



CODE ENFORCEMENT BOARD

REGULAR MEETING AGENDA

TUESDAY, AUGUST 26, 2025 - 5:30 PM

CITY HALL - COMMISSION CHAMBERS
1126 EAST STATE ROAD 434, WINTER SPRINGS, FLORIDA

CALL TO ORDER

Roll Call

Invocation

Pledge Of Allegiance

Approval Of The Agenda

Swearing in of Code Enforcement Officers and Other Individuals giving testimony

INFORMATIONAL

100. Code Compliance Monthly Report - July 2025

[Code Compliance Monthly Report - July 2025.pdf](#)

CONSENT AGENDA

200. Approval of the Tuesday, July 22, 2025 Code Enforcement Board Regular Meeting Minutes

[2025 07 22 Code Enforcement Board Regular Meeting Minutes.pdf](#)

PUBLIC HEARINGS : CONTINUED CASES

PUBLIC HEARINGS : REPEAT CASES

PUBLIC HEARINGS : NEW CASES

500. **Case #2025CE000444**

Address: 300 S Edgemon Ave

Respondent: Vanessa O. Celi Aguilera

Violation: FBC Section 105.1 – *Permits, Required*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

[SCPA Appraisal Maps.pdf](#)

[SCPA Images.pdf](#)

[Google Maps Images.pdf](#)

[Permit Documents \(Permit #RESO-2025-3261\).pdf](#)

[Realtor.com MLS Listing.pdf](#)

[300 S Edgemon Ave \(Unit A\) Airbnb.com Rental Listing.pdf](#)

[300 S Edgemon Ave \(Unit B\) Airbnb.com Rental Listing.pdf](#)

[300 S Edgemon Ave \(Unit C\) Airbnb.com Rental Listing.pdf](#)

501. **Case #2025CE000445**

Address: 300 S Edgemon Ave

Respondent: Vanessa O. Celi Aguilera

Violation: WSCO Section 20-182 – *Uses Permitted*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

[SCPA Appraisal Maps.pdf](#)

[SCPA Images.pdf](#)

[Google Maps Images.pdf](#)

[Realtor.com MLS Listing.pdf](#)

[300 S Edgemon Ave \(Unit A\) Airbnb.com Rental Listing.pdf](#)

[300 S Edgemon Ave \(Unit B\) Airbnb.com Rental Listing.pdf](#)

[300 S Edgemon Ave \(Unit C\) Airbnb.com Rental Listing.pdf](#)

[300 S Edgemon Ave Airbnb.com Rental Listing.pdf](#)

502. **Case #2025CE000446**

Address: 300 S Edgemon Ave

Respondent: Vanessa O. Celi Aguilera

Violation: WSCO Section 6-84(a) – *Accessory Buildings, General*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

[SCPA Images.pdf](#)

[SCPA Appraisal Maps.pdf](#)

[Google Maps Images.pdf](#)

[300 S Edgemon Ave \(Unit C\) Airbnb.com Rental Listing.pdf](#)

503. **Case #2025CE001138**

Address: 848 Benchwood Ct

Respondent: FKH SFR PROPCO B-HLD, LP

Violation: IPMC Section 302.7 – *Accessory Structures*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

504. **Case #2025CE001139**

Address: 848 Benchwood Ct

Respondent: FKH SFR PROPCO B-HLD, LP

Violation: WSCO Section 20-439(a) – *Parking Areas on Residential Lots; Design Requirements*

[Presentation.pdf](#)

[Additional Case Information.pdf](#)

PUBLIC HEARINGS : NON-COMPLIANCE CASES

REGULAR AGENDA

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*.