

**TOWN OF INTERLACHEN
PLANNING COMMISSION PUBLIC HEARING MINUTES
TUESDAY, MARCH 21, 2023 - 7:00 P.M.**

CALL TO ORDER

Town Clerk, Joni Payne called the meeting to order at 7:00 p.m. and dispensed with the formalities.

ROLL CALL

Board members present were Judi Costanzo, Gail Guinta, Adam Hemphill, and Sherri White. Tonya Whitehurst was absent. Attorney George Young was present also.

ATTORNEY COMMENTS:

Attorney Young gave the Board an overview of the Sunshine Law and Roberts Rules of Order.

The Planning Commission Hearing opened at 7:06, with Town Clerk, Joni Payne presiding until a Chairperson was elected.

Discussion and Consideration of the Appointment of a Planning Commission Chairperson.

Board Member Gail Guinta nominated Judi Costanzo and she accepted. The nomination was accepted by a unanimous voice vote of the Board.

Discussion and Consideration of the Appointment of a Planning Commission Vice-Chairperson.

Board Member Judi Costanzo nominated Adam Hemphill and he accepted. The nomination was accepted by a unanimous voice vote of the Board.

Town Clerk, Joni Payne turned the meeting over to Chairperson Costanzo.

Discussion and Consideration of Land Use Change Case #LU 2023-1.

Chairperson Costanzo called for disclosure and stated that she had been out to the site. No other board members had been to the site or spoken to anyone about this request.

Florida Power & Light Project Manager, Ty Maxey stated the following: the request is for a Land Use Change from Residential Low to Commercial and a Rezoning from Residential (R-1) to Commercial (C-4) for 9.3 acres located at 1225 SR 20.

The proposed use is for an outdoor storage and staging yard, screened with an opaque fence and landscaped in accordance with the Town's Zoning regulations. The proposed use abuts the existing electrical substation. The proposed use is compatible with the Town Comprehensive Plan and Zoning Ordinance and will not create excessive traffic, noise, or odor.

Noel Comeaux, from the Northeast Florida Regional Council stated that 25% of the perimeter is boarded by residential and 75% by Public Buildings and Grounds. He stated that C-4 allows the proposed use, and recommended approval of the Land Use Change and Rezoning.

Public Comments:

Quincy Masters, owner of Masters Funeral Home wanted to know why Florida Power & Light didn't file for a Special Exception and voiced his concern that if the property is rezoned to C-4 and is sold in the future, it would allow for a potentially noxious use a stone's throw from their funeral home . He stated that he doesn't foresee any immediate negative impacts by Florida Power & Light parking trucks but he objected to the proposed change in zoning due to what may follow if the property is sold.

Chairperson Costnazo explained that R-1 doesn't allow this use by a Special Exception.

Attorney Young stated that there is not a Special Exception in any other category of the Zoning Ordinance for this use and restrictions can't be placed on the rezoning.

Mr. Maxey stated that another possibility is to rezone to a PUD. Mr. Comeaux and Attorney Young stated that this is not an allowed use in a PUD.

Board Member Adam Hemphill moved to move forward with approval of Land Use Case #LU 2023-1. Board Member Gail Guinta seconded. Motion passed by a unanimous roll call vote of the Board.

Discussion and Consideration of Rezoning Case #RE 2023-1.

Board Member Sherri White moved to approve Rezoning Case #RE 2023-1. Board Member Adam Hemphill seconded. Motion passed by a unanimous roll call vote of the Board.

ADJOURNMENT:

The meeting adjourned at 7:34pm.