

citywide PUBLIC NOTICE



1020 PALMER AVENUE COMP PLAN TEXT AMENDMENT

**PUBLIC
HEARINGS**
*Dates subject to change.

Planning & Zoning Board TUE **12-02-25*** @ 5 p.m.

City Commission WED **12-10-25*** @ 3:30 p.m.

City Hall Commission Chambers

2nd Floor | 401 S. Park Ave. | Winter Park, FL 32789

In order to split the lot at 1020 Palmer Ave., applicant Tara Tedrow is requesting the following policy be added to the Future Land Use Element of the Comprehensive Plan:

Policy 1-5.1.8: Additional Lakefront Lot Considerations.

Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA, and has a Single Family Residential Future Land Use designation, which exists as of October 1, 2025, into two resultant lots subject to the following standards:

- (1) each lot shall have 150 feet of frontage on both the lake and street; and
- (2) each lot shall be a minimum of 1.5 acres each; and
- (3) the total floor area ratio (FAR) between the two lots may equal, but shall not exceed, 40,000 square feet; provided the final gross floor area of each lot shall be determined at the lakefront site plan review and in no event shall either lot exceed 35% FAR.

Based on this proposed language, as well as the constraints of this policy, it will not allow any other lakefront lot splits within the city with the exception of the request for the lot split of 1020 Palmer Ave.

Additional information will be available in the Planning & Zoning Board Agenda Packet **Tuesday, November 25**, at cityofwinterpark.org/meetings.

PLEASE NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/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. (F.S. 286.0105).

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning & Zoning Department at 407-599-3324 at least 48 hours in advance of the meeting.

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City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

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November 25**, at cityofwinterpark.org/meetings.