



# Orange County Government

Orange County  
Administration Center  
201 S Rosalind Ave.  
Orlando, FL 32801-1393

## Decision Letter

### Board of County Commissioners

Tuesday, January 13, 2026

2:00 PM

County Commission Chambers

26-0015

√Case # RZ-25-09-002

Zoltan Kecskes, Jr.  
Frank Diefenderfer, October 16, 2025; District 5

**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)

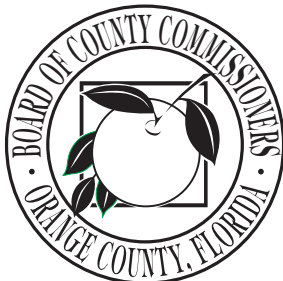
New Restriction #4:

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]).

A motion was made by Commissioner Martinez Semrad, seconded by Commissioner Scott, to make a finding of consistency with the Comprehensive Plan; further, approve the request to rezone from R-1A (Single-Family Dwelling District) to R-1 Restricted (Single-Family Dwelling District) to allow for two detached single-family homes, pending lot split approval on minimum 50 foot wide lots; and further, approve new Restriction #4. The motion carried by the following vote:

**Aye:** 7 - Mayor Demings, Commissioner Wilson, Commissioner Moore, Commissioner Uribe, Commissioner Gomez Cordero, Commissioner Martinez Semrad, and Commissioner Scott

**THE FOREGOING DECISION HAS BEEN FILED WITH ME THIS 22ND DAY OF JANUARY 2026.**



*Megan Fiocco*  
for DEPUTY CLERK  
BOARD OF COUNTY COMMISSIONERS  
ORANGE COUNTY, FLORIDA

*Note: This document constitutes the final decision of the Board of County Commissioners on this matter. If, upon the Board's subsequent review and approval of its minutes, an error affecting this final decision is discovered, a corrected final decision will be prepared, filed, and distributed.*

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