

Board of County Commissioners

**January 2026
Conventional Rezoning
Public Hearings**

January 13, 2026

Aerial

Lake Killarney

KILLARNEY DR

OHIO ST

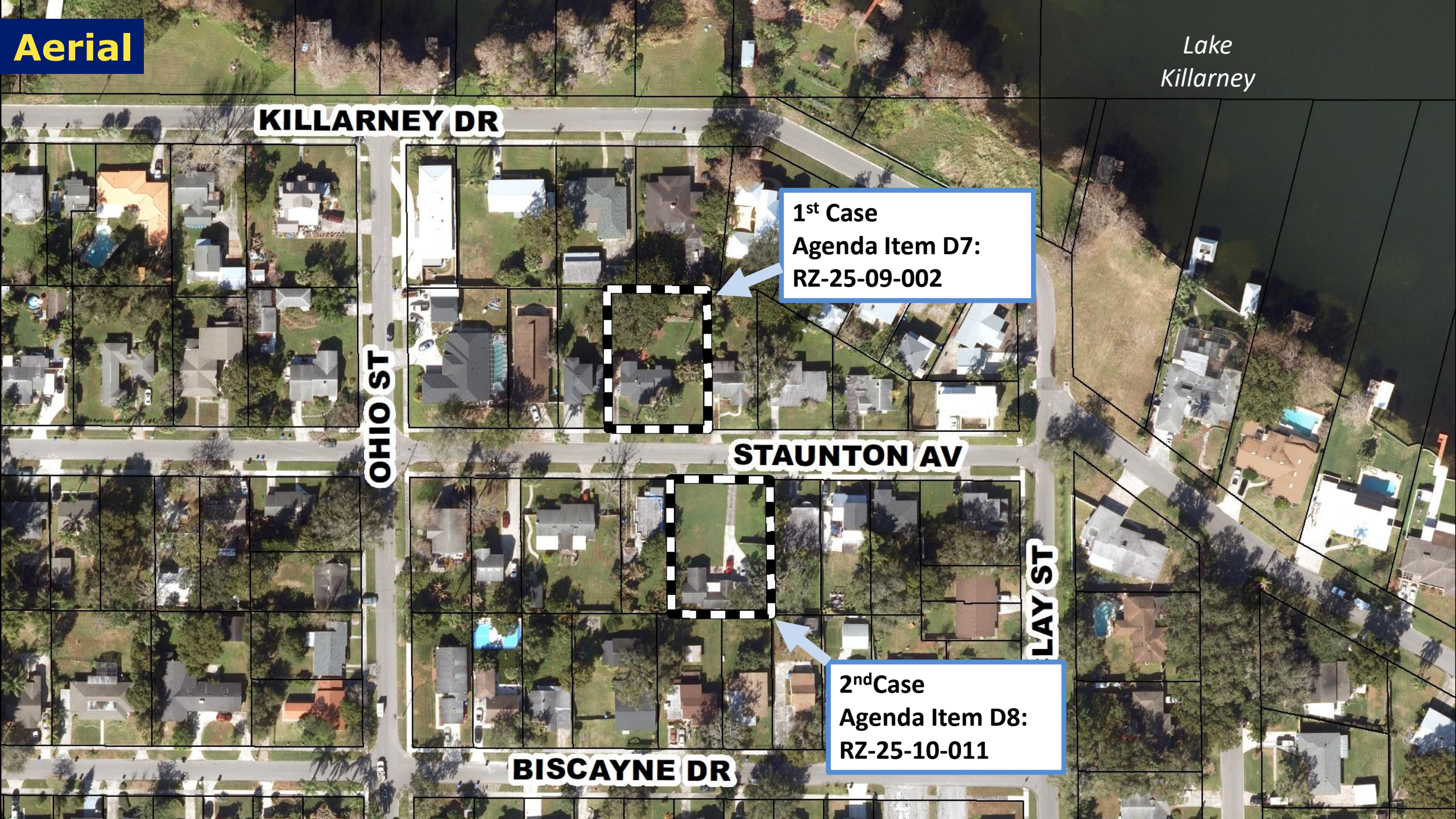
STAUNTON AV

LAY ST

BISCAYNE DR

1st Case
Agenda Item D7:
