

**TOWN OF INTERLACHEN  
PLANNING COMMISSION PUBLIC HEARING  
TUESDAY APRIL 16, 2024 7:00 P.M.**

**CALL TO ORDER**

Chairperson Costanzo called the meeting to order at 7:00p.m. and led the pledge of allegiance. Rick Hanes gave the invocation.

**ROLL CALL**

Board members present were Chairperson Judi Costanzo, Vice-Chairperson Adam Hemphill, Raymond Baxter, Gail Guinta and Rick Hanes. Tonya Whitehurst was absent. Attorney George Young was present also.

Chairperson Costanzo opened the Planning Commission Public Hearing at 7:02p.m.

**AGENDAED DSCUSSION:**

**A) Discussion and Consideration of Changing the Time of Planning Commission Meetings.**

The Board decided not to change the time from 7pm to 6pm because it would be difficult for working members to attend.

**B) Discussion and Consideration of Rezoning Case #RE2024-1: Request From Waste Pro for a Small-Scale Amendment to the Town's Zoning Map on .94 acres on Parcel Number 16-10-24-9600-0150-0070, From "R-1" to "R-2."**

**APPLICANT PRESENTATION**

Jim Cinelli, from Waste Pro stated that the rezoning request is because the current zoning does not allow mobile homes and they would like to put a mobile home on their property next to the land fill for security purposes.

**STAFF REPORT**

Tara Howell, from JBPro stated that she had reviewed the application as presented and stated that the subject property and the surrounding properties are zoned R-1 for use as single-family site-built homes. One would assume that the owners of the surrounding parcels anticipated the community would remain single family homes. She recommended denial of the rezoning request as it would constitute spot zoning.

Adam Hemphill moved to deny Rezoning Case #RE2024-1; Request from Waste Pro to change the zoning on .94 acres from "R-1" to "R-2" because it is considered spot zoning. Rick Hanes seconded the motion. The motion passed by a four (4) to one (1) roll call vote, with Raymond Baxter voting no.

There were no public comments.

## **AGENDAED DSCUSSION:**

### **A) Discussion and Consideration of the Preliminary Plans for Interlachen RV Resort. Presented by Logan Peters, From JBPro.**

Attorney Young reminded the Planning Commission that this will not go back to the Town Council and the Commission is to either approve or disapprove the requested changes.

Ms. Peters stated that they are requesting the following modifications:

- 1) Reduce the required twenty feet (20') one-way roadway to eighteen feet (18') and the required thirty feet (30') two-way roadway to twenty-four feet (24').
- 2) Reduce the ADA parking spaces from five (5) to two (2).

Chairperson Costanzo stated that the first thing they need to do is some housekeeping with the PUD Ordinance because the word "maximum" was used instead of "minimum" regarding the square footage lot requirements.

Rick Hanes moved to recommend to the Town Council that Section 4.6.1C of Ordinance 2023-6 be corrected as follows: "Each RV site will be a minimum of 30 feet wide and 50 feet in depth and contain a minimum of 1500 square feet. 10% of buildable sites may be 25 feet wide and 30 feet in depth and contain a minimum of 750 square feet." Adam Hemphill seconded the motion. The motion passed by a unanimous roll call vote.

Attorney Young stated that the Planning Commission can make minor changes to the PUD and he feels that this request falls under that category.

The Clerk stated that according to the Putnam County building official, RV Resorts must have one (1) paved ADA RV site for every twenty-five (25) sites or 2%. The amenities building must have one (1) for every twenty-five (25) sites or 2% and have accessibility routes to the restrooms. Three (3) ADA RV sites and one (1) ADA parking space is required for one hundred and fifteen (115) sites and seventeen (17) parking spaces. JBPro was in agreement with this requirement and withdrew minor modification #2.

Raymond Baxter voiced his concern for emergency vehicles being able to maneuver on the smaller roadways.

Attorney Young swore in Logan Peters and Chris Potts, from JBPro who went over the land width and radius of the roads.

Adam Hemphill moved to approve the minor modification to the PUD for the decreased size of the roadways. Gail Guinta seconded. The motion failed by a three (3) to two (2) roll call vote, with Judi Costanzo and Adam Hemphill voting yes.

## **PUBLIC COMMENT:**

There were no comments from the public

## **ADJOURNMENT:**

The meeting adjourned at 7:51pm.