



Code Compliance Board Regular Meeting

Agenda

December 4, 2025 @ 3:00 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. Swearing in of Witnesses**
- 3. Consent Agenda**
 - a. Approve the minutes of Novenber 6, 2025 2 Minutes
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. CCB# PM-24-0165 2245 Howard Dr., Winter Park FL 32789 10 Minutes
 - b. CCB# PM-25-0104 1321 Fairview Ave., Winter Park FL 32789 10 Minutes
 - c. CCB# PM-25-0117 920 Carver St., Winter Park, FL 32789 10 Minutes
 - d. CCB# TRP-2025-0168 125 W. Reading Way, Winter Park, FL 32789 20 Minutes
 - e. CCB# TRP-2025-0171 652 Penn Place, Winter Park, FL 32789 20 Minutes
- 6. Other Business**
 - a. CCB# LDC-24-0336 Atlantic Oasis Trust - Appeal 5 Minutes
- 7. Non-Action Items**
- 8. Staff Updates**
 - a. PM-25-0137 2718 Norris Ave., Winter Park, FL 32789 (Property Maintenance) 1 Minute
 - b. PM-24-0119 2148 Blossom Ln., Winter Park, FL 32789 1 Minute
- 9. City Attorney Reports**
- 10. Board Comments**
- 11. Upcoming Agenda Items**
- 12. Adjournment**