESTS

| | | | |
|----------|------------|-----------------------------|--|
| 9/6/2021 | 9:07 pm | Billie Jo Green Umatilla | Arrested on a warrant for Grand theft, possession of methamphetamine without a prescription, seven counts of drug paraphernalia, and possession of marijuana less than 20 grams. |
|----------|------------|-----------------------------|--|

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|----------|-------------|----------------------------------|--|
| 9/1/2021 | 11:08 pm | Shannon Rodriguez Umatilla | Driving with a suspended driver's license knowingly. |
| | | | |

REPORTS FILED

| | | | |
|-----------|-------------|--|--|
| 8/31/2021 | 5:17 pm | Officers took a report of a burglary to a residence on Trowell Avenue. | |
| 9/2/2021 | 11:00 am | Officers took a report of a fraud. A person attempting to get a loan from what appeared to be an online bank provided Visa gift cards as a down payment. The gift cards were spent and the online bank no longer answered any calls. | |
| 9/3/2021 | 9:05 pm | Officers took a report of a missing juvenile. The juvenile has been entered into the national system. | |
| 9/5/2021 | 2:15 am | Officers responded to a dumpster fire outside of Little Darlings Daycare on Orange Avenue. | |
| 9/6/2021 | 1:05 pm | Officers responded to a disturbance at the Combat Café. The person had left the premises prior to law enforcements arrival. | |

ACTIVITY BREAKDOWN

| | |
|--------------------------|----|
| ARRESTS | 2 |
| DISPATCHED CALLS | 44 |
| TRAFFIC STOPS | 4 |
| TRAFFIC CITATIONS ISSUED | 3 |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF September 7 2021 – September 13, 2021

ARRESTS

| | | | |
|-----------|-------------|-------------------------------|--|
| 9/11/2021 | 8:11 | Kelly Hendershott Umatilla | Possession of a controlled substance without a prescription. |
| 9/12/2021 | 1:55 pm | Ryan Williams homeless | Two counts of larceny petit theft 3 rd or subsequent offense. |
| 9/13/2021 | 11:27 am | Shawna Bashor Umatilla | Felony domestic battery. |

CRIMINAL CITATIONS REQUIRING COURT APPEARANCE

| | | | |
|----------|------------|-----------------------------|-------------------------------------|
| 9/7/2021 | 9:14 am | Karina Martinez Umatilla | Driving without a driver's license. |
|----------|------------|-----------------------------|-------------------------------------|

REPORTS FILED

| | | | |
|-----------|-------------|---|--|
| 9/8/2021 | 10:36 am | A fraud report was filed when the complainant received several letters from credit cards which had not been applied for. | |
| 9/9/2021 | 8:35 pm | Officers responded to a domestic disturbance on Winogene Avenue. One person had left the premises prior to law enforcement arriving. | |
| 9/10/2021 | 10:10 am | Officers took a missing person report finding out that Eustis Police Department had contact with the person after their vehicle had mechanical problems. | |
| 9/10/2021 | 2:10 pm | Officers took a report of a person entering a rented premise without permission from the renter or landlord. | |
| 9/11/2021 | 4:00 am | Officers responded to an alarm at the Family Dollar Store. Someone had attempted to enter the business setting of the alarms. | |
| 9/11/2021 | 11:34 am | A bicycle was stolen from the bicycle rack at Umatilla Middle School when a student had ridden the bicycle to school for band practice. The bicycle was recovered and returned to the owner the next day. | |
| 9/13/2021 | 5:09 pm | Officers responded to the city parking lot in reference to a part missing off of a vehicle. Video footage showed that the vehicle entered the parking lot already missing the part. | |
| 9/13/2021 | 6:18 pm | Officers transported a person to Lifestreams Behavioral Center under the Baker Act. | |



UMATILLA POLICE DEPARTMENT PRESS RELEASE

WEEK OF September 7 2021 – September 13, 2021

ARRESTS

ACTIVITY BREAKDOWN

| | |
|---------------------------------|------------|
| ARRESTS | 4 |
| DISPATCHED CALLS | 104 |
| TRAFFIC STOPS | 26 |
| TRAFFIC CITATIONS ISSUED | 1 |