RZ-25-09-002

2nd Case
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

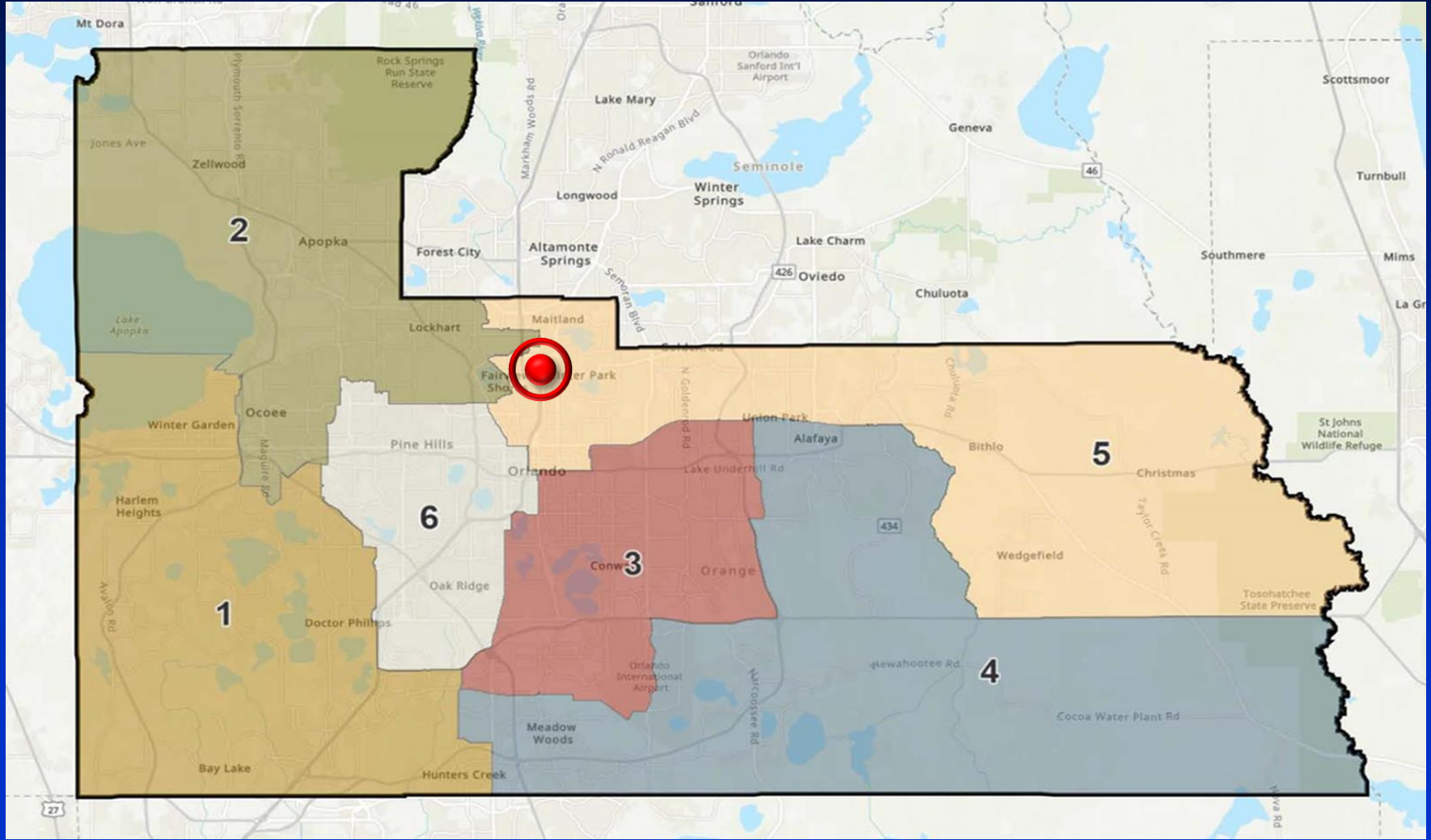
District: 5

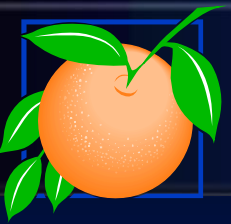
Proposed Use: Two Single-Family Detached Homes (pending lot split approval)



