

**TOWN OF INTERLACHEN
ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING MINUTES
MONDAY, JUNE 29, 2026 – 7:00 P.M.**

CALL TO ORDER:

Chairperson Jasmine Rivera called the meeting to order at 7:00pm and led the Pledge. Leo Granger gave the invocation.

ROLL CALL:

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

BOARD CHAIRPERSON – JASMINE RIVERA

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

ATTORNEY COMMENTS:

Attorney Holmes stated that variance requests are covered by the zoning code and must meet the five (5) issuance criteria. He went over the hearing process.

Chairperson Rivera called for disclosure from the Board. No Board members had spoken to anyone or visited the site regarding the Special Exception cases to be discussed at this hearing.

STAFF REPORT – *Presented by Town Clerk, Joni Payne*

Variance Case #2026-1. Variance Request From Chris Murphy to Allow a Reduction in lot Size Requirement per Ordinance 2012-1, Section 3.5.1.

Applicant: Chris Murphy / Call Street Management LLC

The subject property is zoned R-2 and is currently vacant. The applicant wants to place a 64-foot-wide manufactured home on the 75-foot-wide lot.

The R-2 zoning district requires a minimum side setback of 10 feet. With a lot width of 75 feet and a home width of 64 feet, only 11 feet remains for the two side yards, which is less than the required combined side setback of 20 feet.

The applicant was advised of this and has submitted a variance application requesting approval to reduce the required side yard setbacks from 10 feet to 5 feet, which would allow placement of the proposed manufactured home on the property.

Analysis of Variance Criteria (Section 3.5.4)

A (1) Zoning Ordinance Criteria: Special conditions and circumstances that are unique to the land, structure or building involved and that do not exist on other lands, structures, or buildings in the same zoning district. These special conditions and circumstances must not exist as a result of actions taken by the applicant.

Staff Review: The subject property is a 75-foot-wide that was created prior to the adoption of the Town's first zoning ordinance in 1968. The current setback requirements were established after the lot was created, limiting the buildable area.

Staff Response: Met. Staff finds the property's pre-existing dimensions, combined with current setback requirements, create a special condition that was not created by the applicant.

A(2) Zoning Ordinance Criteria: Granting the variance requested will not confer on the applicant any special privilege that this ordinance denies to other lands, buildings or structures in the same zoning district.

Staff Review: The requested variance would allow reduced side setbacks for the proposed dwelling. The variance process is available to all property owners subject to the same ordinance requirements.

Staff Response: Met. Staff finds the request does not confer a special privilege unavailable to other properties that may seek similar relief through the variance process.

A(3) Zoning Ordinance Criteria: Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would place unnecessary and undue hardship on the applicant.

Staff Review: The property is a 75-foot-wide lot that was platted before 1968. The required setbacks reduce building options.

Staff Response: Met. Staff finds that strict application of the ordinance limits reasonable development of the property and creates a hardship due to the lot's existing dimensions.

A(4) Zoning Ordinance Criteria: The variance granted is the minimum variance that will allow the reasonable use of the land, building or structure.

Staff Review: The applicant requests to reduce the required side setbacks from 10 feet to 5 feet on each side to accommodate the proposed manufactured home.

Staff Response: Met. Staff finds the requested reduction is the minimum variance necessary to accommodate the proposed structure.

A(5) Zoning Ordinance Criteria: Granting of the variance will be in harmony with the general intent and purpose of this ordinance and will not be injurious to the area or otherwise detrimental to the public welfare or public interest.

Staff Review: The request maintains the required front and rear setbacks and is not anticipated to create adverse impacts to adjacent properties or the public.

Staff Response: Met. Staff finds the requested variance is consistent with the intent of the ordinance and is not expected to be detrimental to the surrounding area or public welfare.

Staff Recommendation:

Staff recommends approval of the request, subject to any conditions and safeguards deemed necessary by the Zoning Board of Adjustment to ensure compliance with the ordinance and to protect the public health, safety, and general welfare. Staff further recommends that the variance include a condition requiring all approved work to be initiated and completed within 12 months of the board's approval.

APPLICANT COMMENTS:

Mr. Murphy, from Call Street Management based out of Keystone Heights stated that his company provides affordable housing in rural areas. They provide site built and manufactured homes. The proposed manufactured home will be a three-bedroom two bath rental property.

The lots on each side of his property are vacant and behind him is double-wide on two lots.

There were questions regarding the placement of the septic and well. Mr. Murphy stated that most septic trucks have long hoses for pumping out septic tanks and if something happens to the drain field, a mini excavator could be used.

PUBLIC COMMENTS:

There were no public comments, so Chairperson Rivera closed the public comments and opened up board discussion.

AGENDAED DISCUSSION:

Discussion, Consideration and Decision on Variance Case #2026-1.

Lisa Suarez voiced her concern for accessibility of fire trucks.

Attorney Holmes stated that he is not in favor or against the request but advised the board that they might be setting a precedence if they approve it..

Lisa Suaraz moved to approve Variance Case #2026-1, reducing the required side yard setback from ten (10) feet to five (5) feet, based on the finding that the variance criteria has been met with the condition that the approved work be completed within one year of the date of the Boards approval.

Leo Granger seconded the motion.

The motion to approve Variance Case # 2026-1 passed by a two (2) to one (1) vote of the board, with Jasmine Rivera voting no.

ADOURNMENT:

Meeting adjourned at 7:41 pm.