Umatilla Public Library August 2021



| 2020/2021 | April | May | June | July | August |
|----------------------|--------|--------|--------|--------|--------|
| Visits | 5340 | 3999 | 3945 | 4221 | 4237 |
| Checkouts | 3041 | 2262 | 2926 | 3019 | 2909 |
| E-Books (digital) | 355 | 367 | 368 | 347 | 307 |
| Total Circulation | 3396 | 2629 | 3294 | 3366 | 3216 |
| New Patrons | 21 | 22 | 107 | 43 | 42 |
| Computer use | 143 | 115 | 150 | 135 | 150 |
| Wireless | 567 | 517 | 473 | 453 | 533 |
| YA programs (attend) | | | 81 | | |
| Adult programs | | | | | 14 |
| Children's Programs | | | 203 | 282 | |
| Study Hall | 167 | | | | |
| Meeting room attend. | | | | | |
| Cash to city | 270.63 | 357.18 | 446.35 | 319.63 | 338.44 |

September Events

Storytime Station: Thursdays at 11 a.m. for ages 3-5 with a caregiver, but all ages are welcome. Ride the reading train into Storytime Station. This literature rich experience will bring books to life through story and song. Afterwards join us for craft time.

Technology programs include **Coding Club** for elementary school students and an adult computer class series starting with **Tech Talk** and **Internet Basics**.

October Events

New Adult programs include:

Writing Your Memoirs: October Mondays at 1 p.m. Remember and reflect on your life and preserve these memories in a book or series of essays. This memoir writing class is perfect for senior citizens. Taught by the Friends President, Janet Pauley.

Umatilla Literary Society: Friday, 10/8/21 at 11 a.m. In Literary Society book lovers get together and discuss whatever they are reading. They compare notes, make lists of new titles to try, and encourage each other to break out of reading ruts.

Find the Umatilla Public Library event calendar online at <https://mylakelibrary.evanced.info/signup/calendar>.

Range: First to Last
Violation Date Range: First to 09/16/21
Ordinance Id Range: First to Last
Use Type Range: First to Last
User Code Range: First to Last
Open: Y
Completed: N
Void: N
Pending: N
Customer Range: First to Last
Inc Violations With Waived Fines: Yes

Violation Id: 18-00048 Parcel Id: 1499429 Prop Loc: 128 CASSADY ST

| Ordinance Id | Description |
|--------------|--|
| IPMC 304.1.1 | <p>304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:</p> <ol style="list-style-type: none">1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;3. Structures or components thereof that have reached their limit state;4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects;6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;7. Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects;8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects;10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects;12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. |

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

Violation Id: 20-00050

Parcel Id: 1130662

Prop Loc: 195 BULLDOG LN

Ordinance Id Description

IPMC 301.3 301.3 Vacant Structures and Land. Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Conditions: Structures and premises not maintained in a clean, safe, secure and sanitary condition.

IPMC 302.7 302.7 Accessory Structures.
Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Conditions: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

IPMC 304.1 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Conditions: Exterior of structure is not structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

IPMC 304.4 304.4 Structural Members. Structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

Conditions: Structural members are not being maintained free from deterioration. Porch awning on office failing, roofing components on barn are damaged or not secured properly.

IPMC 304.13 304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Conditions: Window not kept in sound condition, good repair and weather tight.

IPMC 304.19 304.19 Gates. Exterior gates, gate assemblies, operator systems if provided, and hardware shall be maintained in good condition. Latches at all entrances shall tightly secure the gates.

Conditions: Exterior gate not maintained in good condition or tightly secured.

34-16A Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Conditions: Accumulation of rubbish, trash, debris, junk, or other unsightly or unsanitary matter on property.

Violation Id: 20-00135 Parcel Id: 1406838 Prop Loc: 310 N CENTRAL AVE

| Ordinance Id | Description |
|--------------|-------------|
|--------------|-------------|

