

**TOWN OF INTERLACHEN  
ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING MINUTES  
MONDAY, DECEMBER 12, 2022 – 7:00 P.M.  
DICKERMAN BUILDING**

**CALL TO ORDER:**

Chairperson Jasmine Rivera called the meeting to order at 7:02 pm, led the Pledge and Leo Granger gave the invocation.

**ROLL CALL:**

Zoning Board of Adjustment members present were Chairperson Jasmine Rivera, Tim Baker, Leo Granger, and Stacy Suarez. Barbara Cooke was absent. Town Clerk, Joni Payne, Deputy Town Clerk, Pam Glover, and Attorney George Young were present also.

**BOARD CHAIRPERSON – JASMINE RIVERA**

Chairperson Rivera thanked everyone for coming out and stated that the hearing is to discuss and consider SE 2022-2: Special Exception request from Michael & Judith Griffin to allow a Bed & Breakfast Inn in a Residential Zoning District Pursuant to Section 10.4(12) of the Town of Interlachen Zoning Ordinance 2012-1.

**AGENDAED DISCUSSION:**

Discussion and Consideration of SE 2022-2: Special Exception request from Michael & Judith Griffin to allow a Bed & Breakfast Inn in a Residential Zoning District Pursuant to Section 10.4(12) of the Town of Interlachen Zoning Ordinance 2012-1.

The Town Clerk and Deputy Town Clerk read the sixteen (16) criteria (*answers are in red*) required for approval of the Special Exception as follows:

**Division 4: Special Exceptions Section 3.4.3 Issuance Criteria**

- 1) The use is consistent with the Comprehensive Plan. *Generally, the proposed Special Exception complies with the Future Land Use Element which defers to the Zoning Ordinance for specific residential and accessory uses.*
- 2) The use is allowed as a Special Exception in the zoning district that the property is located. *Zoning Ordinance 2012-1, Section 10.4(12) lists “Bed & Breakfast Inns” as uses permitted through the Special Exception process. Examples of other Special Exception uses include churches, private schools, parks, recreational areas, and home occupations.*
- 3) The establishment, maintenance or operation of the Special Exception will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations, or ordinances of other governmental agencies. *The property is approximately seven point ninety-five (7.95) acres, two of which is lake bottom. There is an established two-story home of approximately 4,000 square feet, and two sheds on the property. This use meets the required regulations of Zoning Ordinance 2012-1 and will adhere to any additional conditions set forth by the Zoning Board of Adjustment, and any other applicable regulations.*
- 4) Each structure or improvement is designed and constructed so that it is not unsightly, undesirable or obnoxious to the extent that it would hinder the orderly and harmonious development of the Town and the zoning district in which it is proposed. *There are no plans for erecting any new structures.*
- 5) The Special Exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area. *The*

*proposed use does not appear to adversely impact the permitted uses in the zoning district due to the size and location of the property. Some of the property is buffered by shrubbery and a mulched walkway around the perimeter is proposed.*

6) The Special Exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district. *The proposed use is consistent with the adjacent properties, one of which is a foster home.*

7) Adequate water supply and sewage disposal facilities will be provided in accordance with State and County health requirements. *The site is served by the Town Water System. A 1,200-gallon septic tank is to be installed pursuant to Health Department standards and distance requirements.*

8) Adequate access roads, on-site parking, on-site loading and unloading berths and drainage have been or will be provided where required. *The property is accessed off of a paved road. The twelve (12) parking spaces will be made of porous materials as to provide adequate drainage.*

9) Adequate measures have been taken to provide ingress and egress to the property in a manner that minimizes traffic congestion on local roads. *There is a thirteen foot (13') gated entrance to the residence and there is minimal traffic in this area.*

10) Adequate screening and buffering of the special exception will be provided, if needed. *The Zoning Ordinance does not require specific screening standards for this use.*

11) The Special Exception will not require signs or exterior lighting that will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the Special Exception shall be compatible with development in the zoning district. *Any signs erected will be compatible with the surrounding area and will not be lighted as to cause unwanted glare.*