RZ-25-09-002

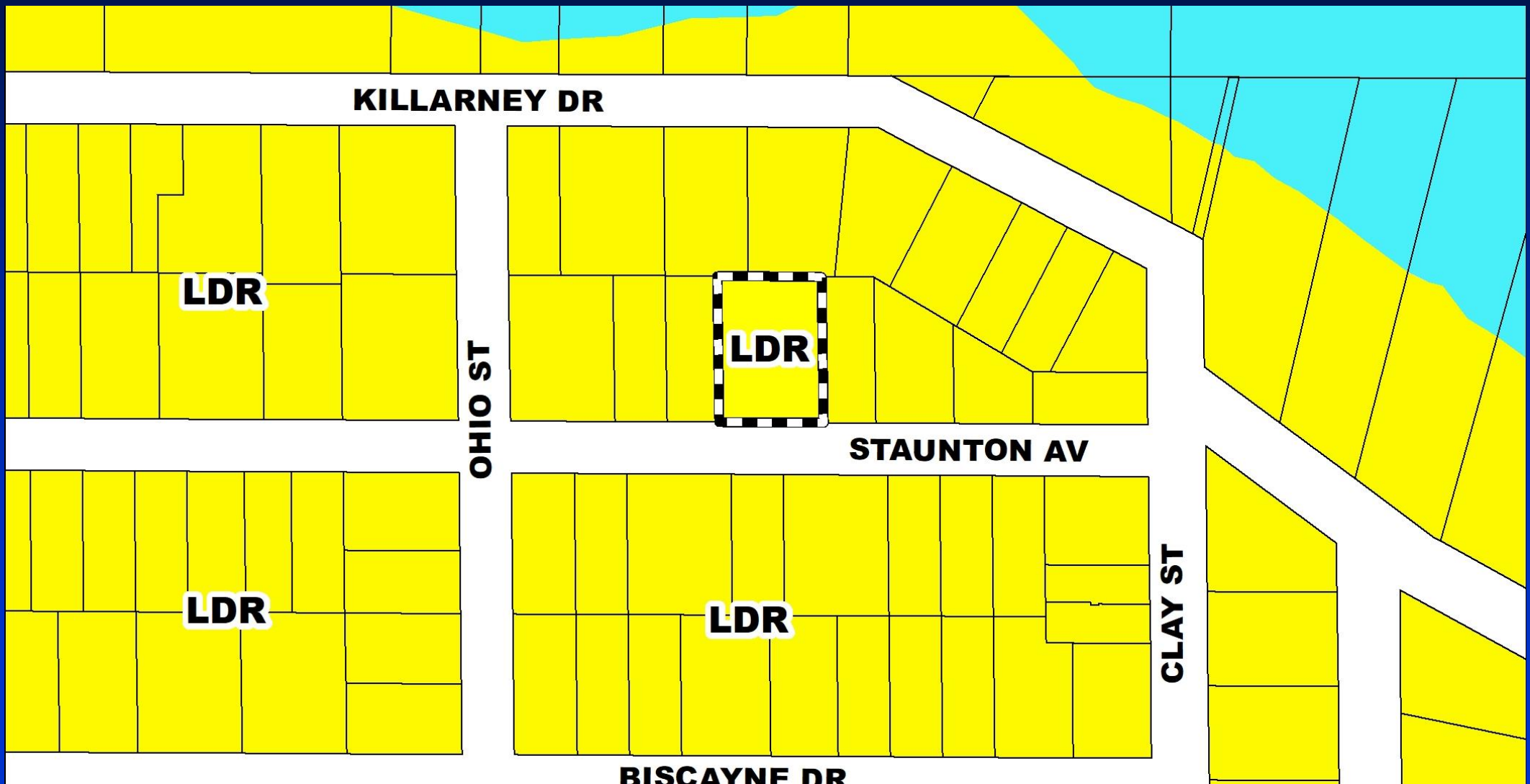
Location





RZ-25-09-002

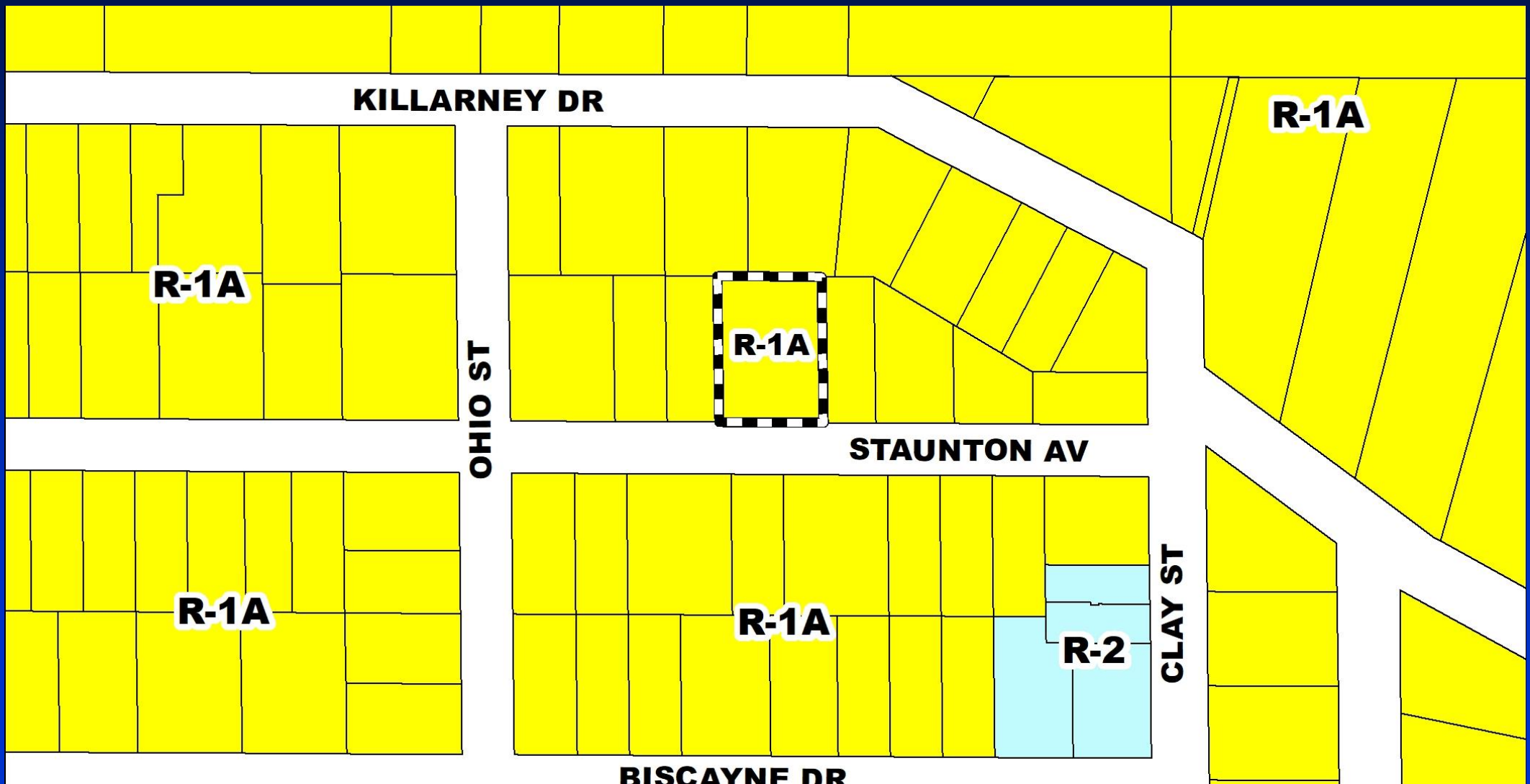
Future Land Use

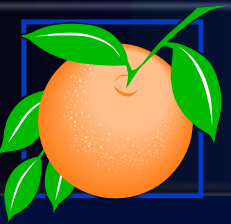




RZ-25-09-002

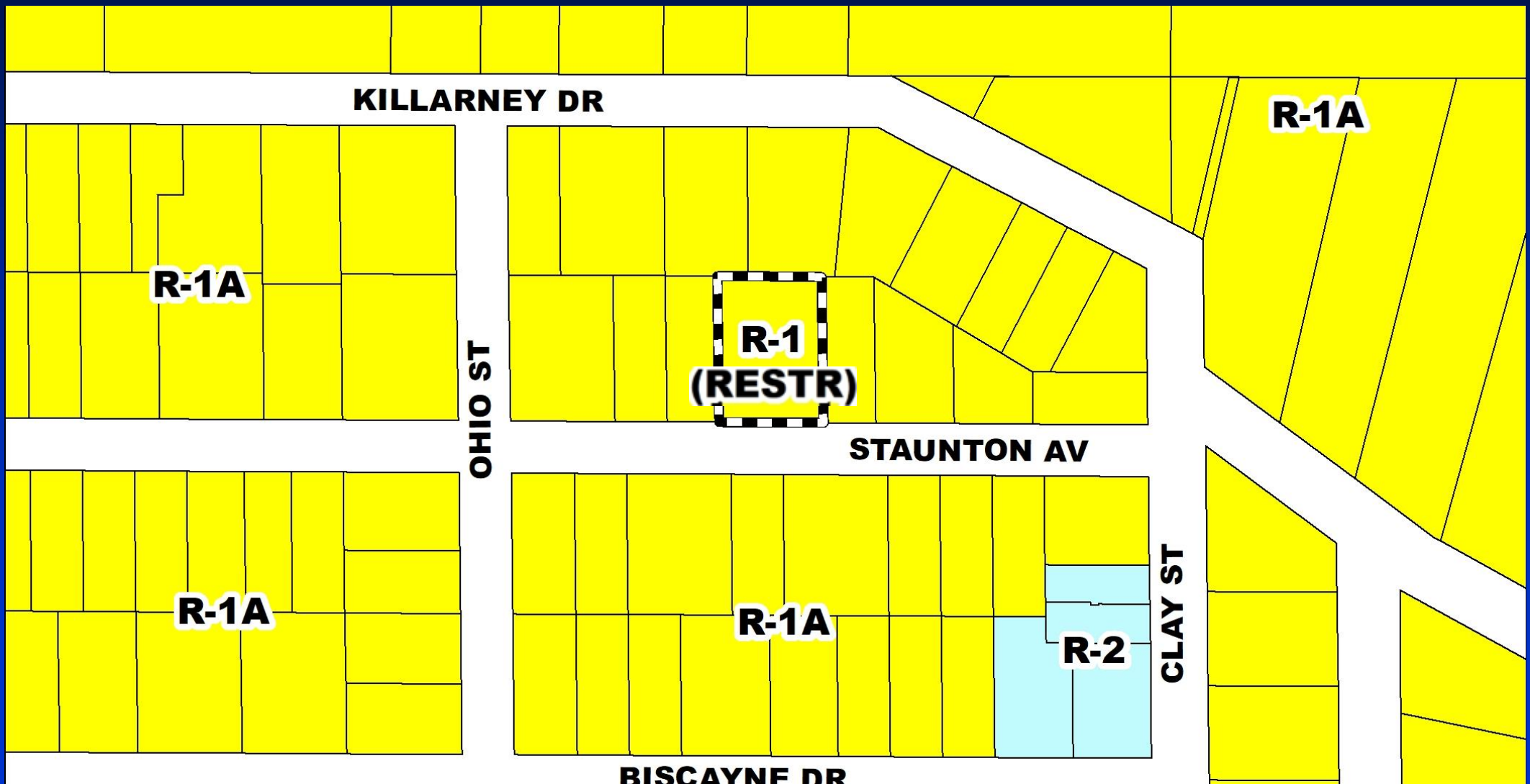
Current Zoning

