

**TOWN OF INTERLACHEN
PLANNING COMMISSION PUBLIC HEARING MINUTES
TUESDAY JULY 21, 2026 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, Raymond Baxter, Leslie Schiappa, and Tonya Whitehurst. Members, Tony Minotti and Mike Rodgers were absent. Attorney Donald Holmes was present.

CHAIRPERSON: JUDI COSTANZO

Chairperson Costanzo introduced Northeast Florida Regional Council Representative, Robert Jordan.

The Town Clerk swore in Northeast Florida Regional Council Representative, Robert Jordan, and Brent Tyner, representative of Oscar Aviles

STAFF REPORT:

Application by Oscar David Aviles Zavalza for a Zoning Change from "C-2" to "C-3" for Parcel 16-10-24-4065-0010-0100.

Northeast Florida Regional Council Representative, Robert Jordan stated that the surrounding properties are classified as "Commercial" in the future Land Use and are zoned "C-2". The property 97 feet west is zoned C-3. There is existing "C-3" in that commercial node.

The applicant has submitted a complete application along with a site plan. Automobile sales are a permitted use in the "C-3" zoning district. The proposed car lot meets the minimum setback requirements.

Based on the analysis in the staff report, staff recommends approval of the rezoning request.

Chairperson Costanzo asked for disclosure from the board. None of the members had been to the property or talked to anyone regarding the case.

Chairperson Costanzo voiced her concern regarding access to the property by a dirt road. Mr. Jordan said the road meets FDOT level standards.

APPLICANT COMMENTS:

Brent Tyner, representative of Oscar Aviles thanked the staff for their recommendation for approval.

PUBLIC COMMENTS

There were no public comments.

Discussion and Consideration of Rezoning Case #2026-1 for Parcel 16-10-24-4065-0010-0100.

Leslie Schiappa stated that, “based on the analysis present by the Northeast Florida Regional Council, I move to recommend that the Town Council approve Rezoning Case 2026-1 for .22 acres located at 213 Putnam Avenue, Parcel 16-10-24-4065-0010-0100 owned by Oscar Aviles to change the zoning from C-2 to C-3 because it is consistent with Zoning Ordinance 2012-1.”

The motion passed by a unanimous roll call vote.

Chairperson Costanzo advised Mr. Tyner that the Town Council has the final approval.

STAFF REPORT:

Application by Oscar David Aviles Zavalza for a Zoning Change from “C-2” to “C-3” for Parcel 16-10-24-4065-0010-0150

Northeast Florida Regional Council Representative, Robert Jordan stated that the applicant wanted the rezoning for a service station, which is already an allowed use in the existing “C-2” zoning district.

The adjacent properties are classified as “Commercial” in the future Land Use and are zoned “C-2”. Across from the site is residential.

The applicant has submitted a complete application, however, since there is no adjacent “C-3” zoning next to this parcel, it does not meet the requirements of Subsection 18.1; Intent of the “C-3” zoning district. The proposed use is already an allowed use, therefore, based on the staff analysis report, staff recommends denial of the rezoning request.

Brent Tyner, representative of Oscar Aviles stated that the applicant wants to include car washing, which is only allowed in “C-3”.

Only a public car wash would need the “C-3” zoning, and the applicant just wants to wash the cars that are on the sales lot, which would be allowed in “C-2”, therefore, there is no need to rezone.

Discussion and Consideration of Rezoning Case #2026-1 for Parcel 16-10-24-4065-0010-0150.

Raymond Baxter stated that, “based on the staff report I move to recommend that the Town Council deny Rezoning Case #2026-1 for .22 acres located at 203 Putnam Avenue, Parcel 16-10-24-4065-0010-0150, owned by Oscar Aviles to change the zoning from C-2 to C-3 because the proposed use is inconsistent with the existing zoning patterns in the surrounding area and would be considered spot zoning. “

Leslie Schiappa seconded the motion. The motion passed by a unanimous roll call vote.

CLOSE PUBLIC HEARING

Chairperson Costanzo closed the public hearing at 7:37pm

ADJOURNMENT:

The meeting adjourned at 7:37pm.