

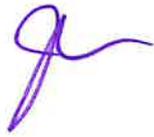
**Interoffice Memorandum**

**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-25-12-074 REBECCA HAMMOCK

**PURPOSE:** Board of Zoning Adjustment (BZA) Case # VA-25-12-074 located at 1876 Windermere Rd, Winter Garden, FL 34787, in District 1, is a Board-Called public hearing. The applicant is requesting 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.).

At the December 4, 2025 BZA hearing, staff recommended denial of the Variance request as it does not meet all of the required criteria. While the property's smaller, irregular size presents special circumstances, it is under contiguous ownership with the adjacent lot which creates a conforming lot. There was no one in attendance to speak in favor or in opposition to the request. Prior to the BZA hearing, no correspondence was received in favor of the request, 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 one acre. The BZA recommended approval of Variance requests #1 and #2 and a lesser variance of 28.5 ft. in lieu of 35 ft. for Variance request #3 by a 5-0 vote, with 2 absent, subject to the 3 conditions found in the staff report with a modified Condition of Approval #1.

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