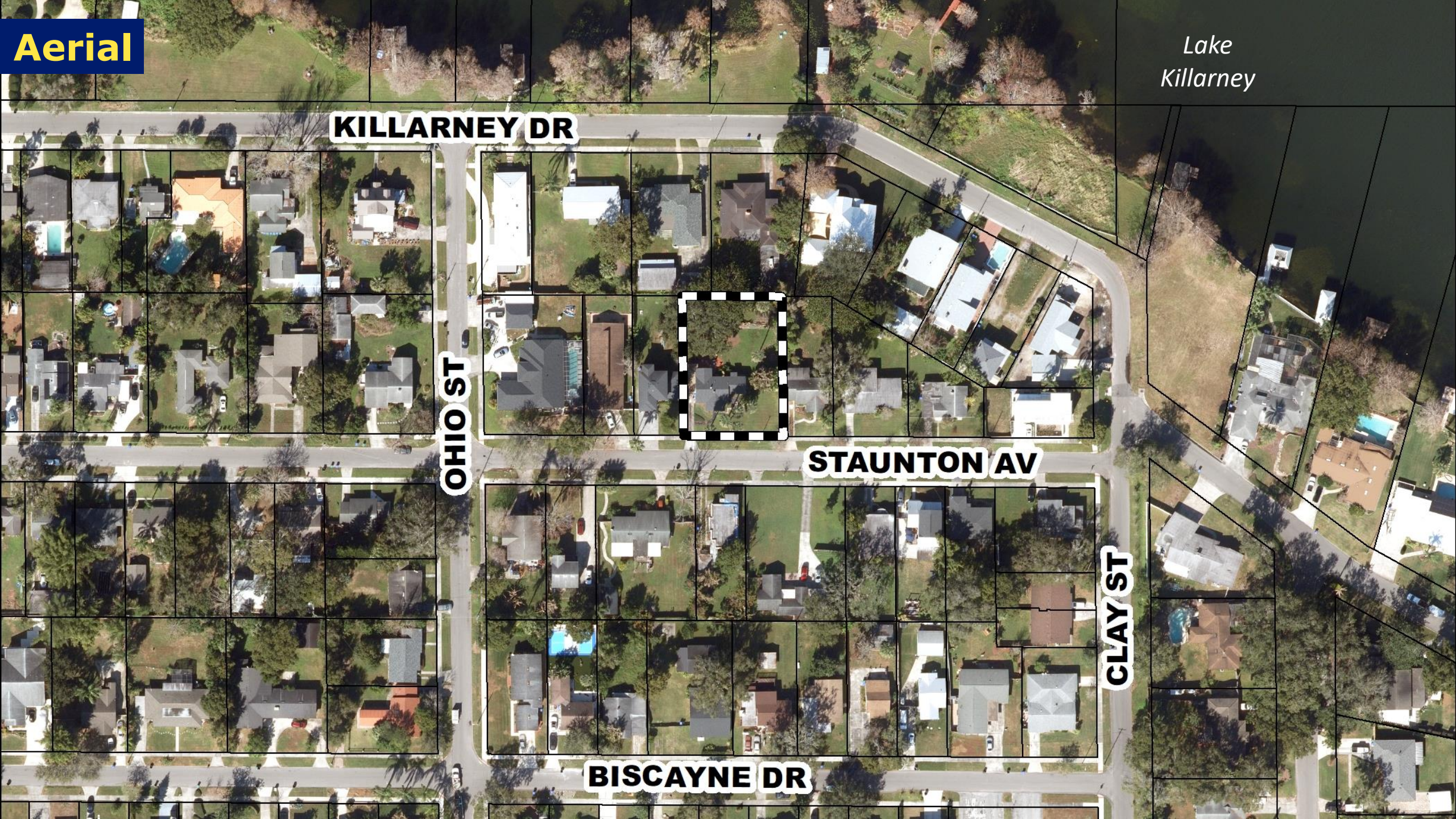




RZ-25-09-002

Proposed Zoning





Aerial

Lake Killarney

KILLARNEY DR

OHIO ST

STAUNTON AV

CLAY ST

BISCAYNE DR



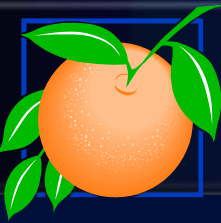
Community Meeting Summary

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]).**



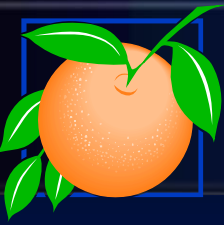
Recommended Action

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)

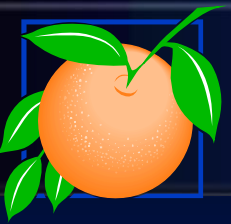
To: R-1 Restricted (Single-Family Dwelling District)

