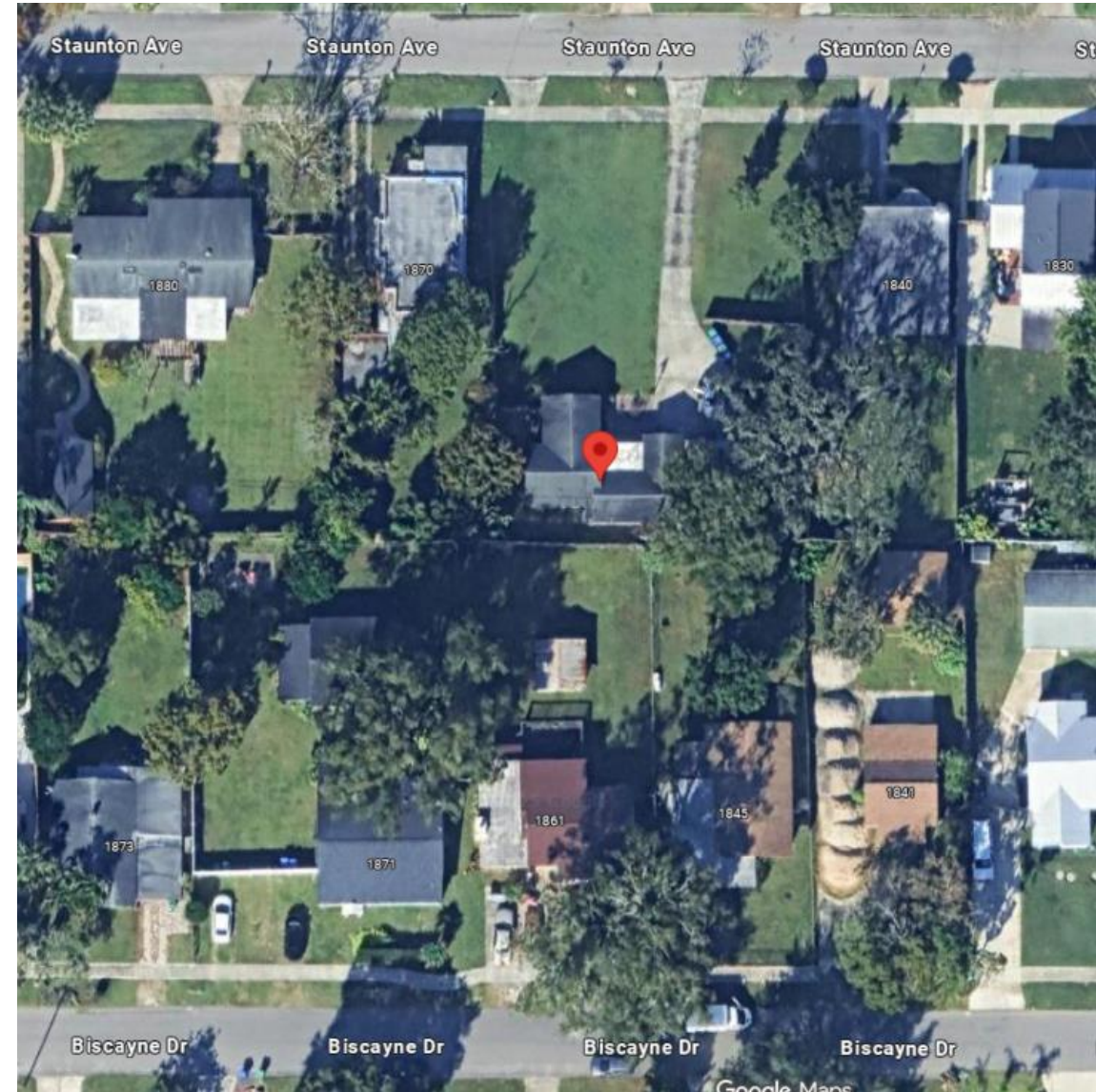


# 1860 Staunton Ave rezoning review:

- Double lot with single family home spanning both parcels.
- Property structure touches back lot line = 'NO' backyard
- Rezoning will allow parcels to be split in future.
- Goal of building single family home with a backyard as personal residence.
- 6 properties in this ariel show 50ft wide lots. Request inline with neighborhood dynamic



