

ARTICLE 4

SIGN REGULATIONS

4.01.00 General Provisions

These sign regulations are intended to complement the requirements of the adopted building and electrical codes. In case of an inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply. It is the intent of this Article to encourage the use of signs which are compatible with their surroundings and appropriate to the type of activity to which they pertain.

It is unlawful for any person to display untrue, false or misleading statements upon signs, billboards, or other public places, calculated to mislead the public as to anything sold, any services to be performed, or information disseminated. The fact that any such sign or display shall contain words or language, sufficient to mislead an ordinary person in reading the same, shall be prima facie evidence of a violation of this section by the persons displaying such sign, or permitting same to be displayed at their residence, establishment or place of business.

4.01.01 Definitions

(A) A sign is any object which contains a written word or words or symbol or symbols which word or words, symbol or symbols is visible from a public right-of-way.

4.02.00 Exempted Signs

The following signs are exempt from the operation of these sign regulations, and from the requirement that a permit be obtained for the erection of permanent signs, provided they are not placed or constructed so as to create a hazard of any kind:

- (A) Signs that are not designed or located so as to be visible from any street or adjoining property.
- (B) Signs of two square feet or less, provided that such sign, or combination of such signs, does not constitute a sign prohibited by Section 4.03.00 of this Code. Each occupant of a commercial or semi-public use may have a sign that contains the name and profession of the occupant.
- (C) Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property.
- (D) Legal notices and official instruments.

- (E) Temporary holiday lights and decorations provided such items are removed no later than 30 days after the holiday being celebrated.
- (F) Memorial signs or historic markers containing names of buildings, dates of erection and other information when inscribed in a masonry surface or metal plaque and permanently affixed to the side of a building.
- (G) Public warning signs to indicate the dangers of trespassing, swimming, animals or similar hazards.
- (H) Signs carried by a person.
- (I) Temporary religious displays erected on church grounds.
- (J) Temporary construction signs not exceeding 12 square feet in size.
- (K) Temporary real estate yard signs or signs naming the future site occupant not exceeding 12 square feet in size.
- (L) Temporary signs indicating yard sales or garage sales, provided that such signs are removed within 48 hours.
- (M) For each dwelling unit, one sign no larger than six square feet in area which contains the name of the occupant, name of the dwelling, profession of the occupant and/or house number.

4.03.00 Prohibited Signs

The following types of signs are prohibited in all zoning districts:

- (A) Portable signs, for periods of more than ten days. Placement of portable signs for ten days or less must have approval of the Police Department as to location.
- (B) Abandoned signs.
- (C) Signs that are in violation of the adopted building or electrical codes.
- (D) Any sign that, in the opinion of the Development Director, constitutes a safety hazard.
- (E) Blank temporary signs.
- (F) Signs imitating or resembling official traffic or government signs or signals.
- (G) Signs attached to trees, telephone poles, public benches, streetlights, or signs placed on any public property or public right-of-way.
- (H) Signs placed on vehicles or trailers that are parked or located for the primary purpose of

displaying said sign (this does not apply to permitted portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business).

- (I) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- (J) Any sign obstructing traffic visibility.
- (K) Signs with moving, revolving or rotating parts, except trademark signs at least 12 feet in height and rotating at no more than two revolutions per minute.
- (L) Signs with lights or illuminations that flash, move, rotate, blink, flicker, or vary in intensity or color, except on theater marquees and time-temperature-date signs.
- (M) Illuminated signs of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians using or entering a public right-of-way, or that are a hazard or nuisance to occupants of any property because of glare or other characteristics.
- (N) Signs emitting sound, odor, smoke, or steam.
- (O) Signs that display any words, characters or illustrations that are obscene, lewd, indecent, lascivious, or immoral nature.
- (P) No person shall paint, paste, print or nail any banner, sign, paper sign or any advertisement or notice of any kind whatsoever, or cause same to be done, on any curbstone, flagstone, pavement or any other portion or part of any sidewalk or street, or upon any trees, lamppost, telephone or telegraph pole, hydrant, bridge, workshop or tool shed.
- (Q) Murals that are used as advertising. Murals are considered artwork and may not be used as an advertising sign.

4.04.00 Permitted Signs

The following signs are permitted within the City of Wauchula, subject to the standards provided in this Section and require a permit from the Development Director. Each application for a sign permit must include a drawing of the sign, with dimensions, and the placement on the lot indicated.

