

ORANGE COUNTY NOTICE OF PUBLIC HEARING

The Orange County Board of County Commissioners will conduct public hearings on **January 13, 2026, at 2 p.m.**, or as soon thereafter as these matters may be heard, in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida. You are invited to attend and be heard regarding the appeal.

Applicant: Zoltan Kecske, Jr.

Appellant: Frank Diefenderfer

Case: Planning and Zoning Commission RZ-25-09-002; October 16, 2025

Consideration: Appeal of the recommendation of the Planning and Zoning Commission on a request by applicant 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

Location: District 5; property located at 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; Orange County, Florida (legal property description on file in Planning Division)

AND

Applicant: Charles Zobelein

Appellant: Frank Diefenderfer

Case: Planning and Zoning Commission RZ-25-10-011; October 16, 2025

Consideration: Appeal of the recommendation of the Planning and Zoning Commission on a request by applicant 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

Location: District 5; property located at 1860 Staunton Avenue; generally located on the south side of Staunton Avenue, east of Ohio Street, west of Clay Street, north of W. Fairbanks Avenue; Orange County, Florida (legal property description on file in Planning Division)

You may obtain a copy of the legal property descriptions by calling the Orange County Planning Division, 407-836-5600; or pick one up at 201 South Rosalind Avenue, Second Floor; Orlando Florida.

IF YOU HAVE ANY QUESTIONS REGARDING THESE NOTICES, CONTACT THE ORANGE COUNTY PLANNING DIVISION, 407-836-5600, Email: planning@ocfl.net

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

If you wish to appeal any decision made by the Board of County Commissioners at this meeting you will need a record of the proceedings. You should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you require special accommodations under the Americans with Disabilities Act of 1990, please call 407-836-5631 no later than two business days prior to the hearing

for assistance. Si usted requiere ayuda especial bajo la ley de Estadounidenses con Discapacidades de 1990, por favor llame al 407-836-3111.

Phil Diamond, County Comptroller
As Clerk of the Board of County Commissioners
Orange County, Florida

Publish: **December 21, 2025**; the Orlando Sentinel Orange Extra
Certify Lines Zoltan Kecskes, Jr. Frank Diefenderfer RZ-25-09-002
Charles Zoebeliein Frank Diefenderfer RZ-25-10-011

np/th/mf

c: District 5 Commissioner's Office [email]
County Attorney's Office, BCC [Danny Randolph email]
Jon Weiss, Deputy County Administrator, BCC [email]
Jason Sorensen, Planning Division, BCC [email]
Nicolas Thalmueller, Planning Division, BCC [email]
Misty Mills, Planning Division, BCC [email]
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