



**Interoffice Memorandum**

**DATE:** April 13, 2023

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

**THROUGH:** Agenda Development BCC

**FROM:** Jennifer Moreau, AICP  
Manager, Zoning Division

**CONTACT PERSON:** **Ted Kozak, AICP**  
**Chief Planner, Zoning Division**  
**(407) 836-5537 or [Ted.Kozak@ocfl.net](mailto:Ted.Kozak@ocfl.net)**

**SUBJECT:** Request for Public Hearing for a Special Exception Application, Case #SE-22-08-071, Scout House located at 1925 Killarney Drive, Winter Park, Florida 32789, Parcel ID # 01-22-29-0000-00-001, District 5

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**APPLICANT:** Shawn Casey for Scout House

**APPELLANT:** Frank Diefenderfer

**CASE INFORMATION:** Case # SE-22-08-071 – March 2, 2023

**TYPE OF HEARING:** Board of Zoning Adjustment Board Called and Appeal Public Hearing

**HEARING REQUIRED BY FL STATUTE OR CODE:** Chapter 30, Orange County Code

**ADVERTISING REQUIREMENTS:** Publish once in a newspaper of general circulation in Orange County at least (15) fifteen days prior to public hearing.

**ADVERTISING TIMEFRAMES:** At least fifteen (15) days prior to the BCC public hearing date, publish an advertisement in the legal notice 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;

**ADVERTISING** Special Exception in the R-1A zoning district to allow 2,038 sq. ft. indoor recreation (Kiwanis Scout House)

<b>NOTIFICATION REQUIREMENTS:</b>	At least 10 days before the BCC hearing date, send notices of the public hearing by U.S. mail to owners of property within 600 feet of the property.
<b>ESTIMATED TIME REQUIRED:</b>	Five (5) minutes
<b>MUNICIPALITY OR OTHER PUBLIC AGENCY TO BE NOTIFIED:</b>	N/A
<b>HEARING CONTROVERSIAL:</b>	Yes
<b>DISTRICT #:</b>	5

The following materials will be submitted as backup for this public hearing request:

1. Names and known addresses of property owners within 600 feet of the property (via email from Fiscal and Operational Support Division); and
2. Location map (to be mailed to property owners).