Violation Id: 21-00031 Parcel Id: 3622014 Prop Loc: 453 PEARL ST

| Ordinance Id | Description |
|--------------|-------------|
|--------------|-------------|

| | |
|----------|---|
| CHICKENS | <p>Ordinance 2017-A Ch 8, Sec 9: Backyard Chickens. General Requirements. Chickens (gallus domesticus), other than roosters, shall be allowed for personal use as an accessory use within the Agricultural Residential (AR), Low Density Residential District (R-18), Single-Family Residential District (R-15), Urban Residential District (R-12), Residential Single Family (R-10), Single Family Medium Density Residential District (R-8) and the Multi-Family High Density Residential (R-5) Districts. For purposes of this code, any chicken that crows shall be deemed a rooster.</p> <p>A. General Requirements. Any person keeping, harboring, raising or maintaining chickens as an accessory to an occupied dwelling unit shall be subject to the following restrictions:</p> <p>Ordinance 2017 " A Backyard Chickens 2</p> <ol style="list-style-type: none"> 1. Any person wishing to raise or maintain chickens on their property within the enumerated zoning districts must first submit an application for a permit to do so to the city's building department and obtain a permit from the City. Application for a permit constitutes consent for the city to inspect the applicant's facilities prior to issuance of the permit and during the life of the permit to ensure that the facilities are adequate to meet the requirements of this section and that no nuisance has occurred. A permit may contain conditions imposed to ensure compliance with this section. 2. No more than five (5) chickens may be kept; 3. Slaughtering of chickens is prohibited; 4. Chickens must be secured within the chicken coop or other fenced enclosure, suitable to protect them from dangers associated from predators and the elements, at all times; 5. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with rodents or other pests shall be kept in a rodent and pest-proof container; 6. No manure shall be allowed to accumulate on the floor of the coop or ground. A fly-tight bin for storage of manure shall be utilized; the size shall be sufficient to contain all accumulations of manure. The fly-tight bin shall be |
|----------|---|

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- kept at least twenty (20) feet away from all property; and
7. Composting of chicken manure shall be allowed in an enclosed bin. The composting bin shall be kept at least twenty (20) feet away from all property lines.
8. The sale of eggs, meat, feathers, or other chicken products from chickens permitted pursuant to this section is prohibited.
9. The keeping of chickens shall not be considered a farm, nor is it considered the process of farming.

Conditions: neighbor complaint

Violation Id: 21-00033 Parcel Id: 1406994 Prop Loc: 555 GOLDEN GEM DR

| Ordinance Id | Description |
|--------------|-----------------|
| LDR 11 SEC 4 | PERMIT REQUIRED |

No building or other structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

Conditions: Shed and fence installed without a permit

Violation Id: 21-00036 Parcel Id: 1128820 Prop Loc: 610 N CENTRAL AVE

| Ordinance Id | Description |
|--------------|--|
| IPMC 304.1 | 304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. |
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. |

Violation Id: 21-00037 Parcel Id: 3544404 Prop Loc: 188 LORI CT

| Ordinance Id | Description |
|--------------|---|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of |

accumulation of trash, junk, debris, and nonliving plant material.

54-14 Sec. 54-14. - Dead or diseased tree removal on private property.

(a)The city shall have the right to cause the removal of any dead or diseased trees on private property within the city, when such trees constitute a hazard to life, personal safety of any person or property, or harbor insects or disease which constitute a potential threat to other trees within the city.

Removal shall be done by said owners at their own expense within sixty (60) days after the date of service of notice. In the event of failure of the owner to comply with such notice, the city shall have the authority to remove such trees and charge the cost of removal to the owner's property tax notice or bill the property owner directly.

(b)Notice to the property owner, and opportunity to object and contest the city's decision, is a prerequisite to any assessment of costs set forth in subsection (a) above.

Violation Id: 21-00038

Parcel Id: 1499381

Prop Loc: 42 S TROWELL AVE

| Ordinance Id | Description |
|--------------|------------------------------------|
| 54-13 | 54-13 Pruning and Corner Clearance |

Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and to the extent that there shall be a clear space of eight (8) feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light, or interferes with visibility of any traffic-control device or sign.

Violation Id: 21-00047

Parcel Id: 1499518

Prop Loc: 110 S TROWELL

| Ordinance Id | Description |
|--------------|--|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. |

34-34 NUISANCE whenever the enforcement officer finds that there appears to be a violation of this article or finds the existence of a nuisance, as defined herein, the enforcement officer may serve a notice of violation upon the owner, and, if applicable, the agent, custodian, lessee or occupant, directing such owner, and,

if applicable, the agent, custodian, lessee or occupant, to bring into compliance the violation within ten (10) calendar days of the date such notice is received. For purposes of this article, notice is received on the earliest of the day it is hand delivered to the property owner, the date the property is posted with said notice, or five days after said notice is mailed to the property owner, postage prepaid.