- (A) Height. No sign shall exceed fifteen (15) feet in height without specific approval of the Development Director, or his designee. Signs located in C-1, HC-1, and P-1 zones are limited to five (5) feet in height.
- (B) Illumination. No illuminated sign shall be located so to face directly, shine, or reflect glare into a dwelling home situated in the vicinity of such sign. (See also Section 4.03.00 (L) and Section 4.03.00 (M).)
- (C) Billboards. Billboards and signs not related to goods or services available on the premises shall *not* be permitted in a P-1 Professional/Neighborhood Commercial or C-1 Historic

Downtown Commercial district; and shall *not* be permitted on any lot that is surrounded by residential dwelling units. Billboards shall only be permitted within other districts at such locations and in such a manner as will not constitute a traffic hazard or eyesore.

- (D) Where the rear of a sign would be visible from any street or from an adjoining district of residential classification, the exposed structural members of such sign shall be concealed by painted lattice work or by planting, and such back screening shall be properly maintained.
- (E) The following signs are permitted in commercial and industrial zones unless not allowed due to other provisions of this Code:
 - (1) The total surface area of signs other than billboards shall not exceed 200 square feet per zoning lot. A billboard is defined as a sign composed of a flat, continuous and uninterrupted surface (including cut-outs) that measures 72 square feet in aggregate sign area or more, and upon which advertising or other matter may be displayed promoting goods, services or other things not sold or available upon the site which the sign is located. A billboard includes a changeable copy sign. All billboards must have approval of the City Council;
 - (2) Signs serving or incidental to a Special Exception subject to approval by the City or Wauchula City Council; and
 - (3) Small incidental signs such as those necessary to control or direct traffic, parking, or access shall be permitted in addition to those allowed above, provided no such sign shall exceed two square feet on one side.

4.04.01 On-site Commercial/ Industrial Signs

On-site commercial signs are permitted as an accessory use to commercial or industrial structures on property zoned for such uses. No sign shall exceed fifteen (15) feet in height without specific approval of the Development Director.

- (A) Number of Signs Permitted. For each frontage of 75 feet to 250 feet on a publicly maintained road, one sign is permitted near the right-of-way and one sign is permitted attached to the building. For parcels having 250 feet or more of frontage on a single road, an additional sign per entrance shall be allowed and signs shall be located near the entrance.
- (B) Small Lots. For businesses with less than 75 feet of street frontage, only one sign, mounted on the building, is allowed.
- (C) Corner Lots. For lots or parcels situated at intersections, an additional sign may be placed on the additional street frontage, one for up to 250 feet of frontage and one additional sign if there is more than 250 feet of street frontage, placed on the second street. In addition, one more sign may be mounted on the building facing the second street.

- (D) Through Lots. For through lots, an additional sign may be mounted on the back of the building.
- (E) Design Standards for Affixed Signs. Commercial signs that are affixed to a building are limited to one (1) square foot of sign area for each two (2) lineal feet of street frontage, or thirty-six (36) square feet of sign area, whichever is larger, and are included in the limit of two (2) signs per lot.
- (F) Design Standards for Freestanding Signs Total sign area may be up two (2) square feet for each lineal foot of building street frontage or one (1) square foot for each lineal foot of lot street frontage whichever results in a larger sign area, but not to exceed sixty-four (64) square feet in C-2 and I zones or forty-eight (48) square feet in all other zones. Sign height shall not exceed fifteen (15) feet in C-2 and I zones and five (5) feet in all other zones. All freestanding signs shall be set back ten (10) feet from any property line.
- (G) Design Standards for Canopy Signs. Signs mounted under a canopy, awning or awning-like structure shall be a maximum of four (4) square feet in size, shall maintain a clearance of seven (7) feet from the bottom of the sign to the top of the walkway beneath and shall swing freely.
- (H) Engineering Plans Required for Large Signs. Signs exceeding 72 square feet must be designed by a professional engineer for safety reasons. The sealed engineering plans must accompany the request for a permit.
- (I). Window Advertising. Window advertising of the kind described in this paragraph shall not count against the total signage for a business, industry or profession, but not more than twenty-five percent (25%) of all of the glass surfaces of the windows facing a public street or right-of-way may be used for signage or any other opaque items that block the glass, including, but not limited to, posters, fliers, advertisements, display racks, other interior furnishings or similar materials or objects.
- (J) Off-premises Signs. An off-premises sign may be posted on the property of an existing commercial business if: the owner of the business is willing to give up a portion of his maximum sign allowance to the off-premises sign. To calculate the size of the off-premises sign allowed: the total square feet of the off-premises sign plus the signs of the business on which the off-premises sign is posted may not exceed the maximum allowed for the principal business located on the property. The off-premises sign may not exceed 75% of the total maximum allowed. The off-premises sign may not exceed the height nor one-half the width of the principal sign. An off-premises sign may not be posted on vacant property under any circumstances.