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

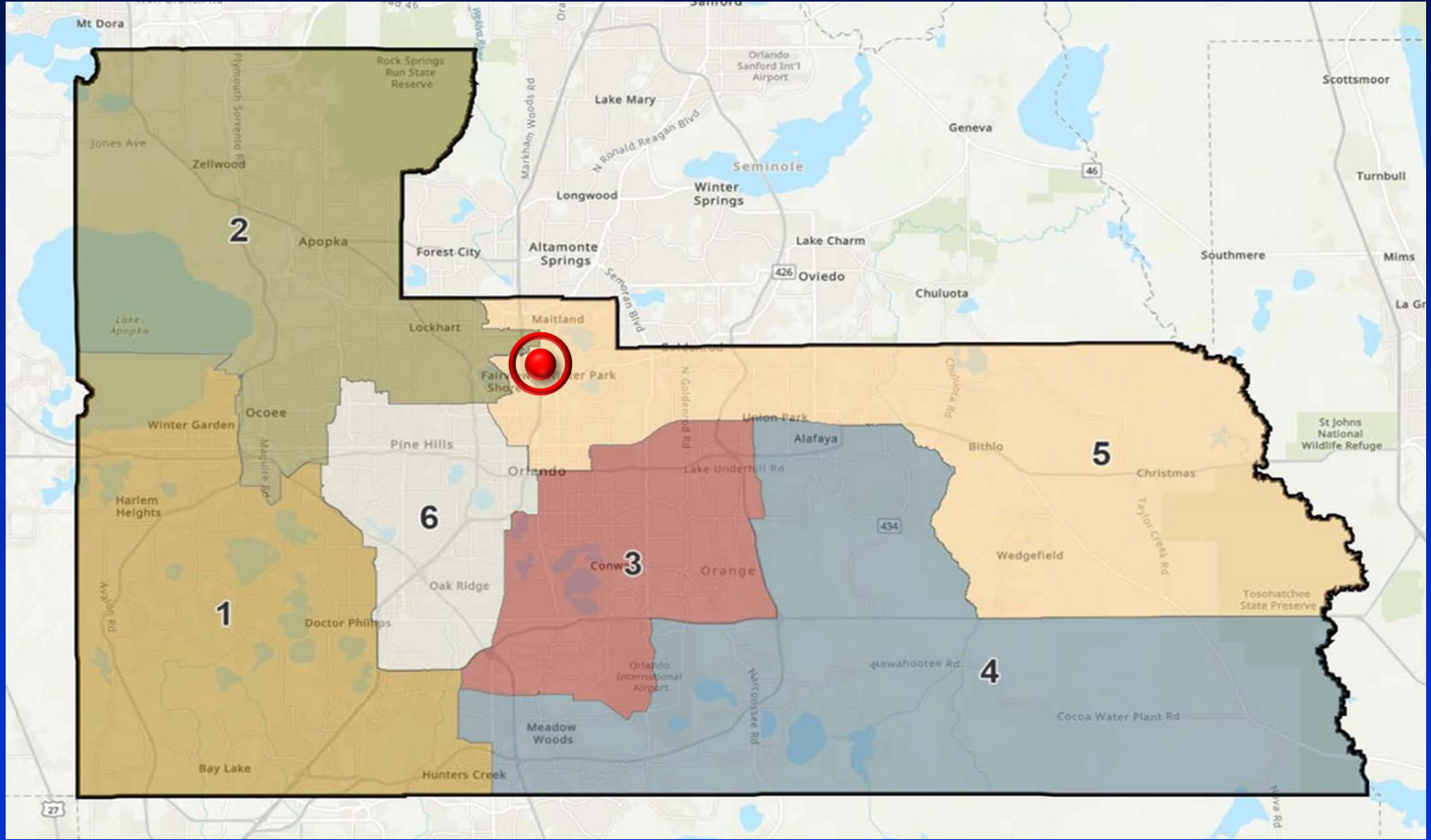
District: 5

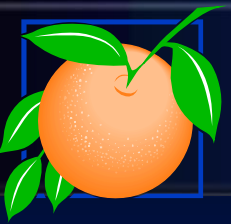
Proposed Use: Two Single-Family Detached Homes (pending lot split approval)