For the purpose of this article, the term "nuisance" shall also include any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which the premises are located.

54-13 54-13 Pruning and Corner Clearance

Every owner of any tree overhanging any street or right-of-way within the city shall prune the branches so that such branches shall not obstruct the light from any street lamp or obstruct the view of any street intersection and to the extent that there shall be a clear space of eight (8) feet above the surface of the street or sidewalk. Said owners shall remove all dead, diseased or dangerous trees, or broken or decayed limbs which constitute a menace to the safety of the public. The city shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light, or interferes with visibility of any traffic-control device or sign.

58-17C Abandoned Property Maintenance
(c) Visible front and side yards shall be landscaped and maintained to the neighborhood standard at the time registration was required.

Violation Id: 21-00049

Parcel Id: 3781589

Prop Loc: 351 N CENTAL AVE

| Ordinance Id | Description |
|--------------|--|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. |

Violation Id: 21-00051

Parcel Id: 2966955

Prop Loc: 27 CAYMAN CIR

| Ordinance Id | Description |
|--------------|---|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior |

portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

Conditions: grass 2 feet high

Violation Id: 21-00053

Parcel Id: 1501172

Prop Loc: 204 W OCALA ST

| Ordinance Id | Description |
|---------------|---|
| 52-6 COMM VEH | (a) Parking of commercial vehicles in residential districts.- Except as provided herein, no commercial vehicle shall be left unattended upon any residential property. A commercial vehicle of not over one ton rated capacity may be parked on a lot whose principal use is residential and where the commercial vehicle is used by the resident of the premises. A commercial vehicle of not over two (2) tons rated capacity may be parked, if in an enclosed garage on a lot whose principal use is residential in nature and where the commercial vehicle is used by the resident of the premises. Permitted nonresidential uses may utilize and park on their premises such commercial and other vehicles as may be necessary and customary for those uses, but this provision shall not be construed to permit the parking of school buses utilized by the public, private or parochial schools, and the number of commercial vehicles may not exceed one. |

Conditions: UNKOWN IF THE RESIDENT IS EMPLOYEE OF PORT'O JOHN COMPANY OR IF THEY ARE THERE TO SET UP FOR CONTRACTORS DOING WORK ON PROPERTY. REINSPECT TO ASCERTAIN.

Violation Id: 21-00054

Parcel Id: 3551150

Prop Loc: 25 CAYMAN CIR

| Ordinance Id | Description |
|--------------|--|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material. |
| IPMC 505.1 | 505.1 General. Every sink, lavatory, bathtub, shower, drinking fountain, water closet, or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs, and showers shall be supplied with hot or tempered and cold running water in accordance with the Uniform Plumbing Code as adopted in PMC Chapter 15.04. |

Violation Id: 21-00056

Parcel Id: 1500168

Prop Loc: 546 GUERRANT ST

| Ordinance Id | Description |
|--------------|--|
| 34-16A | Sec. 34-16(a)- (a) It shall be unlawful for any owner, agent, custodian, lessee, or occupant of any lot, parcel or tract of land within the city to permit the |

excessive growth of weeds, grass, vegetation or undergrowth; or to permit rubbish, trash, debris, dead trees, nonliving plant material, junk, abandoned automobiles or other vehicles, refrigerators or other unsightly or unsanitary matter to remain on any exterior portion of the property, including the exterior portion of any building located thereon. Accordingly, such owner, agent, custodian, lessee or occupant shall maintain and keep the property free of accumulation of trash, junk, debris, and nonliving plant material.

IPMC 304.1.1.8 Unsafe Conditions: The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects;

34-34 NUISANCE Whenever the enforcement officer finds that there appears to be a violation of this article or finds the existence of a nuisance, as defined herein, the enforcement officer may serve a notice of violation upon the owner, and, if applicable, the agent, custodian, lessee or occupant, directing such owner, and, if applicable, the agent, custodian, lessee or occupant, to bring into compliance the violation within ten (10) calendar days of the date such notice is received. For purposes of this article, notice is received on the earliest of the day it is hand delivered to the property owner, the date the property is posted with said notice, or five days after said notice is mailed to the property owner, postage prepaid.

For the purpose of this article, the term "nuisance" shall also include any condition or use of premises or of building exteriors which is detrimental to the property of others or which causes or tends to cause substantial diminution in the value of other property in the neighborhood in which the premises are located.
