

Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
November 14, 2022

Present at meeting: Mr. Kirk, Mr. Mellecker, Mr. Schwend, Mr. Bryan, Mrs. Piipke, Mrs. Gugliuzza and Ms. Pearce,

Absent: Mr. Blue III, Mr. Williams

- I. **Call to Order** – Mr. Kirk at 7:00 PM
- II. **Pledge of Allegiance & Invocation** – **Mr. Schwend**
- III. **Minutes** – Motion to approve minutes – **Mr. Bryan**
2nd the motion – **Mr. Schwend**
Motion carried
- IV. **Persons wishing to Address the Board** – James Dozier 45209 Green Ave. Callahan, FL. Casey Gillette with Gillette and Associates 20 South 4th St. Fernandina Beach, FL. We are the agent for the owners of Tacy Medical as well as the engineer on record. Larry Hogan, 54215 Jamie Dr. Callahan, FL.
- V. **Business** – Public Hearing for Mr. Dozier, Public Hearing Site Plan Review for Tacy Medical and Public Hearing Site Plan Review for Duck Crossing
- VI. **Regular Meeting**
 - **Mr. Kirk** – Closed regular meeting and opened the public meeting.
 - **Mr. Dozier** – I am here to discuss the rezoning of the property on Nassau Street, it's the property that Shaw's was on. We are wanting the entire property rezoned to Residential, so I can build a house for my daughter.
 - **Mr. Gillette** – Lot area is about 4.6 acres; we are proposing to build two buildings. One building at 25,00 square feet and the second building at 17,050 square feet. The main building will be used as office and warehouse. Tacy Medical is basically a distribution piece for medical instruments. They will have a separate warehouse for Hazmat storage as part of their regulations in the medical industry. We will be tying into the existing Storm Water System. The DOT is making us put in a right turn lane.
 - **Mr. Hogan** – We have 2.1 acres across the street from the ones you are looking at there. We will have 21 units at 1800 square feet, 3 bedrooms, 2 1/2 baths on the corner of Annie Laura and Martin Luther King. It is low to mid income around \$1,500 a month, section 8 is available.
 - **Mr. Kirk** – Closed the public hearing and opened the regular meeting.

- Motion to approve the rezoning of Mr. Dozier's property to Residential-
Mr. Bryan
- Second the motion – **Mr. Schwend**.
- Motion Carried

- **Tacy Medical**
- **Mr. Gillette** – We weren't the engineers for the subdivision itself. What Bill told me is that DOT is making them put in a right turn lane off of US 1 and our entrance on US 1 was to the South of this property, it will be a right in and right out.
- Motion to approve the Site Plan Review with the contingency that there will be a right hand turn lane – **Mr. Bryan**
- Second the motion – **Mr. Schwend**
- Motion Carried

- **Duck Crossing**
- **Mr. Bryan** – I am for this but I am concerned with the timing of this, there is so much going on in that area.
- **Mr. Hogan** – One of our logistics issues was Annie Laura isn't a road, it doesn't belong to the county or the town. I had to buy the property that we are talking about to dedicate that as a road, its my road now and I am gifting it to the city so that way nobody can ever close it. We installed ditches there and culverts to funnel the water down to the creek. It is Residential Medium Density and it has been annexed in to the city.
- Motion to approve the Site Plan Review for Duck Crossing – **Mr. Bryan**
- Second the motion – **Mr. Schwend**
- Motion carried.

VII. **Adjourn**

- Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Schwend**
- No one opposed.
- Motion Carried
- Time: **7:38 pm**



 Mr. Kirk, Zoning President



 Lorna Piipke