4.04.02 Special Event Signs

Notwithstanding any other provision of this Article 4, the Development Director may permit a special event signing program for a period of not more than 30 days in a year for any use or combination of uses of any type. Special event signs may include, but are not limited to:

- (A) Signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move in the wind.
- (B) Searchlights used to advertise or promote a business or to attract customers to a property.
- (C) For each lot with a semi-public use - religious, charitable, educational, or cultural - signs not exceeding six square feet in area that are used for not more than 30 days.
- (D) Political signs: for each lot, one sign no more than six square feet in area which are put in place no earlier than 60 days prior to the election or referendum to which they pertain. These political signs must be removed within 10 working days after the election or referendum to which the sign relates is over. The person or persons responsible for the placement of a political sign must be responsible for its removal.

4.04.03 Entrance/Exit Signs

All entrance and exit signs, such as those found at banks and fast-food restaurants, must be placed low enough so as not to obstruct visibility of the roadway. Additionally, (1) signs may be internally lit; (2) signs shall be no larger than three square feet; (3) signs shall not be placed in the road right-of-way; and (4) signs must conform to all the regulations of this Article.

4.04.04 On-site Residential Signs

Notwithstanding any other provision of this Article 4, the following signs are permitted in residential or PUD zoning districts.

- (A) Subdivision Identification Signs. Non-illuminated or indirectly lit ground or wall signs identifying a neighborhood for residential areas that include at least five acres of land area are permitted. These signs shall only be allowed at major entrance-ways; and not more than one sign shall be located at each entrance-way.
- (B) Multifamily housing developments. Multifamily housing developments may have one identification sign per street frontage. These signs may be ground or wall signs. The only form of artificial illumination allowed is indirect illumination. Identification signs shall be limited to one square foot of area per dwelling unit up to a maximum of 30 square feet.

- (C) Home-based Occupation Signs in Residential Districts. In residential zoning districts, home-based occupations may have a sign not to exceed six (6) square feet, which shall be mounted flat against the residence. Home-based Occupations in historic districts, such as inns or tearooms or antique stores, may have a pole-mounted, swinging sign, in the tradition of signs of the historic period. If the sign is lighted, the sign may not be lit after 11:00 p.m. in residential zoning districts.
- (D) Maximum Sign Area in Residential Districts. The Board of Adjustment may allow nonresidential special exceptions to have non-illuminated signs no larger than 24 square feet in area.

4.05.00 Maintenance

All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by the City of Wauchula, and shall present a neat and clean appearance. The vegetation around, in front of, behind, and underneath the base of ground signs for a distance of fifty feet (50') shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire or health hazard shall be permitted under or near the sign.

4.06.0 Murals

A. Definitions:

1. "Historical Preservation Commission" means the duly appointed members of the City Historical Preservation Commission.
2. "Main Street Board" means the Board of Directors of Main Street of Wauchula, Inc., a Florida not-for-profit corporation.
3. "Mural" means a picture of graphic design painted upon the exterior of a building, structure or window for embellishment or decorative purposes without a commercial purpose. Any language, logo, commercial message or pictorial representation relating to the advertisement of any products or services or the ideal of any business is not a mural.
4. "Planning and Zoning Board" means the duly appointed members of the City's Planning and Zoning Board.

B. Purpose:

1. It is the purpose of this Section to enhance the aesthetic image of the City in order to promote tourism, enhance property values and to showcase the historical and cultural assets of the City.
2. It is the purpose of this Section to protect the health, safety and welfare of the citizens of the City by establishing reasonable design criteria, permitting procedures and maintenance requirements.

C. Location of Murals. Murals may be permitted in the commercial and industrial districts only.

D. Permitting:

1. No person, persons, entity or entities may install, construct, paint or modify any mural without an approved mural permit.

