



Code Compliance Board Regular Meeting

Agenda

September 3, 2026 @ 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.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (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).

board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

1. Call to Order**2. Swearing in of Witnesses****3. Consent Agenda**

- a. Minutes of August 6, 2026 4 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-25-0204 514 Dunblane Dr., Winter Park, FL 32792-4617 10 Minutes

- b. CCB# N-26-0005 1695 Lee Rd., Unit D-104, Winter Park, FL 32789 10 Minutes

6. Non-Action Items**7. Staff Updates**

- a. LDC-26-0347 1009 Lake Bell Dr., Winter Park, FL 32789 (Trailer - In Compliance) 1 Minute

8. City Attorney Reports**9. Board Comments****10. Upcoming Agenda Items**

- a. PM-25-0130 209 Tyree Ln., Winter Park, FL 32792 (Property Maintenance) 1 Minute

- b. BLDG-25-0017 209 Tyree Ln., Winter Park, FL 32792 (Building - Illegal Fence) 1 Minute

agenda**estimated time**

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| c. | TRP-2026-0119 151 N Orlando Ave., Winter Park, FL 32789 (Tree Appeal) | 1 Minute |
| d. | LDC-26-0342 2291 Glenwood Dr., Winter Park, FL 32792 (Tree Violation) | 1 Minute |
| e. | LDC-24-0039 961 Bonita Dr., Winter Park, FL 32789 (STR - Massey Hearing) | 1 Minute |

11. Adjournment