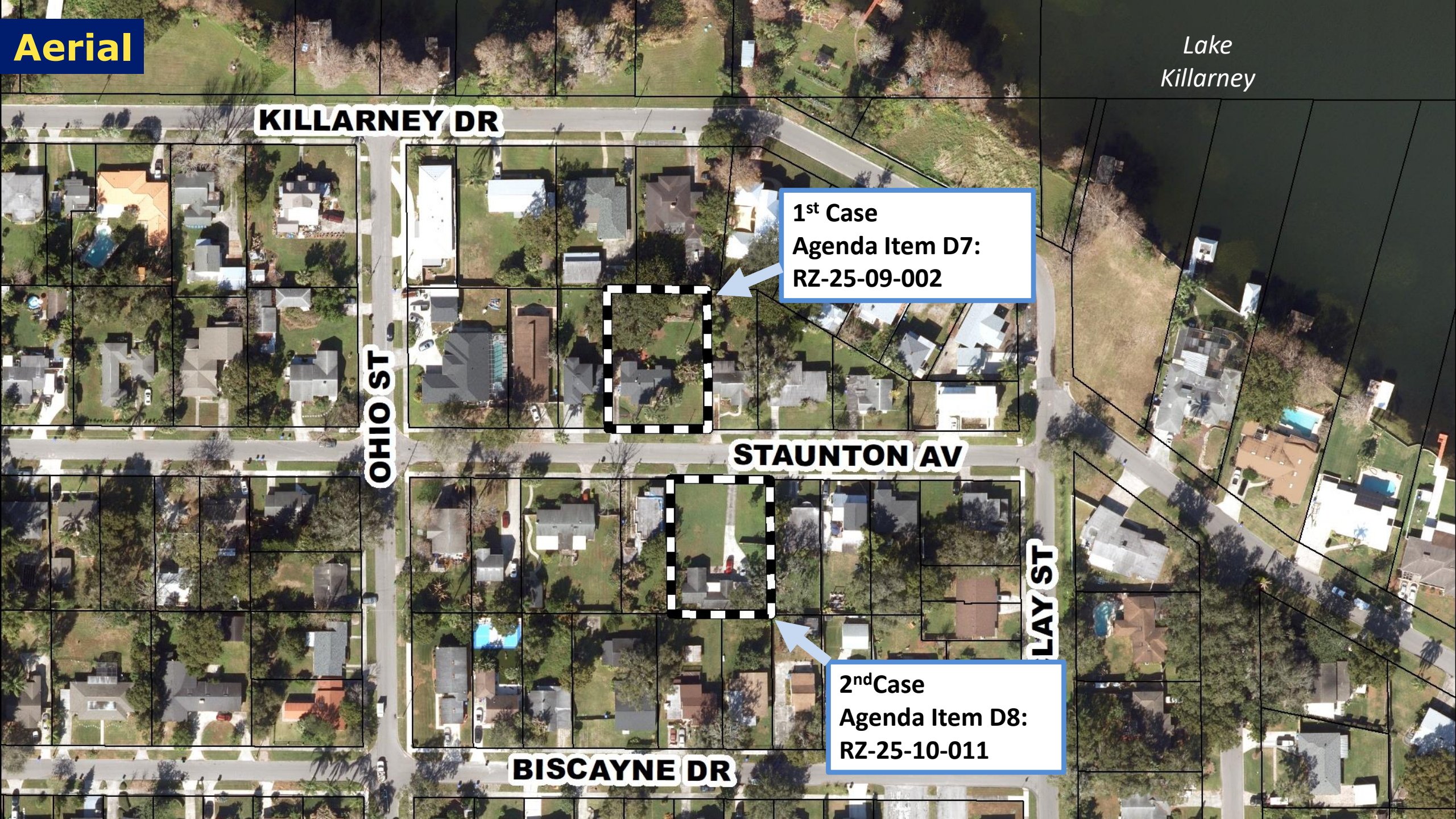
Board of County Commissioners

January 2026
Conventional Rezoning
Public Hearings

January 13, 2026

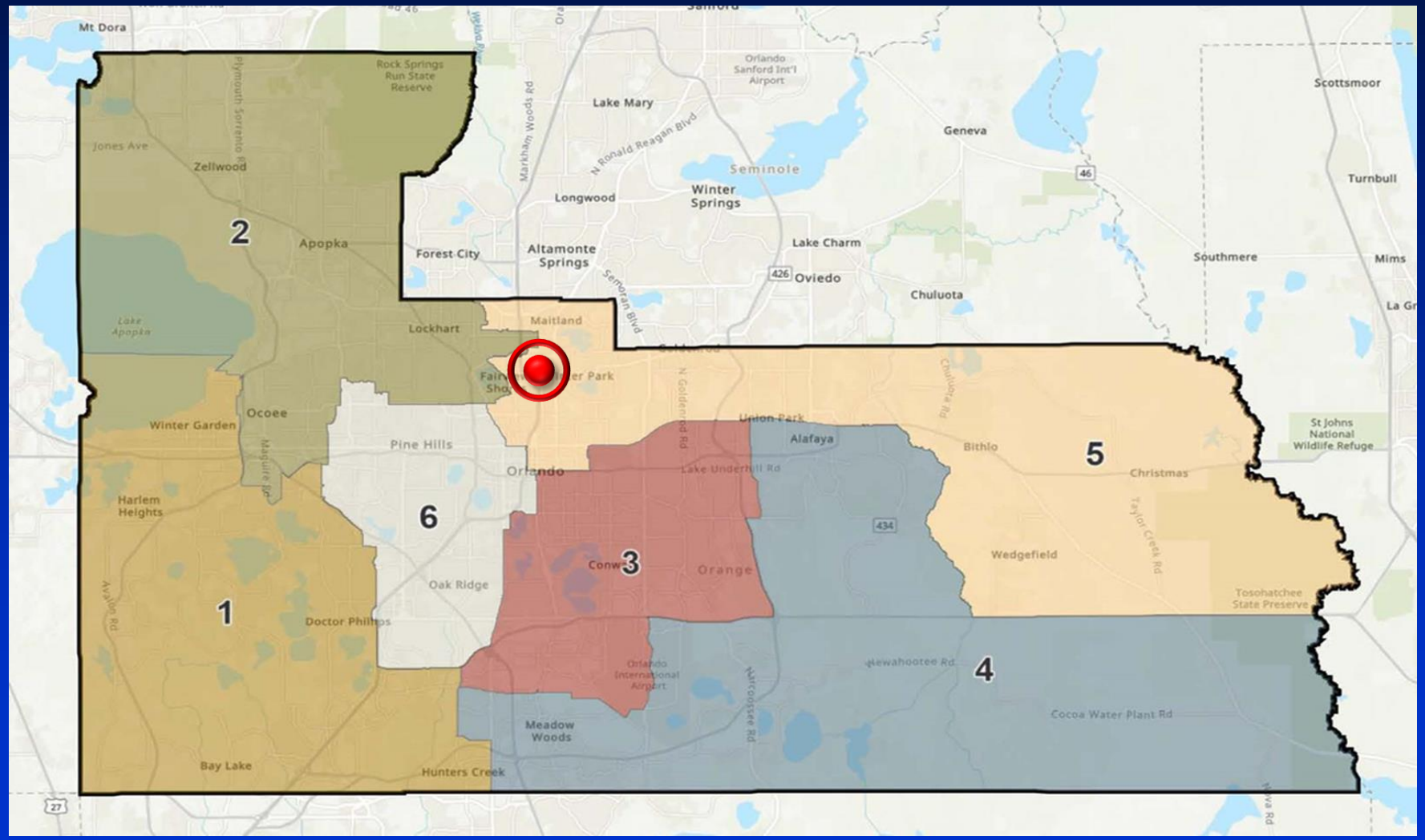

Aerial
Lake Killarney
KILLARNEY DR
OHIO ST
STAUNTON AV
LAY ST
BISCAYNE DR
1st Case
Agenda Item D7:
RZ-25-09-002
2ndCase
Agenda Item D8:
RZ-25-10-011

RZ-25-09-002 (Agenda Item D7)

Case:	**RZ-25-09-002**
Applicant:	**Zoltan Kecskes Jr. (Zoltan Homes LLC)**
Appellant:	**Dr. Frank Diefenderfer**
From:	**R-1A (Single-Family Dwelling District)**
To:	**R-1 Restricted (Single-Family Dwelling District)**
Location:	**1871 Staunton Ave; generally located south of Killarney Drive, north of W. Fairbanks Ave, west of Clay St, and east of Orange Terrace Drive.**
Acreage:	**0.32 gross acre**
District:	**5**
Proposed Use:	**Two Single-Family Detached Homes (pending lot split approval)**