2. Permit Application:

- a. The Community Development Department shall develop and maintain application forms and time schedules for the application process.
- b. The application form shall include, but not be limited to the following requirements:
 - (1) Name and address of applicant.
 - (2) Name and address of property owner, if other than the applicant.
 - (3) Street address and parcel ID number of the property upon which the mural is to be painted.
 - (4) An affidavit by the property owner authorizing the painting of a mural upon the subject property and accepting responsibility for maintenance of the mural pursuant to the standards set forth in this Section of the ULDC.
 - (5) Scaled architectural elevation of the building façade clearly indicating the location of the proposed mural.
 - (6) Scaled full color rendering of the proposed mural.
 - (7) Color photo of the building of sufficient size and clarity to indicate the size and placement of the proposed mural.
 - (8) Maintenance schedule identifying how the mural will be maintained including, without limitation, the following:
 - (a) Name and address of person or entity responsible for continuing maintenance of the proposed mural;
 - (b) Description and specifics of the ultra violet light resistant coating to be applied to the proposed mural;
 - (c) Description and specifics of the sacrificial coating to be applied to the proposed mural for graffiti protection; and
 - (d) An executed mural removal agreement between the property owner and the applicant.

3. Review of Permit Application:

- a. There shall be a two-step review process for property located within the City Historical District:
 - (1) The Main Street Board and the Historical Preservation Commission shall simultaneously review the application for compliance with the criteria set forth in Paragraph G. of this Section and forward their respective responses and recommendations to the City Planning and Zoning Board within thirty (30) days of receipt of said application by them.
 - (2) The Planning and Zoning Board shall review the application for compliance with Paragraph D.2.b. and

Paragraph E. of this Section and it shall consider the respective recommendations of the Main Street Board and the Historical Preservation Commission, and either approve, approve with conditions, or deny the application.

- b. Those applications for proposed murals on buildings located outside the Historical District shall be reviewed by the Planning and Zoning Board only.
 - c. Should the Planning and Zoning Board deny the application, it shall set forth with specificity the reasons therefore and the applicant may appeal the denial to the Commission within ten (10) days of the date of said denial.
 - d. The Commission shall review a timely filed appeal of a denied applicant within thirty (30) days of the date the appeal is filed and affirm the denial, reserve the denial and approve the application, or reverse the denial and approve the application with conditions.
4. Administrative Action. The decision of the Commission shall be final administrative action, reviewable by certiorari in circuit court as provided by law.
- E. Mural Requirements and Review Criteria. The Main Street Board, the Historical Preservation Commission and the Planning and Zoning Board shall apply the following criteria in the review of all mural permit applications:
1. City designated theme-based murals shall be encouraged to the greatest extent possible.
 2. Murals shall be designed for decorative, non-commercial purposes only and shall contain no written messages, logos, corporate representations or banners, and may not be used in any way to advertise the structure or property upon which they appear. Murals that are found to be in violation of this Section shall be regulated as a sign in accordance with the applicable provisions of this Code.
 3. Mural colors shall be exempt from building code color regulations or other applicable regulations.
 4. The maximum square footage upon which a mural may be applied to the side of a multi-story structure is forty percent (40%). Single-story structures are exempt from a maximum square footage cover requirement.
 5. The facades of building or structures upon which murals are applied shall be in good condition. Murals shall be applied to a prepared wall surface free of cracks, peeling paint or stucco, and shall be covered with a protective coat to minimize deterioration.
 6. A proposed mural shall not create a public safety hazard, including, without limitation, a distraction to vehicular traffic, as determined by the chief of police or his designee.
 7. All murals shall be weatherproofed to maintain their aesthetic quality.
 8. Murals shall not be artificially illuminated in any manner whatsoever.
 9. Murals shall exemplify high artistic standards of quality and shall be

applied by professional artists or licensed painters, or under the direct supervision of such persons.

10. Murals shall be applied in strict accordance with an approved mural permit application. Any deviation(s) from the approved permit application with respect to the rendering, materials or style of the mural may result in the revocation of the mural permit.
11. Murals shall not extend beyond or project above vertical or horizontal line of any wall or structure upon which the mural is applied or installed. Projections greater than six (6) inches from the surface upon which the mural is applied or installed are prohibited.
12. Murals that contain obscene subject matter as defined in Chapter 847, Florida Statutes, are prohibited.

