

Town of Callahan
'A Florida Municipality'

Zoning Board Meeting Minutes
February 10, 2020

Present at meeting: Mr. Kirk, Mr. Williams, Mr. Haugh, Mr. Knagge, Mr. Fleming, Mr. Mellecker, Mayor Fontes and Mrs. Piipke

Absent: Mr. Branham, Mr. Bryan

I. Call to Order – Mr. Kirk at 7:00 PM

II. Pledge of Allegiance & Invocation – Mr. Knagge

III. Minutes –

- Motion to Approve the Minutes from last month by Mr. Haugh and 2nd by Mr. Knagge.
- Discussion: None
- Motion Carried

IV. Persons wishing to Address the Board – Marva T. Mitchell, 45133 Page St. Callahan, Florida 32011

V. Business –

- Mr. Kirk – There are three things on the agenda tonight, Application for Rezoning of Property on North side of SR 200 between US 1 and Page Street, Discussion of the Comprehensive Plan and discussion on changes of Zoning Designations.
- Close the regular meeting and open the public hearing.
- Ms. Mitchell addressed the board about putting a traffic light at Page Street and SR 200.
- Mr. Williams – advised Ms. Mitchell that SR 200 falls under the FDOT. Unfortunately, the town has no jurisdiction so the request would have to go to the FDOT.

VI. Rezoning property on North side of SR 200, between US1 and Page St.

- Brenton Franklin – 151012 CR 108 Hilliard, FL. We are wanting to rezone the property from mixed use to Commercial Highway. Two acres up front at the front of the property will most definitely be a Hotel.
- Public Hearing – No comments
- Mr. Kirk closes the public meeting and opens the regular meeting.
- Mr. Kirk – I need a motion on the rezoning of this property.
- Mr. Knagge made a motion to approve the property being rezoned to Commercial Highway, Mr. Haugh second the motion.
- Mr. Kirk – Any concerns or discussion?
- Mr. Fleming – Where is this located?

- Mr. Williams – This parcel is currently mixed use, the whole parcel is going to be rezoned Commercial Highway. Mr. Franklin was speaking of a small section where they are looking to put a 60 unit hotel.

VII. Open Vote

- Mr. Haugh – Yes
- Mr. Knagge – Yes
- Mr. Fleming – Yes
- Mr. Kirk – Yes
- Motion carried.

VIII. Discussion of Comp Plan & Zoning Designations

- Mr. Fontes – What we have up on the screen is our zoning districts. Mixed use allows for residential and commercial on the same parcel of property. Residential uses must be consistent with the requirements of Residential Medium Density and the commercial uses must be consistent with permitted uses of the Commercial General Land Use.
- What use to be Commercial Town Center will be Commercial General which will be low intensity commercial, excluding lumber yards and removing pawnshops and animal kennels. We will be adding Credit Union as a permitted use and listing other financial institutions and pain clinics as a conditional use.
- Commercial Highway is intended to provide areas for the development of commercial uses. Moving hospitals, sanitariums, nursing homes, elderly and foster homes from Commercial General to Commercial Highway conditional use.
- Industrial District has been changed to Intensive Commercial/Industrial District. This will apply to areas that can be development for intense commercial and light industrial operations.
- Discussion continues around the table.

IX. Adjourn

- Motion to adjourn by Mr. Haugh and 2nd by Mr. Fleming
- Motion Carried
- Time: **8:12 PM**



Mr. Kirk, Zoning President



Lorna Piipke

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.