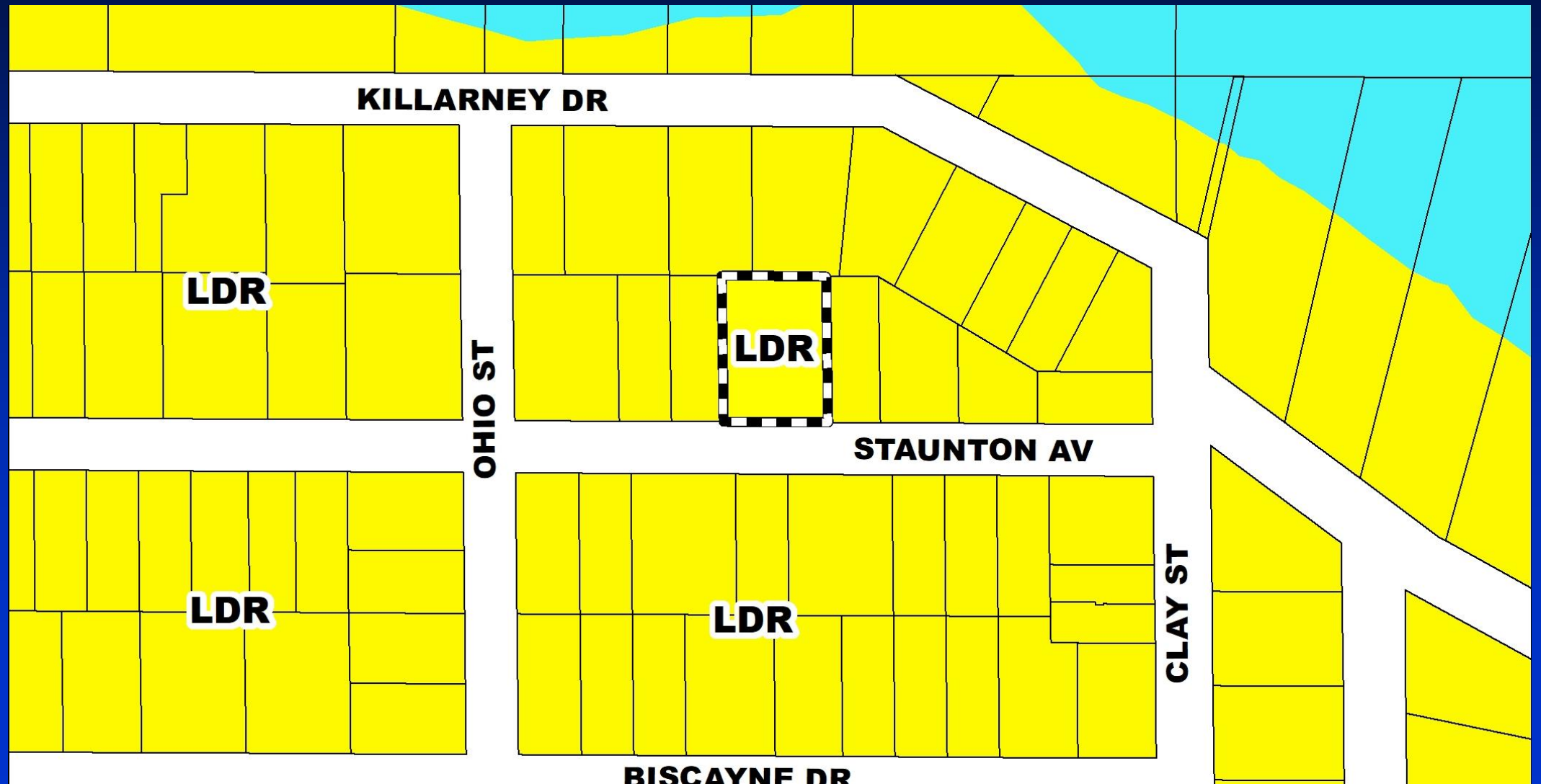
RZ-25-09-002

Location



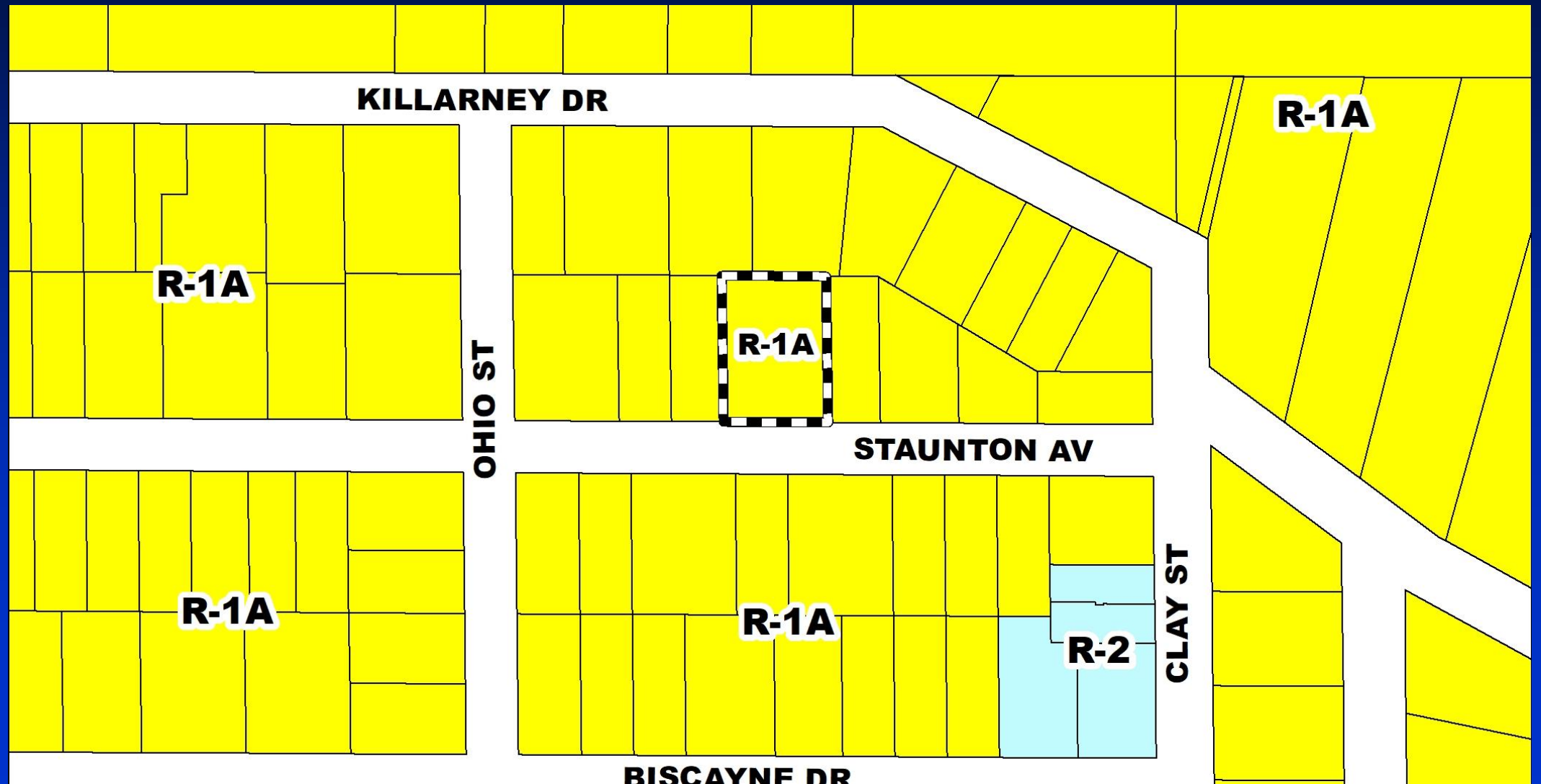
RZ-25-09-002

Future Land Use



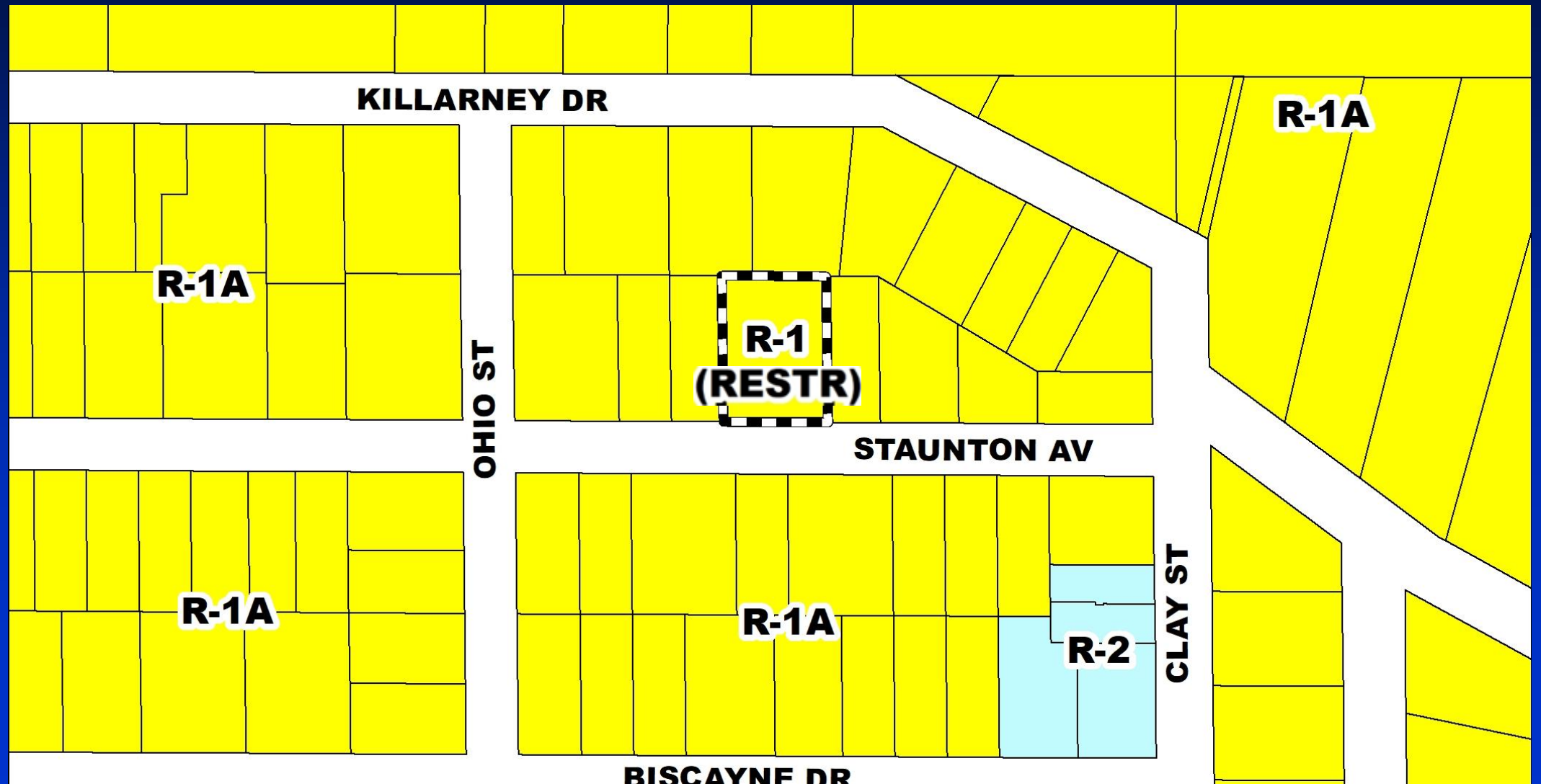
RZ-25-09-002

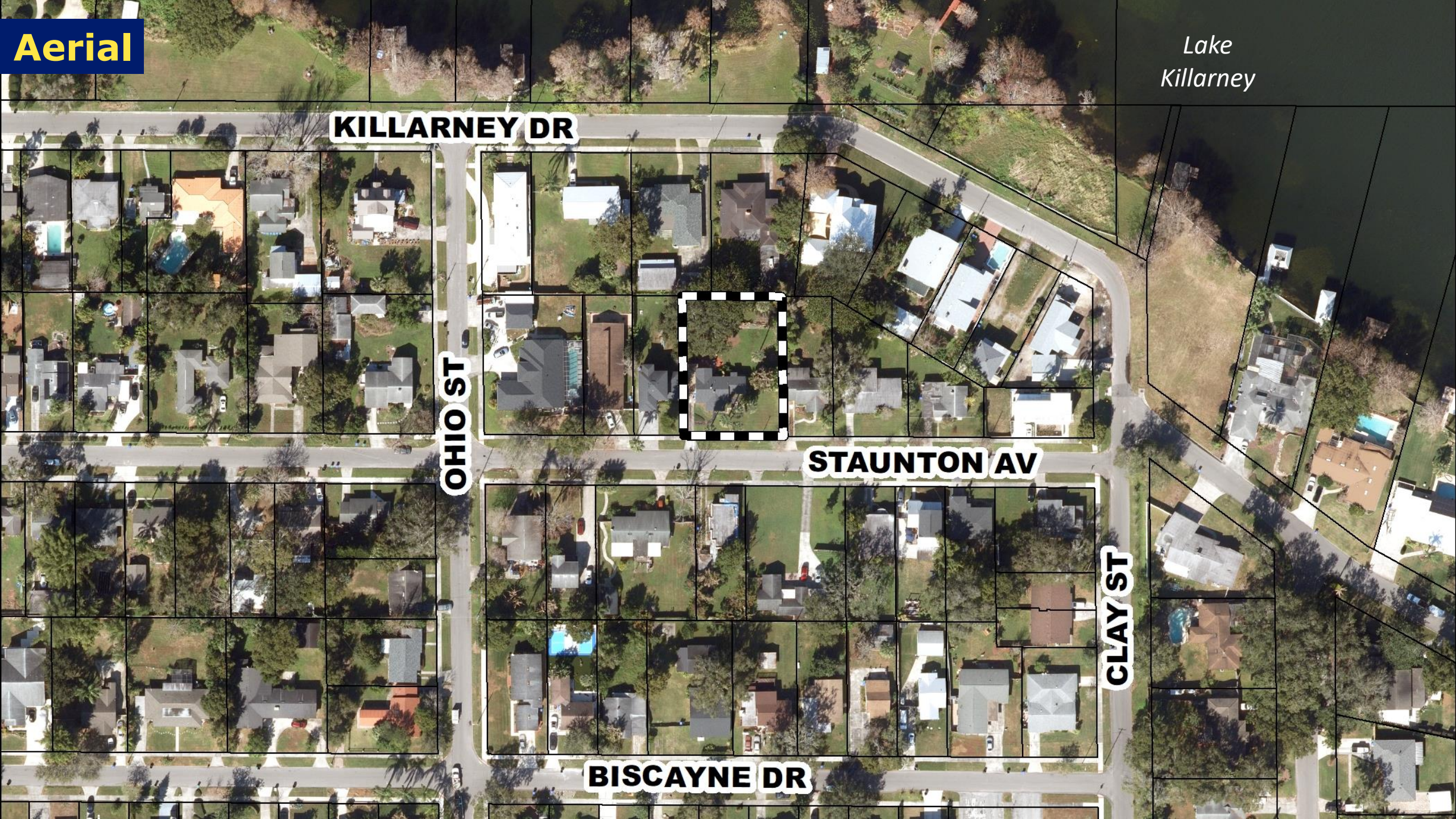
Current Zoning



RZ-25-09-002

Proposed Zoning




Aerial
Lake
Killarney
KILLARNEY DR
OHIO ST
STAUNTON AV
CLAY ST
BISCAYNE DR

Community Meeting Summary

September 23, 2025 **Killarney Elementary School**

- **Attendance – 15 residents**

- **Concerns:**
  - **Compatibility with existing neighborhood**
  - **Potential for further densification of the area**
  - **Flooding from additional development**

RZ-25-09-002

Conditions of Approval

1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 24 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site shall be made such as the use of swales, with directing runoff towards the street as a final option;

2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 17 and Lot 20 of Block A of the Karolina on Killarney Plat);

3) Open space shall be a minimum of 45% for each lot; and,

4) A minimum of eight (8) feet clear access on one side of each lot is required for maintenance of the on-site sewage disposal system (OSDS) if placed in the rear yard as stipulated by the County Engineer (Section 37-540[j][2]).

Recommended Action

RZ-25-09-002: **APPROVE**

Action Requested:

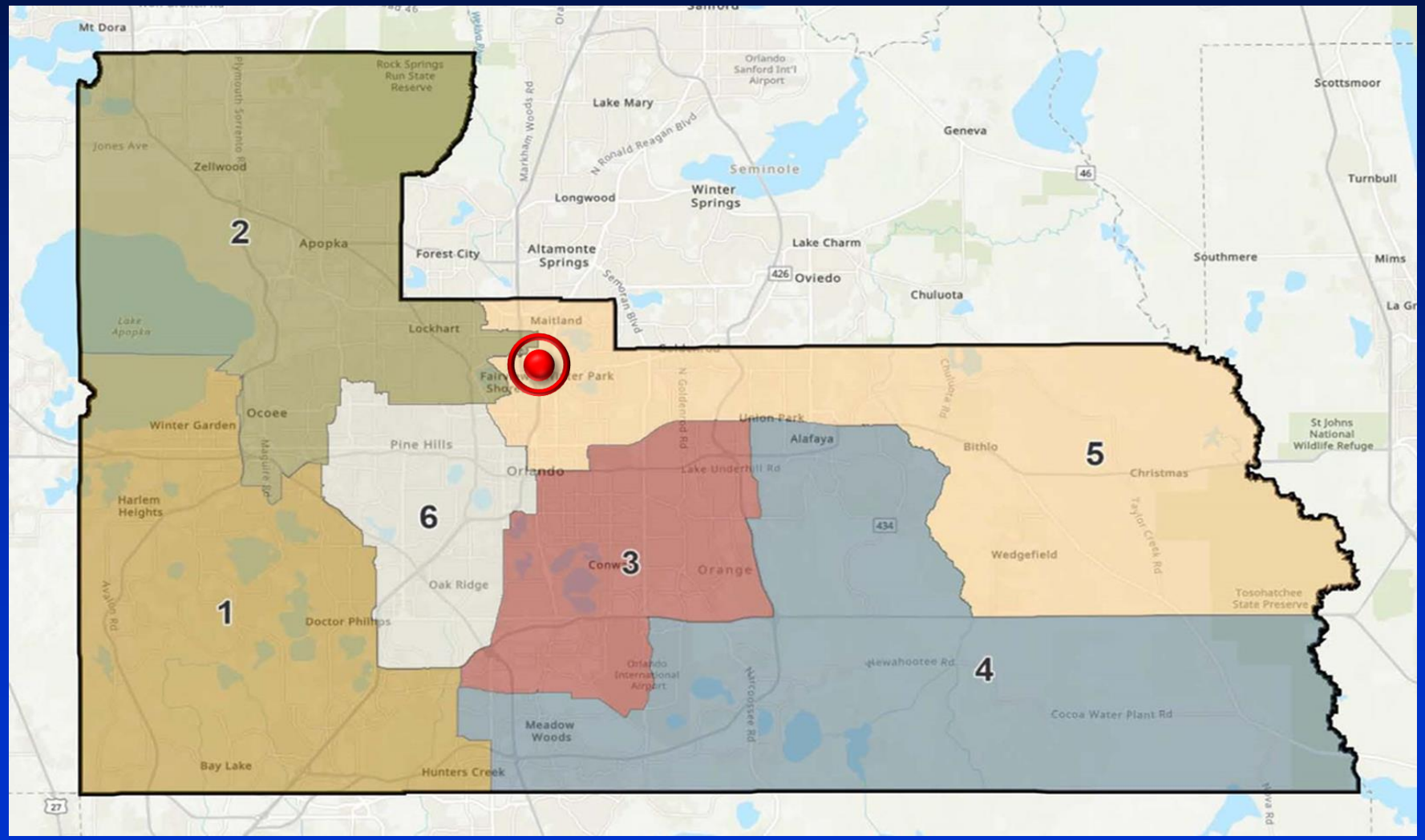
- **Make a finding of consistency with the Comprehensive Plan and approve the requested R-1 Restricted (Single-Family Dwelling District) zoning subject to four restrictions as presented.**

RZ-25-10-011 (Agenda Item D8)

Case:	**RZ-25-10-011**
Applicant:	**Charles Zoebelein**
Appellant:	**Dr. Frank Diefenderfer**
From:	**R-1A (Single-Family Dwelling District)**
To:	**R-1 Restricted (Single-Family Dwelling District)**
Location:	**1860 Staunton Ave; generally located south of Killarney Drive, north of W Fairbanks Ave, west of Clay St, and east of Orange Terrace Drive.**
Acreage:	**0.30 gross acre**
District:	**5**
Proposed Use:	**Two Single-Family Detached Homes (pending lot split approval)**

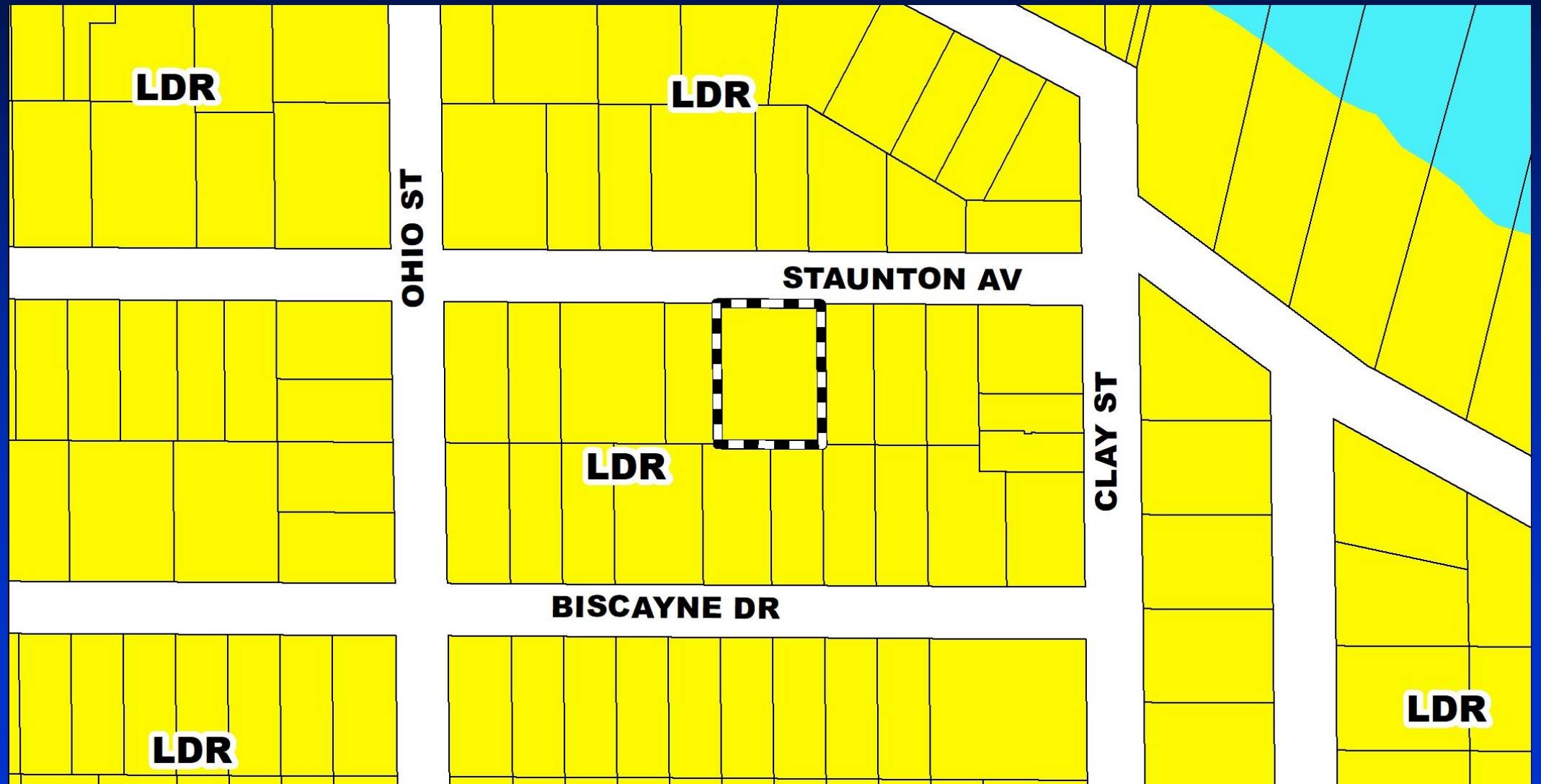
RZ-25-10-011

Location



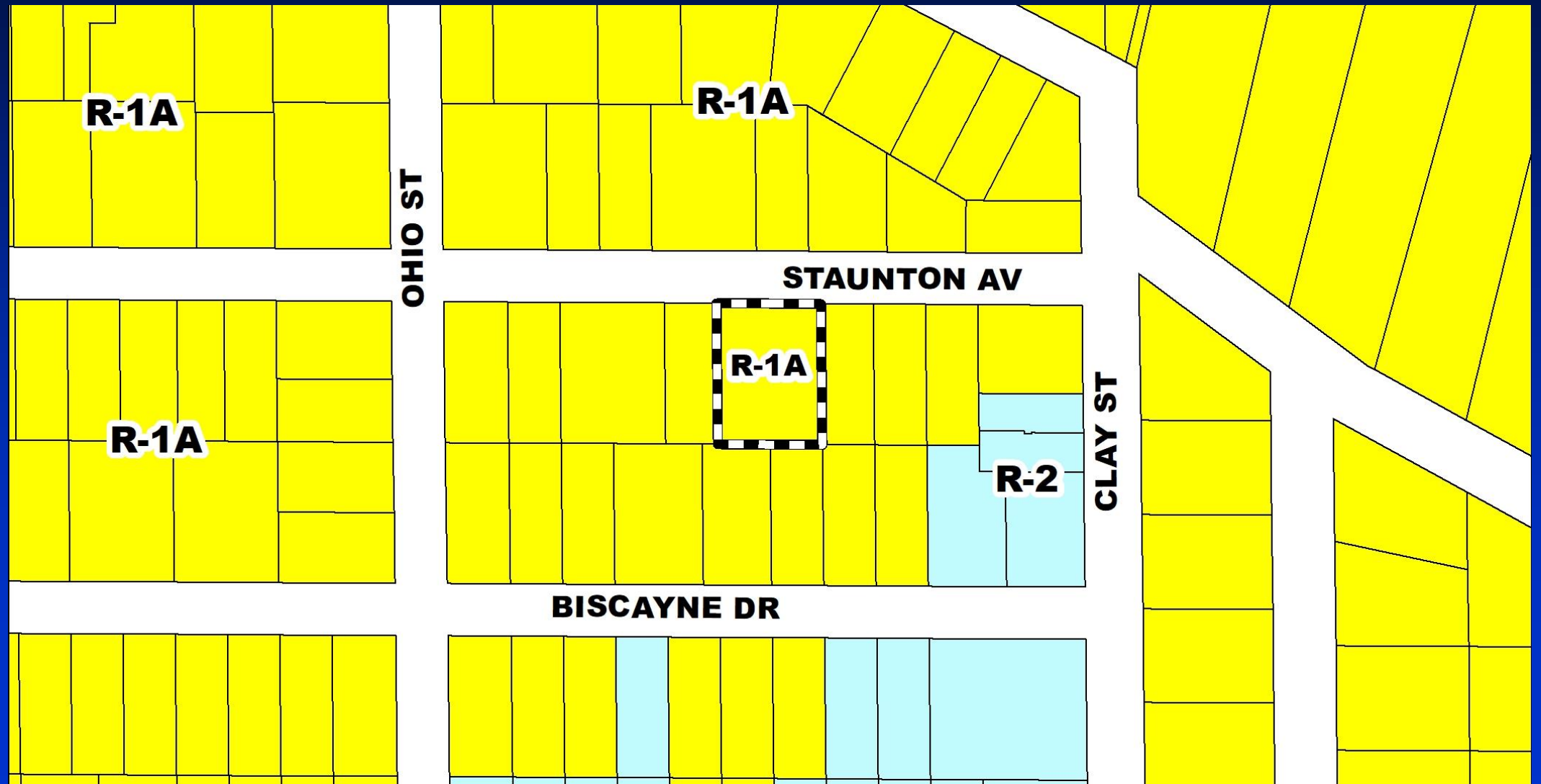
RZ-25-10-011

Future Land Use



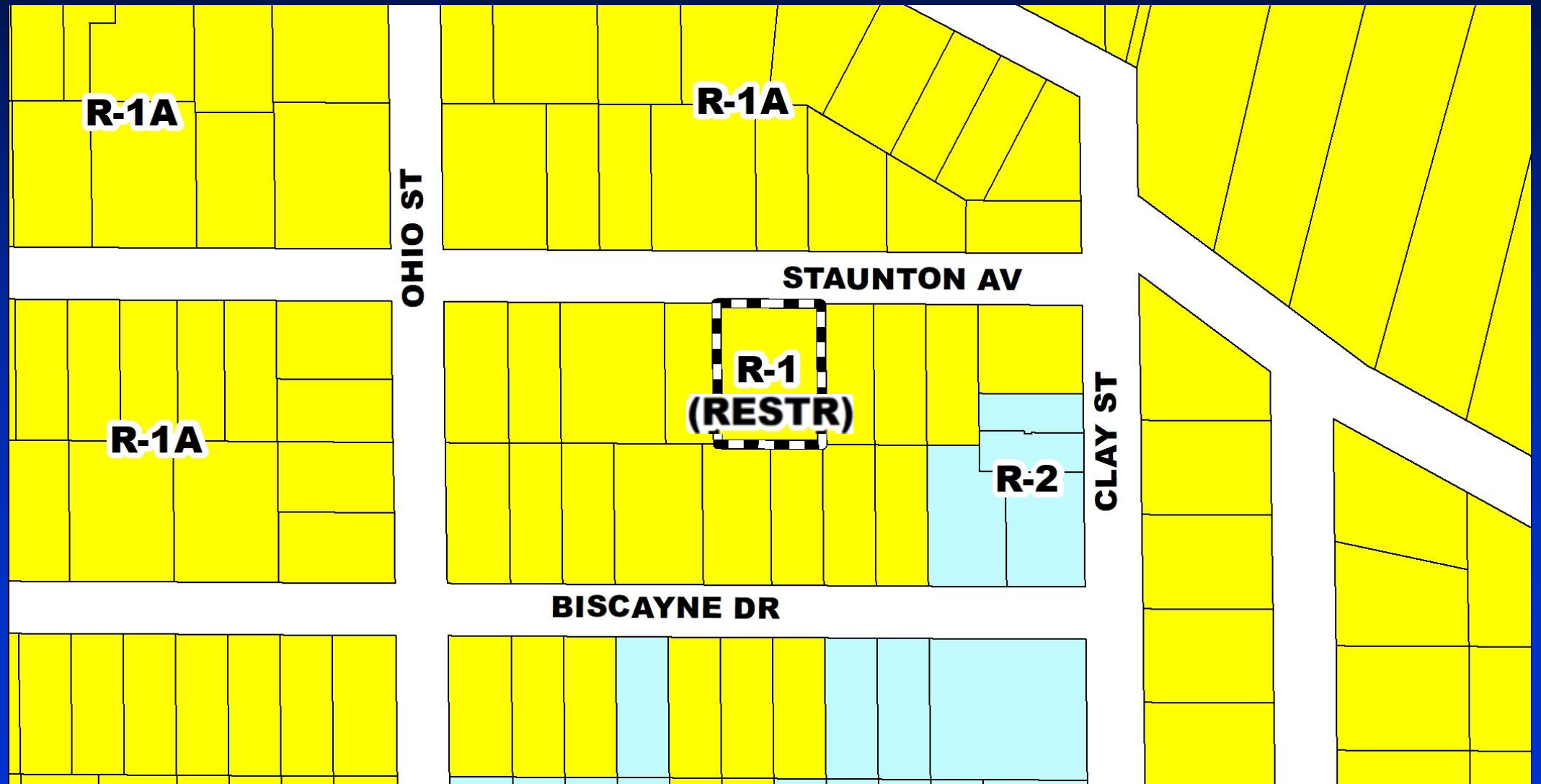
RZ-25-10-011

Current Zoning



RZ-25-10-011

Proposed Zoning



Aerial
LDR
LDR
OHIO ST
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CLAY ST
BISCAYNE DR
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LDR
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Killarney

Community Meeting Summary

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  - **Compatibility with existing neighborhood**
  - **Potential for further densification of the area**
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RZ-25-10-011

Conditions of Approval

1) Fill added beyond Orange County Code requirement shall not be allowed (i.e.- maximum of 24 inches above the road's crown elevation or 1 foot above the base flood elevation). Any alterations to the site's existing topography should not negatively affect neighboring properties. Efforts to retain stormwater on-site shall be made such as the use of swales, with directing runoff towards the street as a final option;

2) The side setbacks shall be 7.5' on the outer sides of the property (7.5' side setback adjacent to Lot 8 and Lot 5 of Block B of the Karolina on Killarney Plat); and,

3) A minimum of eight (8) feet clear access on one side of each lot is required for maintenance of the on-site sewage disposal system (OSDS) if placed in the rear yard as stipulated by the County Engineer (Section 37-540[j][2]).

Recommended Action

RZ-25-10-011: **APPROVE**

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 three restrictions as presented.**