

**Town of Callahan
'A Florida Municipality'**

**Zoning Board Meeting Minutes
November 12, 2019**

Present at meeting: Mr. Kirk, Mr. Haugh, Mr. Bryan, Mr. Williams, Mr. Fleming, Mr. Mellecker and Mrs. Piipke

Absent: Mr. Branham, Mr. Knagge

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

II. Pledge of Allegiance & Invocation – Mr. Bryan

III. Minutes –

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

IV. Persons wishing to Address the Board – No one.

V. Business –

- Mr. Kirk – I believe the only thing on our agenda is discussion of our Comp Plan and Future Land Use Map.
- Mr. Williams – We are in the process of redoing our Comp Plan. The Comp Plan drives the code as far as zoning. The Comp Plan is the law, the code book has to follow the Comp Plan, which currently it does not. There are a couple of things missing. Number 1 is industrial, we have it in the code but not in our Comp Plan. So, we are going through the process and redoing everything. The Northeast Florida Regional Planning Council working with us on it and they are trying to get it up to date. By the current Comp Plan we didn't have to do this until 2025 but every 10 years we are supposed to submit a letter to the state which we just did recently. The state has put out some new requirements for Comprehensive Planning and the document itself that has to do with land development regulations, for that reason we chose to go through and update it now and we will get it to 2035 with another 10year cycle with a letter to the state.
- Discussion continues around the table about the different zoning areas, such as Commercial Town Center, Mixed Use, Single Family Residential, Commercial Highway and possibly Open Rural and what areas of town would benefit by different zoning or not. Are there zoning classifications that we want to keep or do away with? These are some of the questions for the board. The changes


will depend on what you will or won't allow and what you want Callahan to look like as we potentially grow.

- Margo Moehring with the planning council will meet with this board in January or February and she will have some preliminary stuff. We must have this completed and a Comp Plan submitted to the state by August 1 of next year.
- Discussion around the table about the internet cafe's and that based on our code they aren't allowed in the town limits and per state statute Florida does not allow them to dispense cash.
- The 2014 building code took out the unsafe structure so our building code administrator can't write up an unsafe structure. Cities have had to start writing their own ordinance to decide what they are going to consider an unsafe structure or a structure that needs to be removed. So, we are going through and creating that now.

VI. Adjourn

- Motion to adjourn by Mr. Fleming and 2nd by Mr. Bryan.
- Motion Carried
- Time: **7:45 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.