RZ-25-10-011

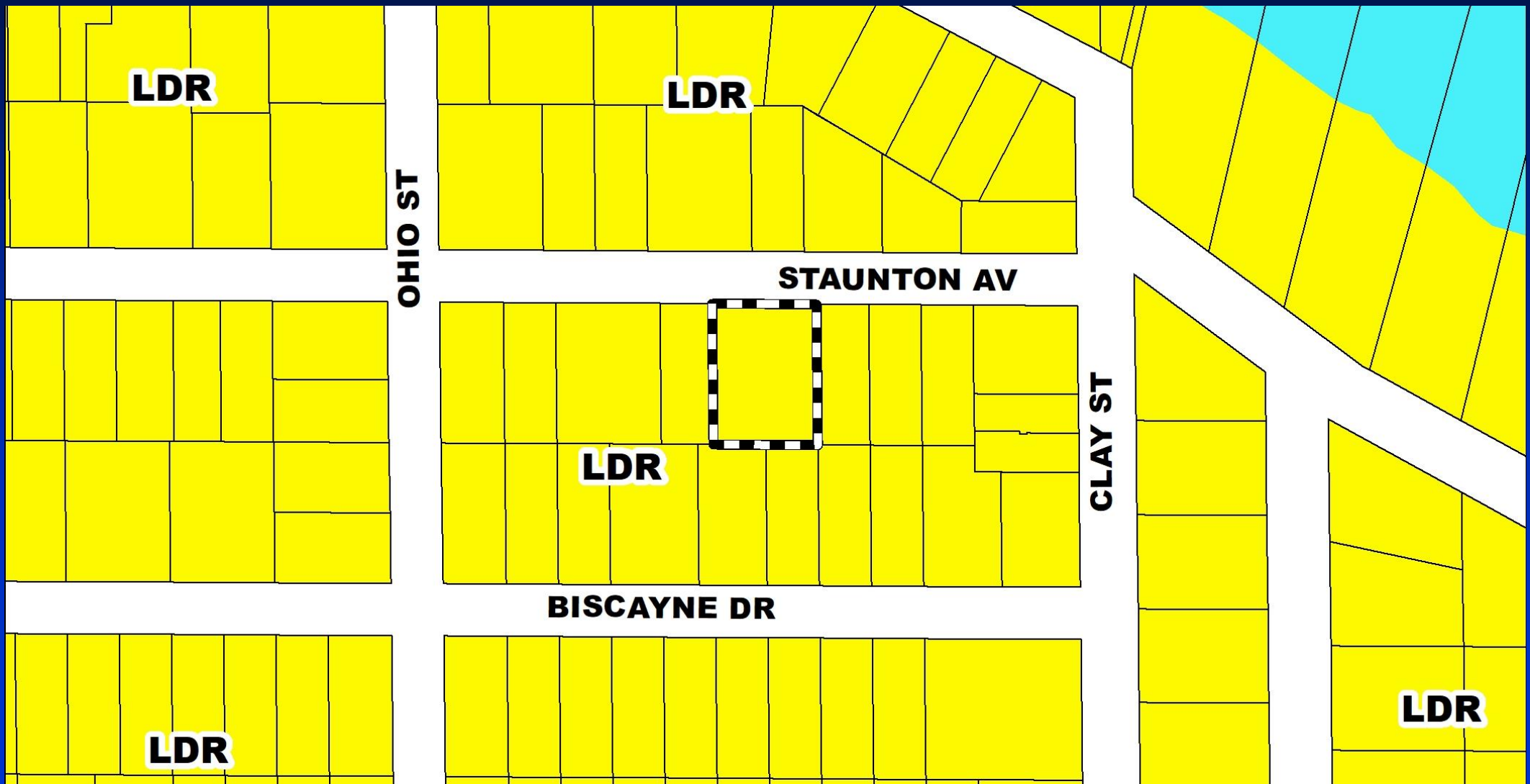
Location

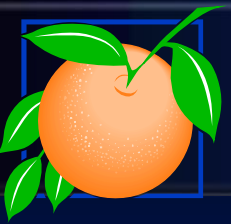




RZ-25-10-011

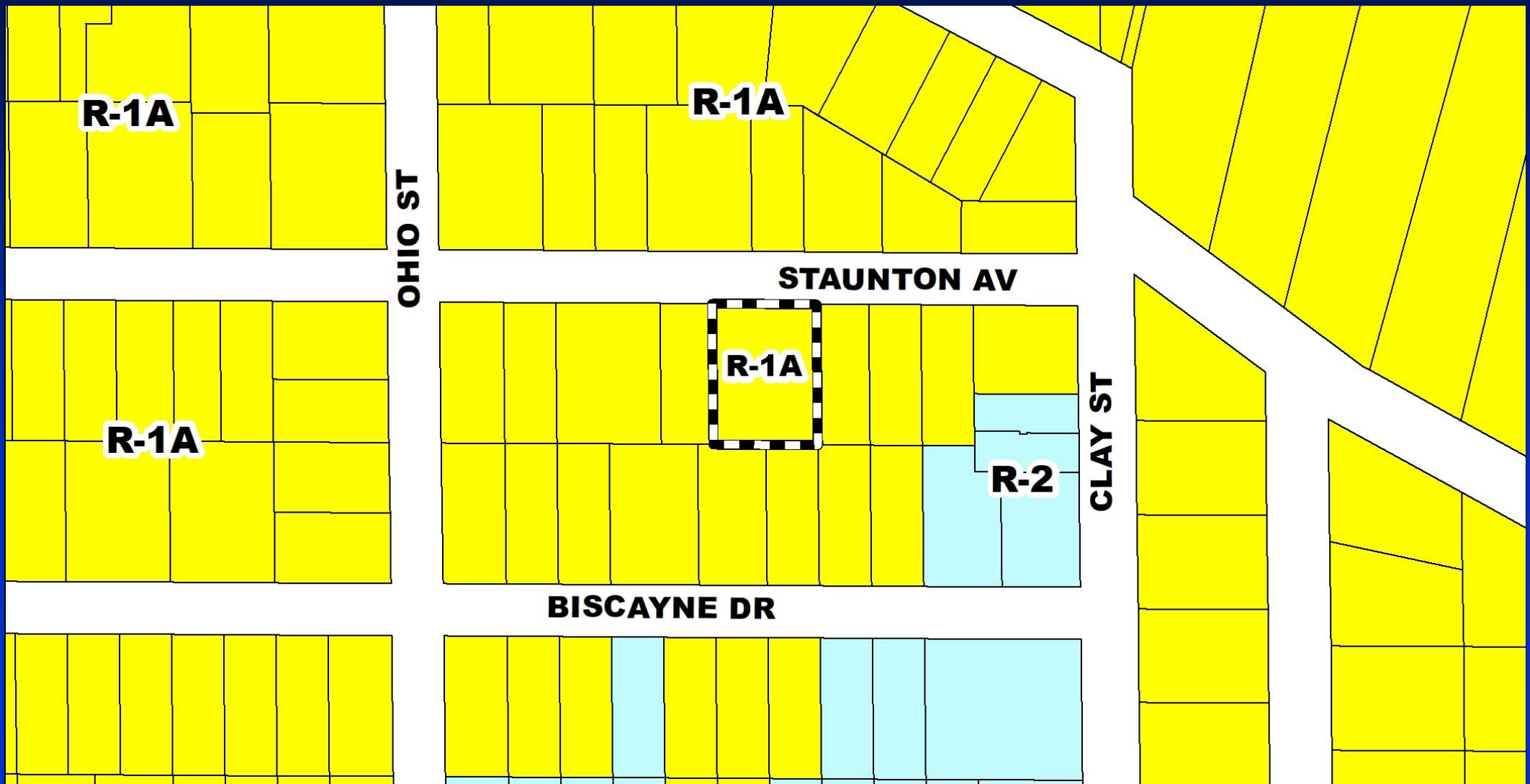
Future Land Use





RZ-25-10-011

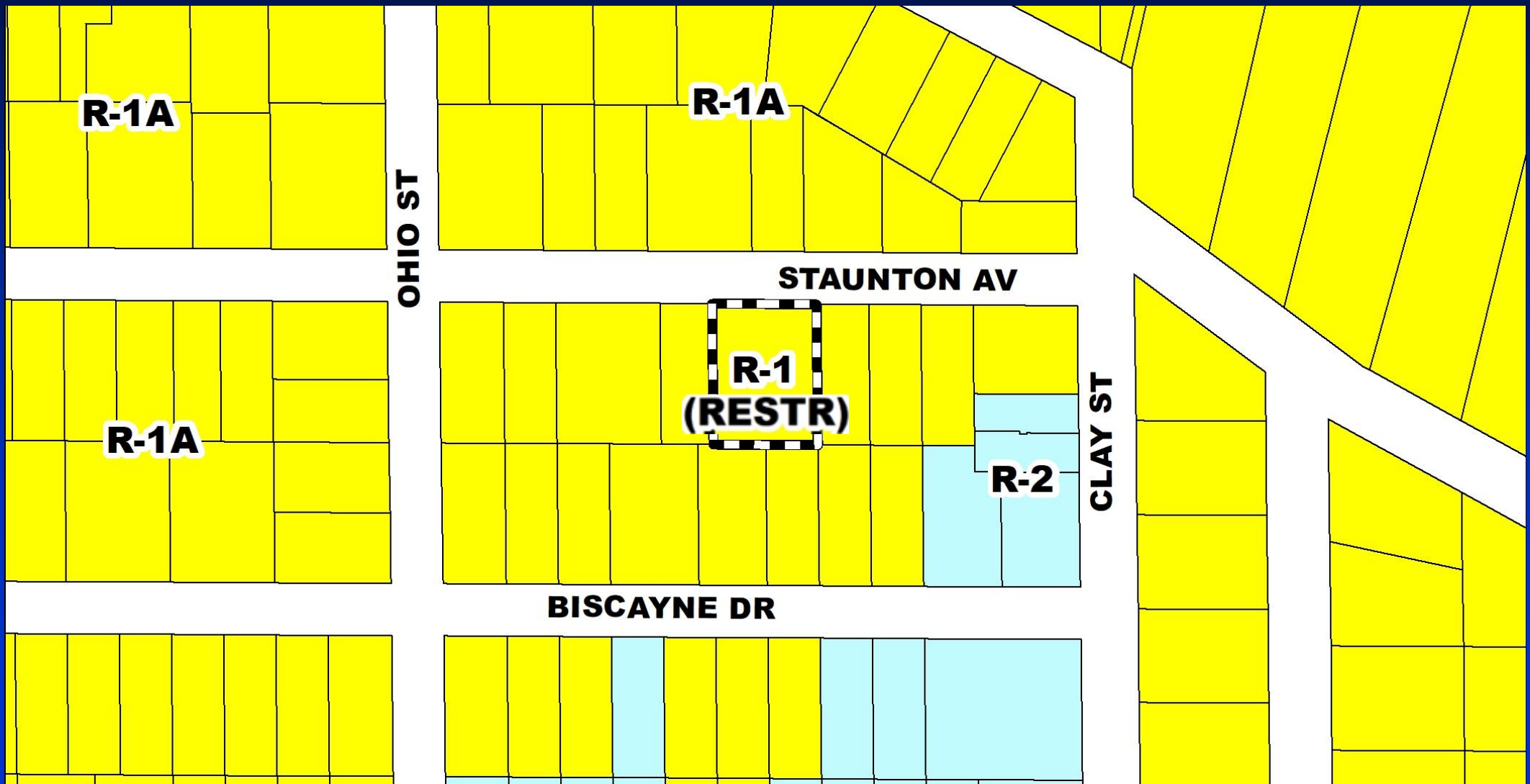
Current Zoning





RZ-25-10-011

Proposed Zoning





Aerial

Lake Killarney

LDR

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OHIO ST

STAUNTON AV

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BISCAYNE DR

LDR

LDR



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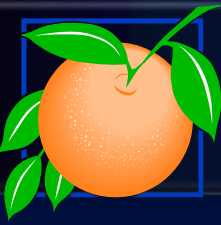
- **Concerns:**
 - **Compatibility with existing neighborhood**
 - **Potential for further densification of the area**
 - **Flooding from additional development**



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.