

Interoffice Memorandum

DATE: February 4, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

FROM: Tanya Wilson, AICP, Director, Planning, Environmental, and Development Services Department

CONTACT: Laekin O'Hara, Chief Planner

PHONE: (407) 836-5943

DIVISION: Zoning Division

ACTION REQUESTED:

Deny or approve the applicant's request with conditions. District 1.

PROJECT: Case # VA-25-12-073 REBECCA HAMMOCK

PURPOSE: Board of Zoning Adjustment (BZA) Case # VA-25-12-073 located at an unaddressed property on Windermere Rd., Winter Garden, FL 34787, in District 1, is a Board-Called public hearing. The applicant is requesting a Variance in the R-CE zoning district to allow a minimum lot area of 0.73 acres in lieu of 1 acre.

At the December 4, 2025 BZA hearing, staff recommended denial of the Variance request as it does not meet 5 of the 6 required criteria. There was no one in attendance to speak in favor or in opposition to the request. Prior to the BZA hearing, no comments were received in favor, and 1 correspondence was received in opposition.

The BZA discussed the surrounding areas and if the lots surrounding the subject property were built upon with less than the required lot size of 1 acre. The BZA also discussed a previous vested rights certificate related to the property. The BZA recommended approval of the Variance request by a 6-0 vote, with 1 absent.

At the January 13, 2026 Board meeting, this item was pulled for a separate public hearing at the request of the District 1 Commissioner, Nicole Wilson.

The application for this request is subject to the requirements of Article X, Chapter 2, Orange County Code, as may be amended from time to time, which mandates the disclosure of expenditures related to the presentation of items or lobbying of items

before the BCC. A copy of the application is available upon request in the Zoning Division.

BUDGET: N/A