# simple rezoning?



## 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 ICFENDERFELT III  
(Print or type name)  
Representing: SELF (KAROLINA ON KILGORE)  
(Print or type company, group, or organization name)  
Address: 578 N INDIAN RIVER RD W33 32169  
Telephone: 386-428-5294 Fax: SAME E-mail: drfrank@schop.com  
407-222-3429  
Respectfully request an appeal of the decision regarding rezoning number RZ - 25-10-011  
the Applicant being DR. FRANK D ICFENDERFELT 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) SEWER - LAKE CONTAMINATION  
3) CONFUSION in TERMINOLOGY ON COOP  
AND Among BOARD  
4) AFFORDABILITY - HOUSING ?  
5) FAIRBANKS - WP. RUNOFF

Signature [Signature] Date 10-28-25

**FEES:** \$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.

These are general topics and lack specificity to rezoning objections of the residence:

- Drainage
  - Restrictions already in place to mitigate concern
    - Increased setbacks
    - Min. fill requirement
    - Addition of swells to minimize water runoff
- Sewer - lake contamination
  - There is no sewer in the neighborhood. New construction will need an enhanced septic system in accordance with Orange County PVA requirements
- Confusion in terminology C0027(?) and something board
  - Confusion is not a reason for an appeal
- Affordability - housing
  - This is a personal residence, not a development
- Fairbanks -WP- Run off
  - County or City grievances have no relevance to personal

DATE: December 9, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: N/A

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



CONTACT: Jason Sorensen, AICP, Chief Planner

PHONE: (407) 836-5602

DIVISION: Planning Division

**ACTION REQUESTED:**

Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 Restricted (Single-Family Dwelling District) zoning subject to two restrictions as listed under the Planning and Zoning Commission Recommendation in the staff report. District 5

PROJECT: RZ-25-10-011 – 1860 Staunton Avenue

**PURPOSE:** This request is an appeal from the October 16, 2025, Planning and Zoning Commission hearing. The request is to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to allow for two homes, pending lot split approval. A community meeting was held on September 23, 2025, with 15 community members in attendance. Participants raised concerns related to infrastructure capacity, compatibility with the existing neighborhood, potential flooding impacts from additional development, unit sizes and reduced setbacks, as well as the potential for further intensification of the lots through accessory dwelling units (ADUs).

The Planning and Zoning Commission hearing was held on October 16, 2025. One member of the public spoke in opposition. The concern focused mainly on flooding in the neighborhood and concern of the proposed fifty foot wide lots. The Planning and Zoning Commission unanimously recommended approval (6-0) subject to two restrictions. Frank Diefenderfer neighbor to the north or adjacent property has appealed the decision stating reasons of drainage, sewer – lake contamination, confusion in terminology on codes and among board, affordability – housing, and Fairbanks Winter Park runoff.

- Reiterating no neighbors oppose this request to rezone.
- Reiterating a member of the Public is in opposition, not a neighbor or even orange county resident.

If someone owns **17** individual properties spanning **3** counties does the owner really know details of each neighborhood, let alone specific properties?

## (10) Orange county properties

Owner	Address	Homestead	Parcel ID
DIEFENDERFER FRANK C III	1843 KILLARNEY DR	No	01-22-29-0000-00-033
DIEFENDERFER FRANK C III	2131 BLOSSOM LN	No	01-22-29-0000-00-072
DIEFENDERFER FRANK C III	1838 KILLARNEY DR	No	12-22-29-4076-01-080
DIEFENDERFER FRANK C III	2000 KILLARNEY DR	No	12-22-29-4076-08-060
DIEFENDERFER FRANK C III	1965 STAUNTON AVE	No	12-22-29-4076-08-200
DIEFENDERFER FRANK C III	934 BALCH AVE	No	12-22-29-6600-00-470
DIEFENDERFER FRANK C III	1035 KELLY PL	No	12-22-29-6600-00-481
DIEFENDERFER FRANK C III	314 E PAR ST	No	13-22-29-0540-04-070
DIEFENDERFER FRANK C III	308 E PAR ST	No	13-22-29-0540-04-080
DIEFENDERFER FRANK C III	160 VIRGINIA DR	No	07-22-30-2472-02-010

## (6) Volusia county properties

AltKey	Short Parcel	Owner Name	Site Address	City
3376439	922801010080	DIEFENDERFER FRANK C III	941 LEMON BLUFF RD	OSTEEN
3786840	740902070080	DIEFENDERFER FRANK C III	806 N PENINSULA AVE	NEW SMYRNA BEACH
3902131	745514000150	DIEFENDERFER FRANK C III	518 N INDIAN RIVER RD	NEW SMYRNA BEACH
3970055	840300000230	DIEFENDERFER FRANK C	1520 INDUSTRIAL DR	EDGEWATER
3970217	840300000290	DIEFENDERFER FRANK C	INDUSTRIAL DR	EDGEWATER
7865033	421514140021	DIEFENDERFER FRANK III	80 N BEACH ST	ORMOND BEACH

