



# Board of Adjustments Regular Meeting

## Agenda

**October 21, 2025 @ 5:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings](http://cityofwinterpark.org/meetings) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

**1. Call to Order****2. Consent Agenda**

- a. Approve the minutes of September 16, 2025. 1 minute

**3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker****4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. BOA-2025-0010. Request of Leonardo Gomes with Mint Homes USA LLC: for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A. 10 minutes

**5. Non-Action Items****6. Staff Updates****7. Board Comments****8. Upcoming Agenda Items****9. Adjournment**