



**Interoffice Memorandum**

Received on January 20, 2026  
Deadline: February 10, 2026  
Publish: February 15, 2026

**DATE:** January 14, 2026

**TO:** Jennifer Lara-Klimetz, Manager,  
Clerk of the Board of County Commissioners,  
County Comptroller's Office

**THROUGH:** Agenda Development

**FROM:** Jennifer Moreau, AICP   
Manager, Zoning Division

**CONTACT PERSON:** **Laekin O'Hara**  
**Chief Planner, Zoning Division**  
**(407) 836-5943 or [Laekin.O'Hara@ocfl.net](mailto:Laekin.O'Hara@ocfl.net)**

**SUBJECT:** Request for Public Hearing for a Variance, VA-25-12-074 Rebecca Hammock, located at 1876 Windermere Rd, Winter Garden, FL 34787, Parcel ID # 06-23-28-0000-00-024, District 1

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**APPLICANT:** REBECCA HAMMOCK

**OWNER:** PAMELA RANSONE

**CASE INFORMATION:** VA-25-12-074 – December 4, 2025

**TYPE OF HEARING:** Board of Zoning Adjustment Board Called

**HEARING REQUIRED BY FL STATUTE OR CODE:** Chapter 30, Orange County Code

**ADVERTISING REQUIREMENTS:** Publish once in a newspaper of general circulation in Orange County at least (15) fifteen days prior to public hearing.

**ADVERTISING TIMEFRAMES:** At least fifteen (15) days prior to the BCC public hearing date, publish an advertisement in the legal notice section of The Orlando Sentinel describing the particular request, the general location of the subject property, and the date, time, and place when the BCC public hearing will be held;

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<b>ADVERTISING</b>	Variances in the R-CE zoning district as follows: 1) To allow a minimum lot area of 0.61 acres in lieu of 1 acre 2) To allow a minimum lot width of 129.91 ft. in lieu of 130 ft. 3) To allow a structure to be located nearer the side street lot line than the required front yard of such abutting lot (15.3 ft. in lieu of 35 ft.).
<b>NOTIFICATION REQUIREMENTS:</b>	At least 10 days before the BCC hearing date, send notices of the public hearing by U.S. mail to owners of property within 1,000 ft. of the property.
<b>ESTIMATED TIME REQUIRED:</b>	Two (2) minutes
<b>MUNICIPALITY OR OTHER PUBLIC AGENCY TO BE NOTIFIED:</b>	N/A
<b>HEARING CONTROVERSIAL:</b>	No
<b>DISTRICT #:</b>	1

The following materials will be submitted as backup for this public hearing request:

1. Names and known addresses of property owners within the buffer area of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO CLERK:**

1. Notify abutters of the public hearing at least two (2) weeks prior to the hearing and copy staff.
2. Please schedule the public hearing on March 10, 2026.

Attachment: Location Map

cc via email: Jennifer Moreau, AICP, Manager, Zoning Division  
Laekin O'Hara, Chief Planner, Zoning Division

If you have any questions regarding this map,  
please call Laekin O'Hara at 407-836-5943.

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### Location Map

