

**ORDINANCE NO. 2711-07**

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE III, "ZONING" SO AS TO AMEND WITHIN SECTION 58-65 "R-1AAA LAKEFRONT DISTRICT" THE STANDARDS FOR THE CREATION OF NEW LAKEFRONT R-1AAA LOTS BY INCREASING THE MINIMUM LOT WIDTH STANDARD TO 150 FEET AND PROHIBITING THE CREATION OF NEW FLAG LOTS AND AMENDING SECTION 58-92 "DEFINITIONS" TO PROVIDE A DEFINITION OF ESTATE LOTS, PROVIDING FOR APPLICABILITY, PROVIDING AN EFFECTIVE DATE.**

(ZTA 2:07)

**NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:**

**SECTION 1.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by repealing within Section 58-65 "R-1AAA Lakefront District", subsection (e) minimum building site and adopting a new subsection (e) to read as follows:

Sec. 58-65. R-1AAA lakefront district

(e) Minimum building site.

- (1) The minimum lot area for the R-1AAA lakefront district shall be 25,000 square feet with a minimum width at the building line, which is the front setback line of the main residence of 150 feet and a minimum frontage at the street and at the lake of 150 feet.
- (2) The creation of new lakefront "flag" lots within this district shall be prohibited. Flag lots are any lot with dimensions at the street less than would exist at the building line front setback for the main residence.

**SECTION 2.** That Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to Section 58-92 "Definitions" to add a definition of estate lots to read as follows:

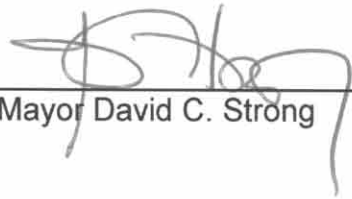
Sec. 58-92. Definitions.

*Estate lot* means properties of sizes greater than the average lot size within a neighborhood, however estate lots shall be at least one (1) acre in size for such classification.

**SECTION 3.** All ordinances or portions or ordinances in conflict herewith are hereby repealed. This ordinance shall not apply retrospectively and shall not alter or modify the lot size standards required for any subdivision approval granted by the City Commission prior to the effective date of this ordinance regardless of whether the actual subdivision into separate deeds has been recorded in the Public Records of Orange County, Florida.

**SECTION 4.** This ordinance shall become effective immediately upon its final passage and adoption.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 29<sup>th</sup> day of May, 2007.

  
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Mayor David C. Strong

ATTEST:

