



## ITEM SUMMARY

**MEETING DATE:** September 8, 2021

**FROM:** Kara L. Irwin-Ferris, AICP, Director of Building, Planning, & Engineering

**SUBJECT:** Ordinance 2021-09: Unsafe Building Abatement Code

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### BACKGROUND

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In 2019, the Municipal Codes of the City of Greenacres were updated to include measures for the enforcement of codes and the abatement of nuisances in the City. Previously, the City had not undertaken many nuisance abatement projects since the costs the City expended on these projects were often unrecoverable as resulting liens are typically inferior to mortgages or other liens. Concurrent with the Code changes for nuisance abatement, the City adopted a code to provide for the legal requirements for the levy and collection of nuisance abatement services as non-ad valorem assessments. This provided a mechanism to recoup the money spent on nuisance abatement by the City.

Currently, the City seeks to provide for the identification and abatement of unsafe buildings throughout the City. There is a concurrent text change to the code to add those Unsafe Building abatement costs incurred through the enforcement so that such costs may be collected using the existing special assessment in Chapter 2 of the Code of Ordinances.

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### ANALYSIS

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The purpose of this Code amendment is to provide a mechanism to address, through demolition, unsafe buildings and structures within the City considered a nuisance. Currently, the City code does not address unsafe buildings that have not been maintained adequately and where the City has exhausted all other remedies without compliance.

The purpose is to secure the public health, safety and welfare by ensuring that all buildings are structurally sound and that such premise provide adequate egress, sanitation, light and ventilation for the protection of life and property and are free from fire and other hazards incidental to their construction, alteration, use and occupancy. The provisions of this section shall apply to all unsafe buildings and shall apply equally to new and existing conditions.

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### FINANCIAL INFORMATION

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No financial impact expected.

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## LEGAL

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The Ordinance has been prepared in compliance with City Code and Florida State Statutes.

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## STAFF RECOMMENDATION

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*Approval* of Ordinance 2021-09 amending City Code Chapter 4 Buildings and Building Regulations.

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Kara L. Irwin-Ferris, AICP  
Director of Building, Planning and Engineering

Attachments:

1. Ordinance No. 2021-09