



## Interoffice Memorandum

Received on December 1, 2025  
Deadline: December 16, 2025  
Publish: December 21, 2025

DATE: December 1, 2025

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

THROUGH: Cheryl Gillespie, Supervisor,  
Agenda Development Office

FROM: Alberto A. Vargas, MArch., Manager,  
Planning Division

**CONTACT PERSON:** Jason H. Sorensen, AICP, Chief Planner  
Planning Division  
(407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net)

**SUBJECT:** Request for Board of County Commissioners (BCC)  
Public Hearing for January 13, 2026

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Applicant: Zoltan Kecskes, Jr.

Appellant: Frank Diefenderfer

Case Information: Case # RZ-25-09-002;  
Planning and Zoning Commission (PZC)  
Meeting Date: October 16, 2025

Type of Hearing: Planning and Zoning Commission Rezoning Appeal

Commission District: 5

General Location: 1871 Staunton Avenue; generally located on the north side of Staunton Avenue, east of Ohio Street, west of Clay Street, north of W. Fairbanks Avenue.

BCC Public Hearing Required by: Orange County Code, Chapter 30

**Clerk's Advertising Requirements:**

(1) At least 15 days before the BCC public hearing date, publish an advertisement in the Legal Notices 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;

and

(2) At least 10 days before the BCC public hearing date, send notices of BCC public hearing by U.S. mail to owners of property within 300 feet of the subject property and beyond.

**Spanish Contact Person:**

IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE, CONTACT THE ORANGE COUNTY PLANNING DIVISION: Front Desk, 407-836-8181

PARA MÁS INFORMACIÓN, REFERENTE A ESTE AVISO PARA UNA AUDENCIA PUBLICA SOBRE UNA PROPIEDAD EN SU AREA/VECINDAD, FAVOR COMUNICARSE CON LA DIVISIÓN DE PLANIFICACION, AL NUMERO, 407-836-8181

**Advertising Language:**

To rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to split the lot and develop two detached single-family homes on minimum 50 foot wide lots.

**Material Provided:**

- (1) Names and last known addresses of property owners within 300 feet and beyond (*via email from Fiscal and Operational Support Division*);
- (2) Location map (*to be mailed to property owners*); and
- (3) Copy of appellant's notice of appeal (*to be mailed to property owners*).

**Special Instructions to the Clerk:**

- (1) The BCC public hearing must be held within 45 days after October 28, 2025, which was the date the notice of appeal was filed, or as soon thereafter as the

BCC's calendar reasonably permits. Staff requests that this public hearing be scheduled on **January 13, 2026**.

(2) Unless stated otherwise, the public hearing should be advertised to begin at 2:00 p.m., or as soon thereafter as the matter may be heard.

Attachments: (location map, appellant's notice of appeal)

c: Jon V. Weiss, Deputy County Administrator  
Tanya Wilson, Director, Planning, Environmental, and Development Services Department