**SPECIAL INSTRUCTIONS TO CLERK:**

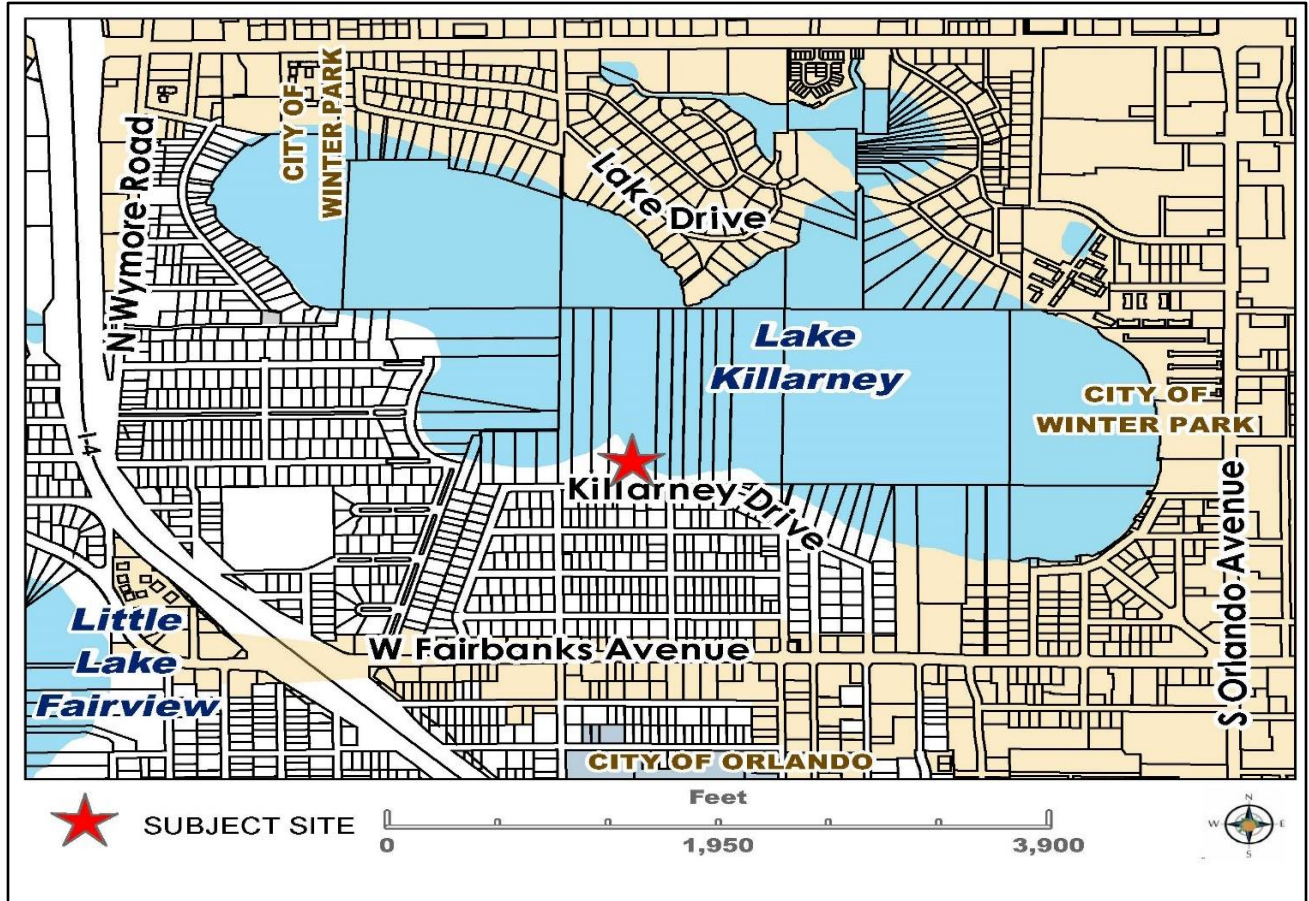
1. Notify abutters of the public hearing at least two (2) weeks prior to the hearing and copy staff.
2. Public hearing should be scheduled within 45 days of the date of BCC hearing that was held on March 21, 2023, or as soon thereafter as the BCC's calendar reasonably permits.

TK

Attachment (Location map)

cc via email: Jon Weiss, P.E., Deputy County Administrator  
Tim Boldig, Interim Director, Planning, Environmental, and Development  
Services Department  
Joel Prinsell, Deputy County Attorney

### Location Map



If you have any questions regarding this map please contact Ted Kozak at 407-836-5537



ORANGE COUNTY ZONING DIVISION  
201 South Rosalind Avenue, 1<sup>st</sup> Floor, Orlando, Florida 32801  
Phone: (407) 836-3111 Email: [Zoning@ocfl.net](mailto:Zoning@ocfl.net)  
[www.orangecountyfl.net](http://www.orangecountyfl.net)

Board of Zoning Adjustment (BZA) Appeal Application

**Appellant Information**

Name: DR. FRANK DIETENDERFER

Address: 1970 KILLIPWAY DR.

Email: dr.frank.kssherp@ocfl.net Phone #: (407) 222-3429

BZA Case # and Applicant: SE-22-08-071

Date of BZA Hearing: 3.2.23

Reason for the Appeal (provide a brief summary or attach additional pages of necessary):

Request is not consistent with single family residential  
area, not consistent with comprehensive plan, and otherwise  
does not meet the criteria for a special exception under the  
Orange County Code

Signature of Appellant: [Signature] Date: 3/13/23

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2023, by Frank Dienderfer who is personally known to me or who has produced a valid Florida Driver License as identification and who did did not take an oath.

[Signature]  
Notary Public Signature

Notary Stamp:

**NOTICE: Per Orange County Code Section 30-45, this form must be submitted within 15 days after the Board of Zoning Adjustment meeting that the application decision was made.**

Fee: \$691.00 (payable to the Orange County Board of County Commissioners)

Note: Orange County will notify you of the hearing date of the appeal. If you have any questions, please contact the Zoning Division at (407) 836-3111.

See Page 2 of application for the Appeal Submittal Process.