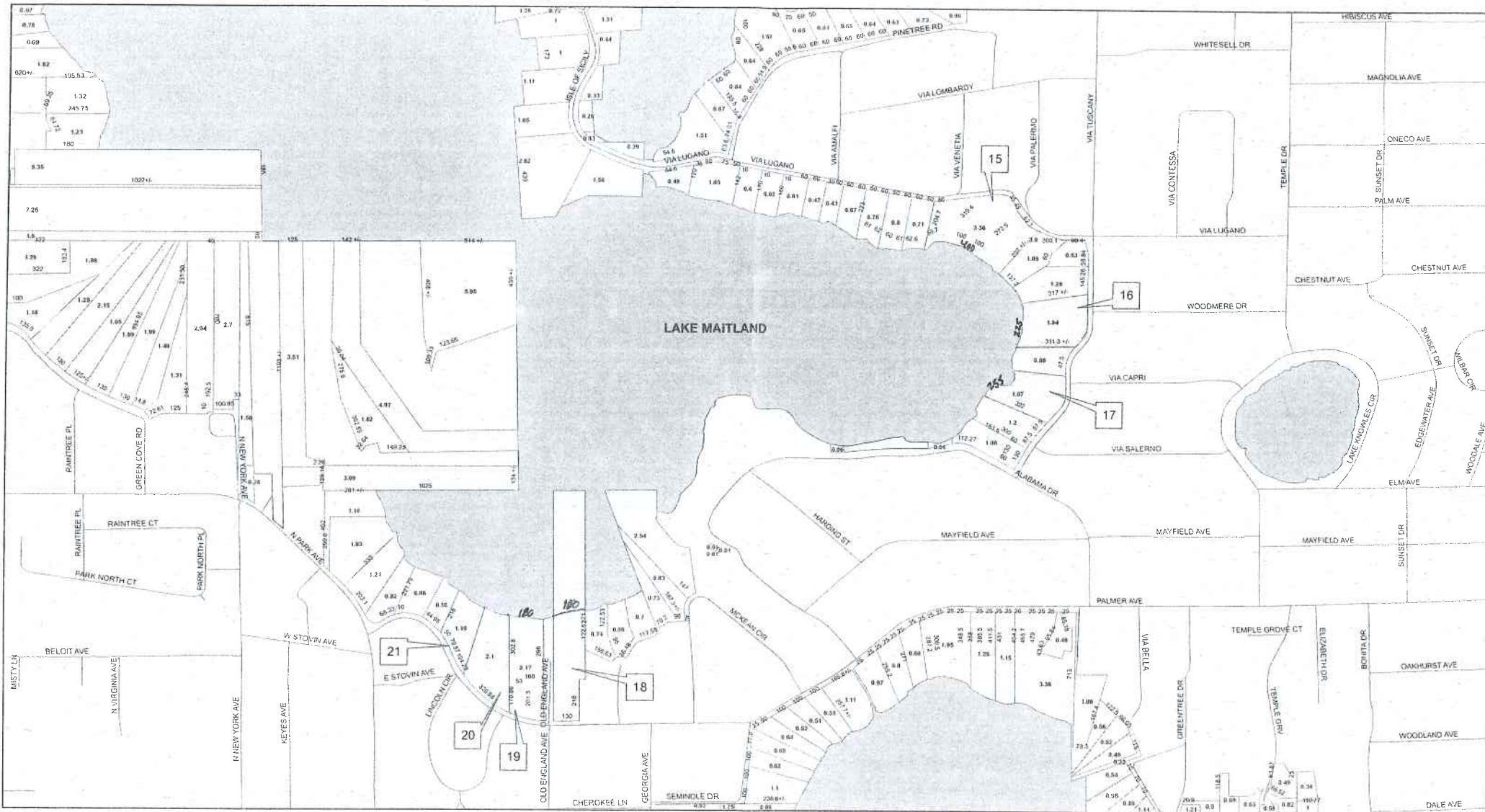
  
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City Clerk Cynthia S. Bonham  
Deputy City Clerk, Nancy McLean

## R1AAA Study Properties

Map Parcel #	Address	Width (street front)	Width @ lake	Acreage	
1	656 N Interlachen Ave	388.31	132.14	3.4	Lake Osceola
2	802 Georgia Ave	235.63	241.43	3.24	
3	916 Palmer Ave	275	227.64	1.95	
4	1020 Palmer Ave	313	331.6	3.36	
5	1430 Elizabeth Dr	240	113.19	0.8	
6	711 Bonita Dr	223.6	217.13	1	
7	555 Sylvan Dr	213.2	114.42	2.18	
8	1301 Alberta Dr	203.8	286.02	1.56	
9	323 Trismen Terr	200	200	1.1	
10	242 Chase Ave	330	332.8	3.43	
11	250 N Interlachen Ave	319	317.81	3.93	
12	324 N Interlachen Ave	195	195	2.08	
13	420 N Interlachen Ave	195	184	1.93	
14	642 N Interlachen Ave	254.5	92.85	1.88	
15	860 Via Lugano	641.6	874.7	3.36	Lake Maitland
16	1551 Via Tuscany	306.56	235.62	1.94	
17	1461 Via Tuscany	292.5	217	1.67	
18	1000 Old England Ave	162	158	1.58/*4.37	
19	225 Palmer Ave	196.58	180	2.17	
20	161 Palmer Ave	320.88	144.82	2.1	
21	115 Palmer Ave	244.85	165.02	1.19	
	*Includes land in water acreage				
22	1000 Genius Dr	125	268	1.57	Lake Virginia
23	301 Virginia Dr	290	203.41	*3.44	
24	147 Virginia Dr	207.8	186.94	1.24	
	*Includes land in water acreage				
25	314 Salvador Sq	182	181.02	*5.67	Lake Sue
	*Includes Land in water acreage				







**Legend**

- R1AAA Zoned Parcels
- Parcels Selected for Research

**R1AAA Parcel Study**