12) There will be no undue risks to persons or property from hazardous substances. *Not applicable.*

13) The use does not unduly affect lateral support of adjoining lands. *Not applicable.*

14) The drainage from the use will not adversely affect adjoining lands. *Not applicable.*

15) The Special Exception will conform to all applicable regulations of the zoning district in which it is proposed. *The applicant will conform to and will abide by all conditions set forth by the Zoning Board of Adjustment.*

16) Adequate school facilities. *The proposed Special Exception does not generate a demand for school facilities since there will be no long-term guests.*

Staff stated that based on site conditions, consistency with Special Exception criteria, the Comprehensive Plan and the Zoning Ordinance, the proposed Special Exception meets the requirements for approval of the Special Exception. However, this recommendation is subject to any competent substantial evidence provided during the hearing.

Chairperson Rivera opened the floor for public comments in favor of approval of the Special Exception.

Joan Spradlin, asked the applicants the following questions: (1) Do they plan to clean up the underbrush? *Mr. Griffin stated that they plan to clean up the brush and put in a mulched walkway around the perimeter of the property.* (2) How many occupants are anticipated? *During Phase 1 there will be eight (8) guests at a time.* (3) Will they offer kayaking or paddleboarding, etc.? *They have kayaks and canoes, which will be available for guests to use.*

Chairperson Rivera opened the floor for public comments against approval of the Special Exception.

There were no objections from the public in attendance.

Tim Baker and Leo Granger stated that they had driven by the property.

Board Member Stacy Suarez asked if the Griffins plan to have any weddings, and if so, how many people can accommodate? Mr. Griffin said venues such as weddings will be way down the road and would be small. There will be ample parking.

Attorney Young asked Mr. Griffin if he will be able to acquire the required permits within a year. Mr. Griffin assured him that he will.

Attorney Young stated that staff recommendation #4 states that there will be no commercial activity other than the rental of bedroom suites and that weddings would be considered commercial, but the Board can remove or modify #4.

After much discussion Attorney Young provided the following wording for #4: "there will be no commercial activity other than the rental of bedroom suites and private social gatherings such as, but not limited to weddings, birthday parties and other similar type activities, including small corporate events such as conference meetings.

Board Member Tim Baker moved to approve Special Exception Case# ZBA-SE2022-2, to allow a Bed & Breakfast Inn pursuant to Town of Interlachen Zoning Ordinance Section 10.4(12) on property within the R-1 District, specifically located at 103 Beacon Street, subject to the following conditions, with the exception of the additional wording of #4 as per Attorney Young:

- 1) The Special Exception is granted to Michael & Judith Griffin at 103 Beacon Street, Interlachen, Florida and shall not be transferable to any other location. However, the Special Exception shall run with the land.
- 2) Approval is for a Bed & Breakfast, with no more than nine (9) bedrooms.
- 3) The use shall be limited to the area designated on the Site Plan submitted with the application.
- 4) There shall be no commercial activity other than the rental of bedroom suites and private social gatherings such as, but not limited to weddings, birthday parties and other similar type activities, including small corporate events such as conference meetings.
- 5) The Special Exception Permit shall commence within one (1) year of signing the order, otherwise all rights granted herein shall be null and void.
- 6) The Special Exception Permit is granted under the condition of continual use and shall no longer be valid and all rights granted herein shall be null and void if it remains idle, discontinued, or unused for a continuous period of one (1) calendar year.
- 7) Approval of the Special Exception does not release the applicant from adhering to all relevant requirements of the Town of Interlachen Zoning Ordinance.
- 8) The application, supporting documents, conditions and limitations offered with the application and at the public hearing will be incorporated herein and shall become part of the Final Order.
- 9) The successful installation and hook up of an improved septic system as required by DEP/Health Department must be completed.

Board Member Leo Granger seconded. Motion passed by a unanimous roll call vote of the Board.

**ADJOURNMENT:**

Meeting adjourned at 7:47 pm.