

**TOWN OF INTERLACHEN
PLANNING COMMISSION PUBLIC HEARING MINUTES
TUESDAY FEBRUARY 17, 2026 - 7:00 P.M.**

CALL TO ORDER

Vice-Chairperson Raymond Baxter called meeting to order at 7:01p.m. and led the pledge of allegiance.

ROLL CALL

Planning Commission members present were Vice-Chairperson Raymond Baxter, Tony Minotti, Leslie Schiappa, and Tonya Whitehurst. Judi Costanzo and Mike Rodgers were absent due to illness. Attorney George Young was present.

VICE-CHAIRPERSON: RAYMOND BAXTER

Mr. Baxter Chairperson stated that this is the first meeting in the newly renovated Interlachen Town Hall.

OPEN PLANNING COMMISSION PUBLIC HEARING

Vice-Chairperson Baxter opened the public hearing at 7:03pm.

STAFF REPORT:

Rezoning Case #2025-2: Application by Kevin Walters for a Zoning Change From “R-1” to “R-2”.

Northeast Florida Regional Council Representative, Robert Jordan explained that the Regional Council is contracted as the staff planner for the Town. They develop and present staff reports for any zoning that comes before the council.

This staff report is for Rezoning Case #2025-2 for a rezoning from Residential Single Family (R-1) to Residential Mixed (R-2) on .44 acres.

The applicant is seeking to develop the property into a duplex, which is permitted in R-2 by a Special Exception.

The property was established prior to the 1900's and was originally a store and a post office with a family living upstairs. The building was built before zoning regulations were established so a variance will be needed in the future, along with a Special Exception.

Staff recommendations are based on consistency with the Town's Zoning Code as follows;

- 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) Section 11 covers the R-2 and R2HA, mixed uses and under Subsection 11-4 a duplex is allowed by a Special Exception.
- 3) The property meets the minimum lot size requirements of Subsection 11-6.

4) The property meets the height requirements of Subsection 11-8.

Part of rezoning is analysis of the zoning process and compliance with the zoning code. Section 2-4 allows for general rules of interpretation to allow for determining if a rezoning is recommended.

If the rezoning is approved the applicant will need to apply for a Special Exception and comply with all local, state, and federal codes. Permitting for septic tank will be done through the Putnam County Health Department and building permits through the Putnam County Building Department.

Staff recommended approval of Rezoning Case #2025-2, rezoning from Residential Single Family (R-1) to Residential Mixed (R-2).

APPLICANT COMMENTS:

The Town Clerk swore in applicant Kevin Walters who stated that he purchased the property with the intention of restoring it. The first floor was originally a store with the owners living on the second floor. He wants to restore it as close to the original layout as possible. The second floor has an exterior door the first floor will be a separate unit.

PUBLIC COMMENTS:

The Town Clerk swore in resident Laverne Larsen, who stated that they moved to Interlachen in 1979 and stated that there are a lot of people who love that building and want to see it restored. Mr. Walter's proposed project is really putting it back to the way it was. They own Heaven Sent Glass just down the street.

The Town Clerk read a letter from resident John Lloyd, 207 East Boyleston Street, in which he objected to the rezoning due to lack of parking, septic, putting two families in the house, trash accumulation and the possibility of undesirable families living in the building.

Attorney Young reminded the Planning Commission that the letter that they just received is not sworn testimony and the applicant has the right to confront anyone about the individual who wrote the letter is not present to be cross examined.

Mr. Minotti stated that he had visited the site and Mr. Lloyd talked to him about his concerns.

Attorney Young advised Mr. Minotti that anything he repeats that Mr. Lloyd told him is hearsay and should not be allowed in this proceeding. The Planning Commission's obligation in a Quasi-judicial proceeding is to go upon the competent, substantial evidence that is presented at this hearing, not outside factors.

The Town Clerk called for disclosure. Mr. Minotti was the only member who had visited the site and talked to Mr. Lloyd. He assured Attorney Young that it would not affect his decision.

AGENDAED DISCUSSION:

Discussion, Consideration and Decision on Rezoning Case #2025-2.

Tony Minotti moved to recommend approval to the Town Council for rezoning from "R-1" to "R-2" for parcel 15-10-24-4050-0060-0040, Case #2025-2. Member Leslie Schiappa seconded the motion. The motion passed by a unanimous roll call vote of the Planning Commission.

Vice-Chairperson Baxter closed the public Hearing.

Town Clerk's Update on the LDR'S.

The Clerk stated that the Planning Commission worked diligently to bring the code UpToDate. However, Senate Bill 180 put a stop to that because you can't make your code more restrictive. Senate Bill 840 may alleviate us from that burden. She encouraged the commission members to continue to read the final draft of the LDR'S because we will move forward with that project as soon as possible

The meeting Adjourned at 7:23pm.