

**TOWN OF INTERLACHEN
MINUTES FOR THE CONTINUANCE OF THE AUGUST 14, 2023
PLANNING COMMISSION PUBLIC HEARING
THURSDAY AUGUST 24, 7:00 P.M.**

CALL TO ORDER

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

ROLL CALL

Board members present were Chairperson Judi Costanzo, Vice-Chairperson Adam Hemphill, Raymond Baxter, Gail Guinta, Sherri White, and Tonya Whitehurst. Attorney Bobby Pickens was present also.

Attorney Bobby Pickens went over the purpose of the hearing and advised the members that voting is to be based on criteria.

Chairperson Costanzo opened the Planning Commission Public Hearing at 7:03p.m. and called for disclosure from the commission members. Adam Hemphill disclosed that he had been to the site but did not speak to anyone.

AGENDAED DSCUSSION:

A) Discussion and Consideration of Land Use Change Case #LU 2023-2; Requesting a Small-Scale Amendment to the Town's Future Land Use Map on 10.98 acres located at 104 Orange Street, parcel number 10-10-24-0150-0040-0230, from "Residential" and "Public Buildings & Grounds" to "Recreation".

Noel Comeaux , from Northeast Regional Council gave an overview of the Comprehensive Plan and Zoning and stated that a PUD allows for mixed uses.

Robet Jordan, from Northeast Florida Regional Council presented the Staff Report and stated that the Application complies with Sections 1.21 (recreation), 3.3 (traffic), Objective 1, Level of Service Standards, Capital Improvements Element, and Concurrency Management. The Application also complies with Section 8 of Zoning Ordinance 2012-1. Therefore, their recommendation was for approval of the land use change and zoning amendment.

Kathie Ebaugh, from JBPro went over the park amenities, park access, traffic, stacking, buffers, water, stormwater, septic, utilities, etc., and went over the standards for campgrounds that are in Zoning Ordinance 2012-1.

The applicant requested the following changes:

Section 8.2: increase length of stay from 90 days to 180 days.

Section 8.3: decrease the minimum lot size requirement of 1500 square feet to allow for 10% of the total buildable lots to be 750 square feet. Allow three (3) full-time sites for management. The Commission agreed on the changes.

PUBLIC COMMENT:

There were no comments from the public

Adam Hemphill moved to approve Land Use Change Case #2023-2, request from Russell IG, LLC on 10.98 acres located at 104 Orange Street changing the land use category from Residential Low and Public Buildings and Grounds to Recreation. Gail Guinta seconded. Motion passed by a unanimous roll call vote.

Adam Hemphill moved to approve Rezoning Case #RE2023-2, request from Russell IG, LLC on 10.98 acres located at 104 Orange Street changing the zoning from R-1 and Public Lands Institutional to PUD because it meets the requirements, along with the following amendments: (1) a berm will not be allowed, (2) no more than 20% of the site built will be park models (3) tent occupancy shall be limited to 15% of the site built, (4) quiet hours will be established in accordance with the Town Noise Ordinance and discharge of firearms or fireworks will not be allowed, (5) applicant will consult with staff to develop tree standards.

Gail Guinta seconded the motion. Motion passed by a three (3) to two (2) roll call vote, with Raymond Baxter and Sherri White voting no.

ADJOURNMENT:

The meeting adjourned at 8:17pm.