

**TOWN OF INTERLACHEN
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING MINUTES
MONDAY, APRIL 20, 2026 – 7:00 P.M.**

CALL TO ORDER:

Chairperson Jasmine Rivera called the meeting to order at 7:08pm and led the Pledge. Leo Granger gave the invocation.

ROLL CALL:

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

BOARD CHAIRPERSON – JASMINE RIVERA

Chairperson Rivera thanked everyone for coming out and asked for Attorney Young's comments.

ATTORNEY COMMENTS:

Attorney Young had no comments.

Chairperson Rivera opened the Public Hearing at 7:09pm.

The Town Clerk called for disclosure from the Board. No Board members had spoken to anyone regarding the Special Exception cases to be discussed at this hearing.

STAFF REPORT

Special Exception Case #2026-2. Special Exception Request From Kevin Walters to Allow a Duplex in a R-2 Zoning District per Ordinance 2012-1, Section 11.5.

Robert Jordan from the Northeast Regional Council presented the staff report as follows:

Special Exception Case #2026-2. Special Exception request from Kevin Walters for the property located at 201 Commonwealth avenue. Parcel number 15-10-24-4050-0060-0040. The applicant is requesting that a duplex be allowed.

Mr. Jordan explained that the request is consistent with the R-2 (*Residential Mixed*) Zoning designation and meets the sixteen (16) criteria listed in Section 3.4.3 of Zoning Ordinance 2012-1 and meets the parking requirements.

Mr. Jordan stated that staff recommends approval of the Special Exception based on the analyses that was presented.

APPLICANT COMMENTS:

Mr. Walters was not present.

PUBLIC COMMENTS:

Janet Davis spoke in favor of the duplex.

Chairperson Rivera closed the public comments and opened up board discussion.

AGENDAED DISCUSSION:

Discussion, Consideration and Decision on Special Exception Case #2026-2.

There was no further discussion from the Board.

Lisa Suaraz moved to approve Special Exception Case #2026-2 based on the criteria in Section 3.4.3 of Zoning Ordinance 2012-1, having been met, to allow a duplex in a R-2 Zoning District per Ordinance 2012-1, Section 11.5.

The motion to approve Special Exception Case # 2026-2 passed by a unanimous roll call vote.

STAFF REPORT

Special Exception Case #2026-3. Special Exception request from Christopher Bennett to Allow a Mobile home Sales Lot in a C-3 Zoning District.

Robert Jordan from the Northeast Regional Council presented the staff report as follows:

Special Exception Case #2026-3. Special Exception request from Christopher Bennett from Magnolia Homes Center for property located approximately 0.1 miles south of the intersection of CR 315 & SR 29 and comprises of 9.08 acres. Parcel number 15-10-24-0000-0130-0030. The applicant is requesting that a mobile home sales lot be allowed.

Mr. Jordan explained that the property to the east, north, and south is zoned commercial and that the request is consistent with the C-3 Zoning designation. The sixteen (16) criteria listed in Section 3.4.3 of Zoning Ordinance 2012-1 have been met.

Mr. Jordan stated that staff recommends approval of the Special Exception based on the analyses that was presented.

APPLICANT COMMENTS:

Mr. Bennett explained that this will be their second sales lot. There will be a permanent mobile home on-site as an office. There will be approximately twelve (12) models on the lot. Models will be climate controlled and skirted. Inventory is rotated yearly.

PUBLIC COMMENTS:

Janet Davis asked if the applicant was going to plant trees.

The Clerk explained that there are landscaping requirements that will be discussed in the development review process.

Chairperson Rivera closed the public comments and opened up board discussion.

AGENDAED DISCUSSION:

Discussion, Consideration and Decision on Special exception Case #2026-3.

Lisa Suaraz moved to approve Special Exception Case #2026-3 based on the criteria in Section 3.4.3 of Zoning Ordinance 2012-1, having been met, to allow a mobile home sales lot in a C-3 Zoning District per Ordinance 3012-1, Section 18.4(10). Leo Granger seconded the motion.

The motion to approve Special Exception Case # 2026-3 passed by a unanimous roll call vote.

ADOURNMENT:

Meeting adjourned at 7:34 pm.