

**TOWN OF INTERLACHEN  
TOWN COUNCIL & PLANNING COMMISSION  
WORKSHOP MINUTES  
MONDAY, SEPTEMBER 16, 2024 – 6:30 P.M.  
DICKERMAN BUILDING**

**CALL TO ORDER:**

Chairperson Meadows called the workshop to order at 6:30 pm and led the pledge and invocation.

**ROLL CALL:**

Council members present were Chairperson Carolyn Meadows, Vice-Chairperson Joni Conner, Beverly Bakker, and David Yonts. Carolyn Bennett zoomed in. Planning Commission members present were Judi Costanzo, Gail Guinta, and Adam Hemphill. Rick Hanes arrived late.

**COUNCIL CHAIRPERSON – CAROLYN MEADOWS**

Chairperson Meadows welcomed everyone and stated that at this time future workshops will be on the third Monday of each month. The meeting was turned over to Kathy Ebaugh from JBPro.

**COUNCIL AGENDAED DISCUSSION:**

**Discussion and Consideration of the Town's Land Development Regulations.**

Ms. Ebaugh introduced intern Carrigan Allison who will be helping with this project. Tara Howell left JBPro to work for Levy County. Rachel Mandell will be joining the team.

The following was discussed :

- 1) INTRODUCTION OF PROJECT TEAM:** Kathy Ebaugh, Rachel Mandell, Nick Hill, joni Payne and Pam Glover.
- 2) LAND DEVELOPMENT REGULATIONS:** Land development regulations are required by Florida Statutes Chapter 163 and are to implement the comprehensive and the land development regulations must be consistent with the Comprehensive Plan.

Any land development regulations standards, rezonings or approved applications prior to adopting the new LDR's are legal and can't be revoked.

The Town's LDR's were adopted in 1968 and were updated in 2012. The current sections are;

1. Repealer.
2. In General.
3. Administrative & Enforcement.
4. Zoning Districts .
5. Regulations.
6. Height Exceptions, Airport, Heliport Zoning.
7. Off-Street Parking & Loading.
8. Travel Trailer Parks & Campgrounds.
- 9-28. Zoning Districts.
29. Concurrency Management.
30. Flood Hazard Management & Protection.

### 3) UPDATE OBJECTIVES:

1. Improve readability and accessibility.
2. Internal and external consistency.
3. Cultivate desired development.
4. Reflect changes in Florida t and case law.
5. Improve development review procedures and practices.
6. Incorporate best practices from similar communities.
7. Increase enforcement opportunities.
8. Implement a shared community vision.

### 4) ANTICIPATED WORK PLAN:

#### **October: LDR Components**

LDR Table of contents  
Sections

#### **November: General/Administration Sections**

Review and Decision-making Bodies  
Development Review Procedures

#### **December 2024 -February 2025: Zoning Districts & Uses**

Residential Uses  
Industrial and Commercial Uses  
Public Facilities and Services Uses  
Agriculture and Mining Uses  
Planned Unit Development

#### **March-April 2025: Site Standards & Regulations**

Site Plan Standards  
Land Development Standards

#### **May 2025: Concurrency Management, Flood Hazard & Floodplain Protection**

#### **June 2025: Draft Review**

#### **July 2025: Planning Commission Adoption Hearings**

#### **August – September: Town Council Adoption Hearings**

### 5) COMMUNITY VISION:

**The Community Vision Statement was approved as follows:**

“In 2050 the Town of Interlachen is a charming and inviting community that cherishes its cultural history, agricultural heritage, natural resources, and small-town charm.

The town aims to support its rural character by managing residential growth and attracting suitable commercial development.

**In 2050** Interlachen strives to promote the recreational use of its lakes and public parks while balancing future growth with the conservation of key community assets.

This vision is dedicated to maintaining the rural essence of the community while planning for a sustainable future that Benefits all residents, both now and in the years to come.”

The guiding principles of the community vision are:

- a) Encourage Smart Residential Growth.
- b) Preserve Historic Resources.
- c) Attract Suitable Commercial Development.
- d) Protect Natural Resources.
- e) Provide Public Services & Infrastructure.
- f) Foster Bike-Pedestrian Connections.
- g) Promote Small Town Charm & Heritage.

**6) Proposed reorganization of the LDR’S will be as follows:**

1. General
2. Administration
3. Zoning Districts & Permitted Uses
4. Supplemental Regulation
5. Concurrency Management
6. Flood Hazard Management & Floodplain Protection

**7) NEXT STEP.**

The Council and Planning Commission will receive a packet at least two weeks prior to the next workshop. There will be three (3) versions of the LDR’s for review; 1) the current one, (2) a strikethrough and underlined one & (3) a clean copy.

**ADOURNMENT:**

The workshop adjourned at 7:17 pm.