



Planning & Zoning Board Regular Meeting

Agenda

December 2, 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/ 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. Minutes of November 4, 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. CPA #25-05. Request of Tara Tedrow for an Ordinance amending Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria, which will impact 1020 Palmer Avenue. **At the request of the applicant, this item has been tabled until February 3, 2026.**
5. **Action Items**
6. **Non-Action Items**
7. **Staff Updates**
8. **Board Comments**
9. **Upcoming Agenda Items**
10. **Adjournment**



Planning & Zoning Board

agenda item 2.a

item type

Consent Agenda

meeting date

December 2, 2025

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Minutes of November 4, 2025.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

None



Planning & Zoning Board

agenda item 4.a

item type

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meeting date

December 2, 2025

prepared by

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #25-05. Request of Tara Tedrow for an Ordinance amending Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria, which will impact 1020 Palmer Avenue. **At the request of the applicant, this item has been tabled until February 3, 2026.**

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments

None