



PLANNING AND ZONING BOARD/LOCAL PLANNING AGENCY

REGULAR MEETING AGENDA

THURSDAY, SEPTEMBER 3, 2026 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS

1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call
Invocation
Pledge of Allegiance
Agenda Changes

AWARDS AND PRESENTATIONS

INFORMATIONAL AGENDA

PUBLIC INPUT

Anyone who wishes to speak during Public Input on any Agenda Item or subject matter will need to fill out a "Public Input" form. Individuals will limit their comments to three (3) minutes, and representatives of groups or homeowners' associations shall limit their comments to five (5) minutes, unless otherwise determined by the City Commission.

CONSENT AGENDA

300. Approval of the Thursday, July 2, 2026 Planning and Zoning Board/Local Planning Agency Regular Meeting Minutes.

[2026 07 02 Planning and ZoningLPA Regular Meeting Minutes.pdf](#)

PUBLIC HEARINGS AGENDA

Pursuant to F.S. § 286.0115, if the mayor or any city commissioner receives and/or sends ex parte communications regarding any application filed with the city, the mayor or any city commissioner must publicly disclose such communications before or during the hearing at which a vote is taken on the quasi-judicial matter, so that persons who have opinions contrary to those expressed in the ex parte communications are given a reasonable opportunity to refute or respond to the communications.

400. Ordinance 2026-07: Town Center District T5 Transect Setbacks

[Ordinance No. 2026-07 T5 Setbacks.pdf](#)

[Ord. 2026-07 Business Impact Statement.pdf](#)

[2026 08 24 Ordinance 2026-07 \[First Reading\].pdf](#)

[2026 08 24 Ordinance 2026-07 Affidavit.pdf](#)

401. 1626 Wood Duck Dr – Accessory Dwelling Unit (Conditional Use)

[1626 Wood Duck Dr ADU PZB 9.3.2026 PP.pdf](#)

[Wood Duck Dr ADU Staff Report PZB 9.3.2026 FINAL.pdf](#)

[CADU-2026-0005 Property Card.pdf](#)

[CADU-2026-0005 Elevation Certificate.pdf](#)

[CADU-2026-0005 Site Plan Cover Sheet C1.pdf](#)

[CADU-2026-0005 Site Plan.pdf](#)

[1626-WOOD DUCK-DR-1626 Wood Duck Dr - Parking for ADU-Site Plan_v1.pdf](#)

[CADU-2026-0005 - Application.pdf](#)

REGULAR AGENDA

REPORTS

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ADJOURNMENT

PUBLIC NOTICE

This is a Public Meeting, and the public is invited to attend and this Agenda is subject to change. Please be advised that one (1) or more Members of any of the City's Advisory Boards and Committees may be in attendance at this Meeting, and may participate in discussions.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City of Winter Springs at (407) 327-1800 "at least 48 hours prior to meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26 *Florida Statutes*.

"If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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" - per Section 286.0105 *Florida Statutes*.