Homestead located in Volusia County, No where close to the Killarney neighborhood



## (1) Seminole county property

Parcel #	Address	Owners	Subdivision
31-20-29-501-0000-0170	3449 PEACE VALLEY WAY	DIEFENDERFER FRANK C	PEACE VALLEY MIAMI SPRINGS

☆ S-T-R Parcel ID - 12-22-29-4076-02-060

S-T-R Parcel ID 12-22-29-4076-02-060

Name

Acreage 0.3099

Exemption HX

Owner Name ZOEBELEIN CHARLES

DOR Code 0104

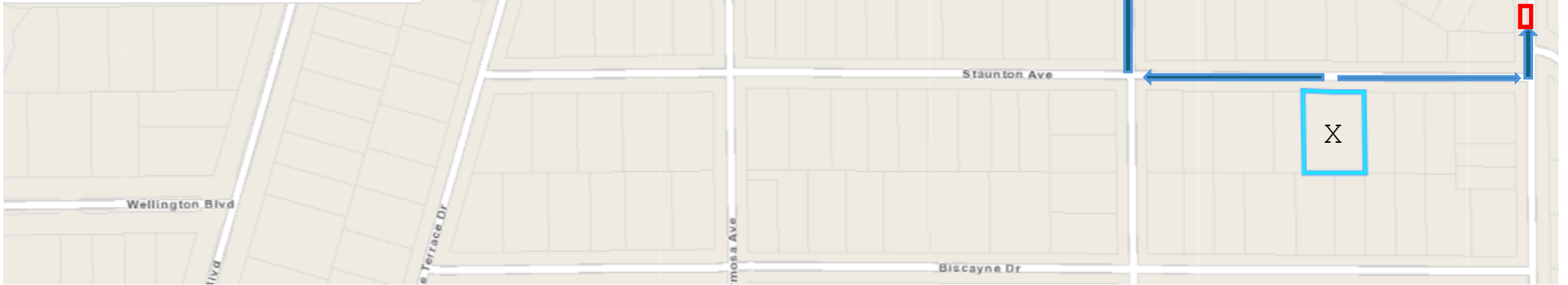
Situs Address 1860 STAUNTON AVE

Owner Zip Code 32789

Owner Address 1860 STAUNTON AVE

[Link to Parcel](#)

[Add to Results](#) | [View Additional Details](#)

