

**TOWN OF INTERLACHEN
PLANNING COMMISSION PUBLIC HEARING MINUTES
TUESDAY NOVEMBER 18, 2025 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

Planning Commission members present were Chairperson Judi Costanzo, Tony Minotti, Mike Rodgers, Leslie Schiappa, and Tonya Whitehurst. Raymond Baxter arrived at 7:34pm. Attorney George Young was present.

CHAIRPERSON: JUDI COSTANZO

Chairperson Costanzo recognized new members, Tony Minotti and Leslie Schiappa. Members were given a copy of the draft for the new LDR's for them to review.

Chairperson Costanzo asked Attorney Young to give a review of the Planning Commission's functions and responsibilities.

Attorney Young reminded the Planning Commission that they are a quasi-judicial board in which facts of a particular situation are applied to policies or ordinances.

Quasi-judicial proceedings are those in which a property owner makes an application to the town for a rezoning. There are rules and standards set forth in the ordinance regarding the criteria that has to be met in order to get a rezoning, special exception, or variance, and what the standards are for reviewing these applications.

The facts of the case are applied to the standards set forth in the ordinance, and then a decision is made. The proceedings before these boards in a quasi-judicial matter are like a court proceeding; therefore, the term "quasi-judicial."

In a quasi-judicial proceeding the board is not allowed to take into consideration the popularity of a particular development proposal; they can only consider evidence that is competent and substantial.

The term "competent" means that the person is qualified to give evidence on that subject. "Substantial" means that there is sufficient, relevant, and credible evidence upon which to base a decision.

Citizens may participate in a quasi-judicial proceeding by testifying as to factual matters and any element of the case that would not require specialized or specific academic degrees.

The board must make its decision based on the testimony before it. They can't consider anything that they encounter outside of the public hearing on the application.

It's not a popularity contest. It doesn't make any difference who has the most people and supporters at the hearing. It is the quality, persuasiveness, the relevancy of the testimony and the credibility of your witnesses presented to the board that will make the case.

OPEN PLANNING COMMISSION PUBLIC HEARING

Chairperson Costanzo opened the public hearing and called for disclosure from the board. Mr. Minotti stated that his restaurant has made donations in the past to the soup kitchen, but he has not visited the site or spoken to anyone regarding the rezoning/land use change request. All of the other board members stated that they hadn't visited the site or spoken to anyone regarding the rezoning/land use change request.

STAFF REPORT:

Northeast Florida Regional Council Representative, Robert Jordan explained that the Comprehensive Plan is the goals objectives and policies that guides the Zoning Ordinance. The Zoning Ordinance has to be in compliance with the Comprehensive Plan, so rezonings require a land use change also.

Public Lands Institutional allows for public health service facilities which the soup kitchen would operate under. The Future Land Use Map is the overall use and the zoning falls underneath that.

Mr. Jordan stated that staff recommends approval of the Future Land Use Map amendment from Residential Low Density to Public Buildings & Grounds based on Comprehensive Plan Policy 1.3 which provides the definition of Public Buildings & Grounds Future Land use designation and allows public health service facilities.

Mr. Jordan stated that the recommended standard floor ratio in Policy 1.4 should be 1.0, not 0.1, therefore the 0.04219 floor ratio submitted by the applicant meets this criteria. This is what can be built out on Public Buildings & Grounds.

Mr. Jordan stated that staff recommends that the zoning be changed from Residential (R-1) to Public Lands Institutional (PLI) based on the following:

- 1) The applicant has met the requirements of Zoning Ordinance 2012-1, Section 3.1.2 (c); a completed application, site plan, deed, etc.
- 2) The proposed use is considered a public service under Subsection 27-3.
- 3) Subsection 27-5 allows for a single-family dwelling unit to be occupied by the owner as an accessory use.
- 4) The applicant meets the minimum yard requirements of Subsection 27-7.
- 5) The current and proposed development is below the height restriction of subsection 27-8 .

APPLICANT COMMENTS:

The Town Clerk swore in Melanie Gray, Interlachen Soup Kitchen Board of Directors.

Ms. Gray explained they are a 5013C organization that was established in 2011 and moved to their present site in 2018. They are requesting a land use and rezoning in order to expand their services to include showers, laundry services, clothing & hygiene items distribution, counseling, tutoring, employability training, healthcare checks, senior & youth activities, worship/fellowship services, storm & cold weather shelter, gardening and special events.

Ms. Gray stated that the Yonts' own around ten acres of the surrounding adjacent property. The property behind the soup kitchen to the west is undeveloped. There is a church and a closed school across the street and to the south is an RV park, the library, and churches, so it's conceivable that this property could be considered something other than residential.

PUBLIC COMMENTS

The Town Clerk swore in David Yonts, who stated that tokens are given out for the use of the showers and clean cloths. They also provide tutoring.

Chairperson Costanzo closed public comments at 7:46pm.

AGENDAED DSCUSSION:

A) Discussion and Consideration of Rezoning/Land Use Change Case #2025-1..

There being no further discussion, Tony Minotti moved to approve Land Use Case #LU2025-1, request from David & Linda Yonts on 3.49 acres, located at 155 North CR 315, changing the Land Use category from Residential Low to Public Buildings & Grounds because it meets the requirements of Sections 1.3, 1.4 & 1.5 of the Comprehensive Plan. Raymond Baxter seconded the motion. The motion passed by a unanimous roll call vote of the Planning Commission.

Mike Rodgers moved to approve Rezoning Case #2025-1, request from David & Linda Yonts on 3.49 acres, located at 155 North CR 315, changing the zoning from Residential to Public Land Institutional because it meets the requirements of Sections 3 & 27 of Zoning Ordinance 2012-1 Tony Minotti seconded the motion. The motion passed by a unanimous roll call vote of the Planning Commission.

CLOSE PUBLIC HEARING

Chairperson Costanzo closed the public hearing at 7:52pm

ADJOURNMENT:

The meeting adjourned at 7:52pm.