

*Permitted* means to possess a valid building or site improvement permit.

*Person* means any individual, partnership, corporation, association or other organization, however formed.

Words not defined here shall have the meaning as stated in the current edition of the Florida Building Codes, and the Florida Fire Prevention Code or Webster's 3rd New International Dictionary.

(Ord. No. 2019-15, § 3, 6-10-19)

Sec. 7-93. - Unlawful residential, commercial and industrial building nuisances.

It shall be unlawful for any person owning, leasing, renting, occupying or having charge of any real property in the county to maintain the property or to allow the property to be maintained in a manner such that any of the following conditions are found to exist thereon as determined by the building official, except as otherwise stated herein or as may be allowed by any other provision of law. The prohibited conditions are:

(1) *Buildings and structures.*

- a. Any building or structure which is vacant and open to unlawful trespass;
- b. Any partially constructed, reconstructed or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid and current building or demolition permit or when there has not been any substantial completed work on the project for one hundred eighty (180) days (per Florida Building Code section 105.4.1.3) from the last date of an approved inspection;
- c. Any building or structure which by reason of rot, weakened joints, walls, floors, underpinning, roof, ceilings, unsecure foundation, or other causes has become dilapidated or deteriorated;
- d. Any building or structure with exterior walls and/or roof coverings which have become so deteriorated as to not provide adequate weather protection and be likely to, or have resulted in, termite infestation or dry rot;
- e. Buildings or structures with broken or missing windows or doors which constitute a hazardous condition or a potential attraction to trespassers. For purposes of this chapter "window" shall include any opening, including glazed doors, which open upon a yard, court, or vent shaft open to the elements;
- f. Buildings or structures including, but not limited to, walls, windows, fences, signs, retaining walls, driveways, walkways, poles or other objects which are broken, deteriorated, or damaged to the extent that the disrepair presents a risk to public safety, and any building or structure used or intended to be used for dwelling purposes which, because of inadequate maintenance, dilapidation, decay, damage, fire, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the building official to be unfit for human habitation;
- g. Any building or structure that is determined by the building official to be "unsafe" or "dangerous" as described in chapter 2, definitions of the current edition of the Florida Existing Building Code;

(2) *Miscellaneous.*

- a. Any other condition or use of a property that gives rise to a reasonable determination by the building official that such condition or use represents a threat to the health, safety and welfare of the public by virtue of its condition or use, or hazardous nature.
- b. Except as otherwise provided herein the provisions of this chapter shall be administered and enforced by the building official. In the enforcement of this chapter the building official and designated officers may,