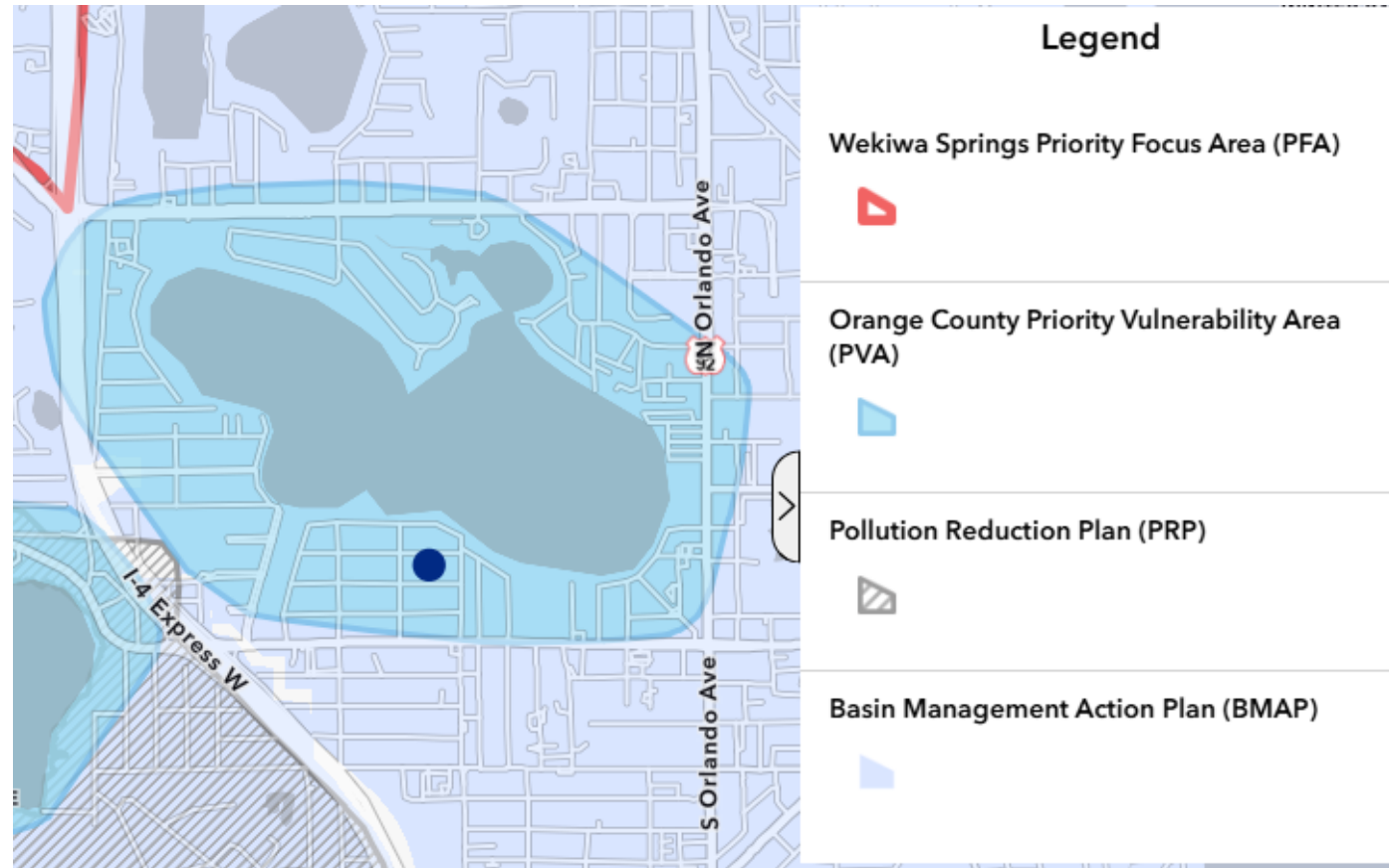


## Reason for appeal: Drainage

- Water run off from 1860 Staunton does not impact any other properties.
- Any water not contained on property already flows to Ohio & Clay storm drains.
- Separation of lots will improve containment by uncompacting soil and improving grade

# Reason for appeal: Lake Contamination

- Enhanced septic system already required for new homes per PVA requirements
- Older homes have old septic systems which are not being updated. Development is good for contamination concerns.
- 1860 Staunton is ~580ft away from Lake Killarney. Distance + PVA requirements mitigate contamination concern




# Reason for appeal: Affordable housing

This is a personal residence, not a development.


The neighborhood also doesn't seem to care about affordable housing.

- **1965 Staunton Ave** 12-22-29-4076-08-200 died

<b>Name(s):</b> DIEFENDERFER FRANK C III	<b>Physical Street Address:</b> 1965 Staunton Ave	<b>Property Use:</b> 0822 - Class II Duplex
<b>Mailing Address On File:</b> 518 N Indian River Rd New Smyrna Beach, FL 32169-2456 <a href="#">Incorrect Mailing Address?</a>	<b>Postal City and Zip:</b> Winter Park, FL 32789	<b>Municipality:</b> Un-incorporated




292212407608200 02/01/2007


[Upload Photos](#) 

- 1970 Killarney Dr. is a vacant home occupied by **cats**. Yes, this it, only

<b>Name(s):</b> VICTOR KATHLEEN R LIFE ESTATE REM: FRANK C DIEFENDERFER III	<b>Physical Street Address:</b> 1970 Killarney Dr	<b>Property Use:</b> 0104 - Single Fam Class IV
<b>Mailing Address On File:</b> 1970 Killarney Dr Winter Park, FL 32789-3528 <a href="#">Incorrect Mailing Address?</a>	<b>Postal City and Zip:</b> Winter Park, FL 32789	<b>Municipality:</b> Un-incorporated



292212407608050 02/01/2007

[Upload Photos](#) 

I've lived at 1860 Staunton Ave for almost 10 years. I know the neighbors, I know the neighborhood. I have a family here.

If I had concerns about drainage, contamination, Run-off etc. Why would I want to develop the property I already own and continue living here when I could go live somewhere else like New Smyrna Beach.