F. Restoration or Removal of Murals.

1. Notice of Determination That a Mural Must be Restored or Removed:

- a. Upon identification of a mural that has become a deteriorated, or no longer satisfies the terms and conditions upon which the mural permit was granted, a notice shall be sent by the code enforcement officer to the owner(s) of the building as listed on the most recent available records of the Hardee County Property Appraiser, and to the permittee, if not the same person or entity as the owner(s), by registered or certified mail, return receipt requested, or by hand delivery by the said code enforcement officer or other City police officer directing that the mural be restored or removed. Also, said notices shall be posted on or adjacent to the mural. Failure of any person to receive notice shall not invalidate any proceeding under this Section. Evidence of an attempt to serve notice and proof of posting shall be sufficient to show that these notice requirements have been met. Proof of posting shall be by affidavit of the person posting said notice. Attached to the affidavit shall be a copy of the notice posted.
- b. As applicable, the notice should contain generally the following information:
 - (1) The name of the person upon whom the notice is served.
 - (2) The street address of the building upon which the mural is painted.
 - (3) That the mural has been determined to be deteriorated or no longer satisfies the terms and conditions upon which it was permitted.
 - (4) If restoration will remedy the situation, a summary of the nature and extent of restoration required.
 - (5) If the conditions are of such character that restoration is not feasible or reasonably expected to remedy the condition of the mural, notice that the mural must be removed.
 - (6) That within forty-five (45) days from the date of the

notice, a proposal for restoration by a professional artist or licensed painter must be submitted to the code enforcement officer, or the mural must be removed.

2. Referral to the Code Enforcement Board. If the conditions are not remedied within forty-five (45) days of the notice of determination, or a proposal for restoration not received, and restoration not completed within a reasonable time thereafter, the determination shall be referred by the code enforcement officer to the Code Enforcement Board (hereinafter the "Board) for a public hearing concerning the subject mural. The owner(s) of the building and the permittee, if not the same person or entity as the owner(s), shall be notified by the code enforcement officer of the time, place and purpose of the public hearing. Also, said notice shall be posted on or adjacent to the mural. Failure of any person to receive notice shall not invalidate any proceedings under this Section. Evidence of an attempt to serve notice and proof of posting shall be sufficient to show that these notice requirements have been met. Proof of posting with date and place of posting shall be by affidavit of the person posting the notice. Attached to the affidavit shall be a copy of the notice posted.
3. Action by the Code Enforcement Board:
 - a. If the owner(s) of any building with a mural painted thereon has failed to restore or submit a proposal for restoration as provided in Section F.2., after the expiration of the forty-five (45) day period, the Board shall consider removing the mural.
 - b. Ease case before the Board shall be presented by the code enforcement officer. At the hearing, the Board shall proceed to receive evidence and take testimony on the cases before the Board. All testimony shall be under oath and shall be recorded. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.
 - c. After receiving evidence and or testimony on the case at said public hearing conducted by said Board that any mural is deteriorated or no longer satisfies the terms and conditions upon which it was permitted in accordance with Section E., the Board may order the owner(s) to remedy the conditions by restoration or removal by a date set by the Board, and providing the failure of the owner(s) to do so will result in the Board authorizing the code enforcement officer to take action to remedy the conditions and charge all expenses thereof against the real property. The Board may take any other appropriate action to carry out the purpose and intent of its order. The Board, the code enforcement officer, or the owner(s) may request a postponement or continuance of a scheduled public hearing.
 - d. If the conditions are not remedied within the time established by the Board, the code enforcement officer shall take whatever

action deemed necessary and appropriate to remedy the conditions, including fencing, screening and removing the deteriorated mural. In the event removal of the mural is required by the code enforcement officer, the code enforcement officer shall notify the Commission prior to said removal.

4. Notice of Removal:

- a. A certified copy of the order of the Board's determination that the mural should be removed, together with a copy of the notice of determination by the code enforcement officer as provided in Section 3. shall be sent by the code enforcement officer to each owner listed on the most recent available records of the Hardee County Property Appraiser by registered or certified mail, return receipt requested, or by hand delivery by the code enforcement officer or other City police officer.
- b. In addition, a certified copy of the order of the Board's determination that the mural should be removed, together with a copy of the code enforcement officer's notice of determination, shall be posted on the building following the adoption of said order of the Board.
- c. Failure of a person to receive notice shall not invalidate any proceeding under this section. Evidence of an attempt to serve notice and proof of posting shall be sufficient to show that these notice requirements have been met. Proof of posting with the date and place of posting shall be by affidavit of the person posting the notice. Attached to the affidavit shall be a copy of the notice posted.