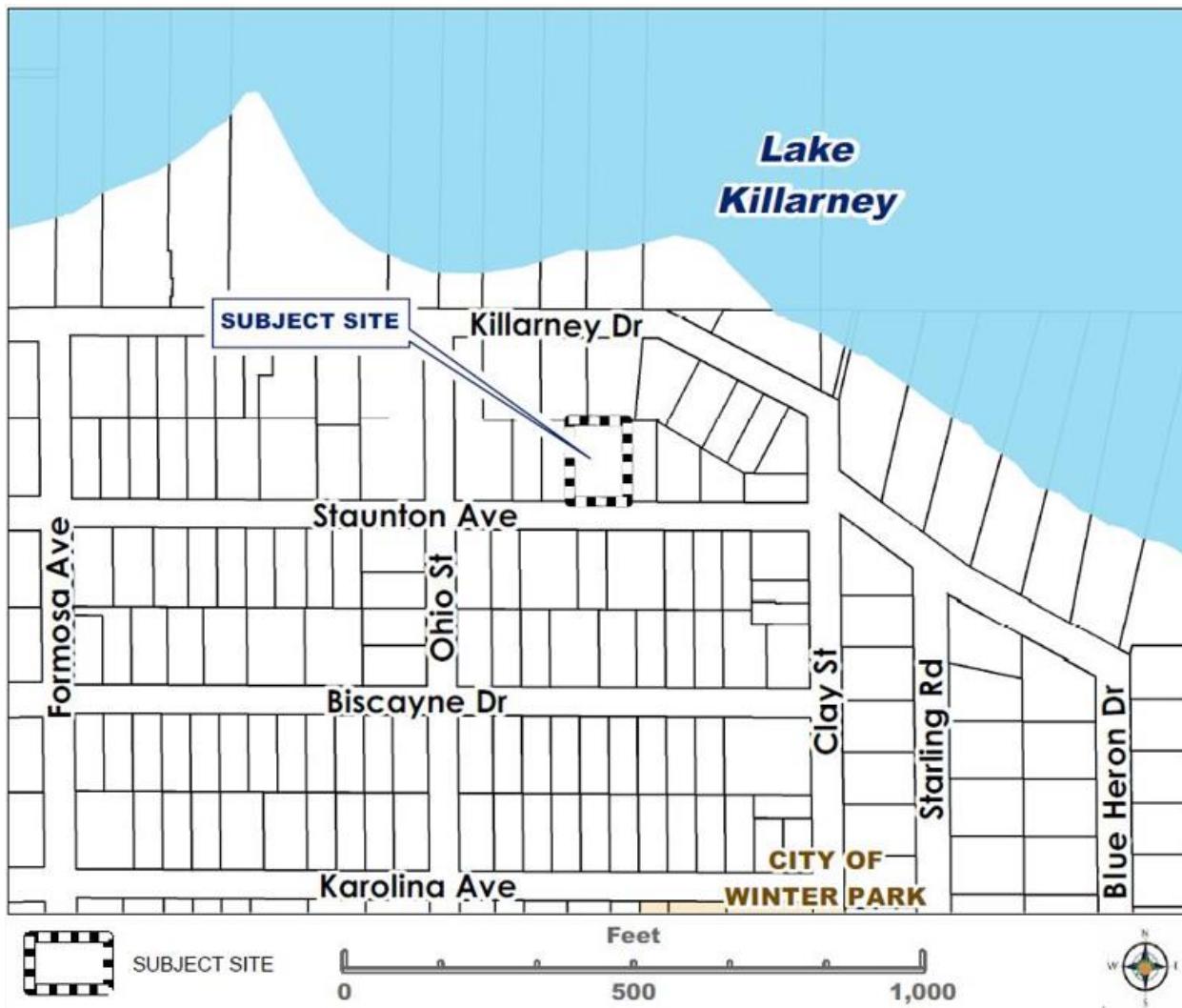
For any questions regarding this map, please contact the Planning Division at 407-836-5600

## Location Map

**Case: RZ-25-09-002**

Parcel: 12-22-29-4076-01-180

1871 Staunton Avenue





# PLANNING & ZONING COMMISSION

## REZONING APPEAL APPLICATION

Orange County Planning Division  
201 South Rosalind Avenue, 2<sup>nd</sup> Floor,  
Post Office Box 1393  
Orlando, Florida 32802-1393

Main Line: (407) 836-5600  
P&ZC Secretary: (407) 836-5632

Date: 10-28-25

Appellant: DR. FRANK D'IFESENDELEN III  
(Print or type name)

Representing: SELF (KAROLINA ONICZEWSKI)  
(Print or type company, group, or organization name)

Address: 518 N INDIAN RIVER RD WS 3 32169

Telephone: 786-428-5694 Fax: 5694 E-mail: drfrank@schop.org  
407-222-3429

Respectfully request an appeal of the decision regarding rezoning number RZ - 25-09-002,

the Applicant being DR. FRANK D'IFSENDELEN III, rendered by the Orange  
(Print or type Applicant name)

County Planning & Zoning Commission on OCT-16, 2025.

Reason for appeal (provide a brief summary or attach additional documentation if necessary):

1) DRAINAGE

2) SEWAGE - LAKE CONTAMINATION

3) CONFUSION IN TERMINOLOGY ON COOP

AND ZONING BOARD

4) ABORDABILITY - HOUSING Z

5) FINANCIALS - WP. RUN OFF

Signature ██████████

Date 10-28-25

**FEE:** \$483.00 Planning & Zoning Commission appeals. Make check payable to the  
Orange County Board of County Commissioners

**NOTE:** The Clerk of the Board will notify you of the date of your appeal.