

ORDINANCE NO. 2619-05

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA,
AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE"
ARTICLE III, "ZONING" SO AS TO AMEND SECTION 58-91
"DEFINITIONS" TO REVISE THE DEFINITION OF FLOOR
AREA RATIO WITHIN SPECIFIC BOUNDARIES IN THE
CENTRAL BUSINESS (C-2) DISTRICT.**

**NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF
WINTER PARK:**

SECTION 1. Chapter 58 "Land Development Code," Article III, "Zoning" of the Code of Ordinances is hereby amended by amending within Section 58-91 "Gross Floor Area" the following paragraph:

ARTICLE III. ZONING

Section 58-91. Definitions

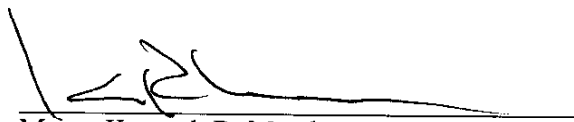
Gross Floor Area:

10. With respect to the gross floor area of residential buildings within the Central Business District, but limited to properties which front on Morse Boulevard no more than two blocks east of Park Avenue, and which front on the east side of New York Avenue between Morse Boulevard and Canton Avenue, the gross floor area shall be measured from the interior surface of the walls. In addition, structural columns, ground floor garages, ramps, mechanical rooms, utility rooms, closets, laundry rooms, chases, vertical openings, and bathrooms shall all be excluded from the calculations of "gross floor area."

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

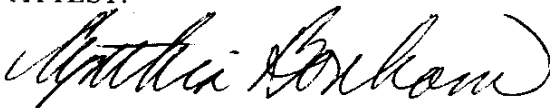
Section 3. This ordinance shall become effective immediately upon its final passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 14th day of February, 2005.



Mayor Kenneth R. Marchman

ATTEST:



City Clerk

ORDINANCE NO. 2620-05

AN ORDINANCE OF THE CITY OF WINTER PARK,
FLORIDA, AMENDING CHAPTER 58 "LAND
DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO
AMEND THE "GENERAL PROVISIONS" TO PROVIDE
SETBACK REGULATIONS FOR CERTAIN RECREATIONAL
STRUCTURES. (ZTA 11:04)

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF
WINTER PARK:

SECTION 1. That Chapter 58 "Land Development Code", Article III "Zoning" of the
Code of Ordinances is hereby amended and modified by adding Section 58-82 "General
provisions" subsection (K)(9) to read as follows:

(K) Accessory buildings, structures and uses in residential zones.

(9) Play structures: Play structures, tree forts and similar play structures used by
children that incorporate an elevated floor level type of raised or elevated platform for
walking or playing upon equal to or greater than six (6) feet above natural grade shall
maintain a side and rear setback of at least 15 feet. If attached accessories are
incorporated including swings, slides and similar play items used by children that are not
six (6) feet in height or over those play structures may be permitted up to a five (5) foot
setback. Play structures include playground type equipment, swings, slides, forts and
similar structures used by children. All other provisions of accessory building regulations
shall also apply.

SECTION 2. All ordinances or portions or ordinances in conflict herewith are hereby
repealed.

SECTION 3. This ordinance shall become effective immediately upon its final
passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park,
Florida, held in City Hall, Winter Park, on this 14th day of February, 2005.



Mayor Kenneth R. Marchman

ATTEST:



City Clerk