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Sold To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

Bill To:

Clerk County Commission-Orange - CU00123736
201 S. Rosalind Avenue, 4th Floor
Orlando, FL 32801-3527

**State Of Florida
County Of Orange**

Before the undersigned authority personally
appeared
Rose Williams, who on oath says that he or
she is a duly authorized representative of the
ORLANDO SENTINEL, a DAILY
newspaper published in ORANGE County,
Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice,
Certify Lines Zoltan Kecskes, Jr. Frank
Diefenderfer RZ-25-09-002 Charles
Zoebelein Frank Diefenderfer RZ-25-10-011
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Dec
21, 2025.

Affiant further says that the newspaper
complies with all legal requirements for publi



Signature of Affiant

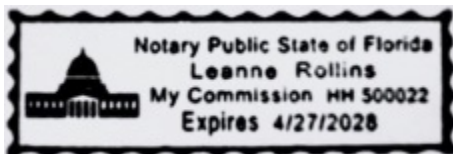
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 22 day of December, 2025,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

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 Kecskes, 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 Zobebein
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 ÁREA/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:

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

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12/21/2025

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