

ORDINANCE 3356-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 22, "BUILDINGS AND BUILDING REGULATIONS," OF THE CITY CODE OF ORDINANCES TO IMPLEMENT AMENDMENTS TO SECTION 553.899, FLORIDA STATUTES, RELATING TO MILESTONE INSPECTIONS AND REPAIRS; PROVIDING FOR ENFORCEMENT THROUGH THE CODE COMPLIANCE BOARD; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Building Code Act of 1998 directed the Florida Building Commission to establish a statewide uniform building code known as the Florida Building Code, as governed by Chapter 553, Florida Statutes; and

WHEREAS, Chapter 2024-173, Laws of Florida (House Bill 913), amended Section 553.899, Florida Statutes, to revise provisions governing milestone inspections and repair deadlines for condominium and cooperative buildings; and

WHEREAS, the City Commission of the City of Winter Park finds it necessary and in the interest of public safety to adopt local administrative amendments to facilitate the enforcement of milestone inspection requirements, as authorized by state law; and

WHEREAS, the City Commission further finds that these amendments are consistent with Chapter 553, Florida Statutes, are no more stringent than necessary, and serve the specific needs of the City and its residents; and

NOW, THEREFORE, BE IT ENACTED by the people of the City of Winter Park, Florida, as follows:

Section 1. Recitals. The recitals stated hereinabove are incorporated herein by reference and are made fully a part of this Ordinance.

Section 2. Amendment. Article II of Chapter 22 of the Code of Ordinances of the City of Winter Park is hereby amended as follows (words that are stricken out are deletions; words that are underlined are additions; provisions not included are not being amended):

Section 22-28. - Amendments to the Florida Building Code.,

110.9.10. Failure to comply with the established deadlines associated with the milestone inspections shall be referred to the local Code Compliance Board. Failure to comply with the deadlines associated with the commencement of repairs for substantial structural deterioration identified in phase two inspection reports constitutes a violation and shall be referred to the local Code Compliance Board.

110.9.11. A ~~board of county commissioners or municipal governing body may adopt an ordinance requiring that a~~ condominium or cooperative association and any other owner that is subject to this section must schedule or commence repairs for substantial structural deterioration identified in a phase two inspection report within a ~~specified timeframe~~ 365 days after the ~~local enforcement agency~~ city receives a phase two inspection report.; ~~however, such repairs must be commenced within 365 days after receiving such report.~~ If an owner of the building fails to submit proof to the city ~~local enforcement agency~~ that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the ~~local enforcement agency~~ city must review and determine if the building is unsafe for human occupancy.

Section 3. Codification. It is the intention of the City Commission of the City of Winter Park that the provisions of Section 2 of this Ordinance shall become and be made a part of the Code of Ordinances of the City. All other provisions of Section 22-28 not specifically amended herein shall remain in full force and effect.

Section 4. Conflicts. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park or part thereof, this Ordinance shall control to the extent of the conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase of this Ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remainder of this Ordinance shall not be affected thereby.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the 24th day of September, 2025.

Shelia DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk