

## ORANGE COUNTY NOTICE OF PUBLIC HEARING

To Whom It May Concern:

On **January 13, 2026**, at **2 p.m.**, or as soon thereafter as the matter may be heard, the Orange County Board of County Commissioners will conduct a public hearing in the County Commission Chambers, First Floor, County Administration Center, 201 South Rosalind Avenue, Orlando, Florida, to consider the appeal described below. You are invited to attend and be heard regarding the appeal.

**Applicant:** Charles Zoebelein

**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-see the vicinity map on reverse side)

**If you have any questions regarding this notice, contact the Orange County Planning Division, 407-836-5600; email: [planning@ocfl.net](mailto:planning@ocfl.net)**

**Para más información, referente a este aviso para una audiencia publica sobre una propiedad en su area/vecindad, favor comunicarse con la División de Planificacion, al numero, 407-836-8181**

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

**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

np/th/mf

December 12, 2025

c: Applicant/Abutters