5. Appeals to the City Commission.

- a. The Commission has the sole authority to hear and decide appeals from the decision or determination of the Board pursuant to the Board's authority under this ordinance. Appeals may be taken by any person aggrieved or by any officer, board, department or agency of the City government adversely affected by the decision or determination of the Board. An appeal shall be taken within ten (10) working days after rendition of said decision or determination, by filing with the code enforcement officer, a written notice of appeal specifying its grounds. The appeal shall be on a form prescribed by the Board.
- b. Upon receipt of the notice of appeal, the code enforcement officer shall transmit to the Commission all documents, plans, papers, minutes, applications, recommendations or other materials relating to the appealed decision. The appeal of any decision of the Board shall be on evidence made on the record made before it.
- c. "Public Hearing". The Commission shall hold a hearing on said appeal after publication of notice stating the time, place and purpose of the hearing in a newspaper of general circulation in the City at least ten (10)

days before said hearing. The applicant or his duly authorized agent shall also post, at least ten (10) days prior to the date of such hearing, a notice provided by the code enforcement officer in a conspicuous place or places on the building or structure involved in the hearing. In all cases, affidavit proof with the date and place of the required publication and posting of the notices shall be present at the hearing. The Commission shall decide the appeal within a reasonable time. The Commission may, upon appeal, reverse, affirm or modify any order, decision or determination of the Board. If the Commission finds that the City should pay the costs of an appeal, it may so authorize. No appeal shall be granted in whole or in part unless four (4) members of the City Commission concur.

6. Administrative Action. The decision of the Commission shall be final administrative action, reviewable by certiorari in circuit court as provided by law.
7. Assessment of Cost of Abatement; Imposition of Lien. As soon after such abatement as provided for in Paragraph M. is feasible, the cost, plus a minimum of \$100.00 to defray administrative and operating expenses for abating the nuisance on such premises, shall be calculated and invoiced by the code enforcement officer to the owner of the premises. The cost plus said expenses are due and payable upon the date of the mailing of said invoice. Such additional charges are hereby declared to be necessary for the purpose of inspection and administration and enforcement of this article. Thereupon, the code enforcement officer, shall levy a special assessment lien in the amount of such cost plus administrative expense against such premises. Such lien shall describe the premises and show the total costs assessed are due and payable. Until payment is complete, such assessments shall be legal, valid and binding obligation upon the property. Thirty (30) days after the filing of the lien, interest shall begin to accrue at the rate of twelve percent (12%) per annum on any unpaid portion thereof. The amount to be charged to defray administrative and operating costs and the interest rate to accrue on liens filed hereunder shall be amended by resolution of the City Commission.
8. Recording of Lien. As soon as possible after the assessment has been made, as provided in this ordinance, by the code enforcement officer, a certified copy of the special assessment lien shall be recorded in the official records of the county in the office of the clerk of the circuit court in and for the county, and the lien shall become effective as of the date of filing such copy with said clerk of the circuit court. The code enforcement officer after recording of said lien, shall forward to the owner or owners a copy of the recorded lien by registered or certified mail, return receipt requested, or by hand delivery, by the code enforcement officer or other City police officer.
9. Satisfaction of Lien. Upon satisfaction of the lien created under this article, the code enforcement officer shall file an order of satisfaction,

release and dismissal of lien with the clerk of the circuit court.

10. Removal by Owner A mural may be removed by the property owner at any time.
 11. Removal Agreement. Approved murals shall not be installed until the City receives a written removal agreement properly executed by the applicant, the property owner, if not the same person or entity, and the City. The City shall furnish said agreement.
- G. Minimum Exterior Property Maintenance Code. Any violation of this order may be enforced through the Minimum Exterior Property Maintenance Code or pursuant to any other applicable law.
 - H. Penalty. If the code enforcement officer shall find that any of the provisions of this article are being violated, he shall notify the property owner of such violations, in writing, indicating the nature of the violation and ordering any action necessary to correct it. Any person found guilty of a violation of any provision of this article, or any lawful order of the Board or code enforcement officer, shall be punished in accordance with section 1-13 of the Code.
 - I. Civil Remedies. The City may institute in any court, or before any administrative board of competent jurisdiction, action to prevent, restrain, correct or abate any violation of this article or of any order or regulations made in connection with its administration or enforcement; and the court or administrative board shall adjudge to the plaintiff such relief by way of injunction or any other remedy allowed by law or otherwise, to include mandatory injunction, as may be proper under all the facts and circumstances of the case, in order to fully effectuate the regulations adopted and orders and rulings made pursuant thereto.

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