



*"The Crossroads to the Future"*

## **Town Council Minutes**

### **March 20, 2023 \*\* 7:00 PM**

**Present at Meeting:** Mr. Bass, Mrs. Fleming, Ms. Shaw, Mrs. Kirk, Mr. Williams, Mrs. Gugliuzza  
Members of the 3 Community and 2 Members of the Media.  
**Absent:** Mayor Knagge, Mrs. Bishop-Vargas, Mr. Mellecker, Mrs. Pearce

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- I. **Call to Order** – Mr. Bass at 7:00 PM
- II. **Pledge of Allegiance to Flag & Invocation** – Mr. Bass
- III. **Visitors Welcomed & Reminded Meeting Minutes are Being Recorded** – Mr. Bass
- IV. **Persons Wishing to Address Council – 3 Minute Limit** – None
- V. **Minutes**
  - Motion to approve the Minutes by Mrs. Fleming and 2<sup>nd</sup> by Ms. Shaw
  - Discussion: None
  - **Motion Carried**
  - Mrs. Gugliuzza called roll
- VI. **Treasurers Report:**
  - Motion to approve the Treasurers Report by Ms. Shaw and 2<sup>nd</sup> by Mrs. Fleming
  - Discussion: None
  - **Motion Carried**

- Mrs. Gugliuzza called roll

## VII. Business:

- **Ronald Bell for the open seat on Planning & Zoning Board**
  - Motion to approve Ronald Bell for the open seat on Planning & Zoning Board by Mrs. Fleming and 2<sup>nd</sup> by Ms. Shaw
  - Discussion: None
  - **Motion Carried**
  - Mrs. Gugliuzza called roll

- **Water/Sewer Adjustment for Metro PCS**

Consensus from the council based on the work order no adjustment will be given for water / sewer account 103389 Metro PCS

- **Site Plan Review for SCW Liquor (Bad Habits)**

Lisa Purvis 271 Purvis Lane Hilliard, Florida 32046 had Mr. Jones the owner of SCW liquor on the phone to address the council regarding the site plan for his business.

Mr. Jones stated his name and thanked the council for taking the time to look at his project. He asked if the council had any questions, issues, or concerns on what he submitted.

The issue the Planning and Zoning Board had was the parking for the use of the patio area Mr. Jones did attempt to get Winn-Dixie to allow him to use some of their parking for any overflow however they only gave him a verbal acknowledgement not written letter. The Town does need proof in writing stated Mr. Williams. So that became an issue with allowing seats onto the patio area.

Mr. Jones then stated the question he has is about shared parking. He stated it is his understanding that the Town of Callahan does not have an Ordinance or a way to regulate shared parking. I do know that the county has that type of Ordinance to manage that type of situation. So, I would like to be on the record to request a variance to be able to reallocate the parking that is allocated towards the retail portion of the store after 10:00 pm at night to allow for an additional 13 spaces which would allow for the 2 people per space.

Mr. Williams stated he has explained to Mr. Jones a couple of times through numerous emails about that. Just because the Town does not have anything in the Ordinance does

not mean that we allow it. Just because the county has it doesn't mean the Town allows it. Parking is listed in our parking requirements per development or per unit. Granted he does have kind of a unique situation where he has a package store and his building on the back of it that's not something that has happened in the past, we don't really have anything to cover that however our code does require a certain amount of parking for certain amount of usage that's something the council can go one way or the other on that's why it's before you but we don't have anything specific to say he can do that. Like I said it is a unique situation and I have explained it to Mr. Jones. Our parking requirements are what they are. He does have the amount of parking to cover the SCW Liquor side and he does have enough parking to cover the Bad Habits other side. So, it's up to the council I believe SCW Liquors closes at 10:00 pm. What time will the bar be open?

Mr. Jones Mother who was in the audience stated I'm sure early.

Mr. Williams asked since the bar will be open earlier than 10:00 pm how would you share the parking.

Mr. Jones stated so we would only share the parking after 10:00 pm at night. Prior to 10:00 pm we would be held to the guidance of 55 seats which is 28 parking spaces which is in our plans but after 10:00 pm at night when the package store closes that's when we would like to reallocate those spaces that are no longer being used for the package store for the patrons of the bar.

Mr. Williams agreed he has referred to that. My concern there is the way it is written in the code we want to make sure you have adequate parking for the building that you are building.

Mr. Jones said he understands that and that is why they do have adequate parking moving forward with the project as it is. I am asking the Town of Callahan to consider my request to be able to use the parking after 10:00 pm. All I can tell you is I have always done business right in Callahan. I run a very clean operation and you will not have to police me in following the rules and regulations I always try to do the right thing.

Mr. Williams stated as I mentioned it is up to the council what their decision is. I did say it is a unique situation because it is two individual businesses.

Mr. Jones stated it is the same business though sir.

Mr. Williams stated I understand but people can't walk out of the package store into the bar.

Mr. Jones stated that is correct there is an entrance for each of those.

Mr. Williams stated that it's two businesses with a shared wall. If the council wants to decide tonight that's fine. I am not trying to lean them one way or the other. It seems to me you want to put seats on the patio and when you do that we already have talked about the fencing around the patio where they cannot exit the patio out into the parking lot or any of the grassy area with alcoholic beverages.

Mr. Jones stated he provided the drawings with the 6ft fence like you asked me to also with the exit gate door with the panic bar on it.

Mrs. Gugliuzza asked Mr. Jones if you only want to use the parking after 10:00 pm will the patio only be available from 10:00 pm until closing.

Mr. Williams stated that is an option and up to the council.

Mr. Jones stated that if I was looking at it from your standpoint the patio isn't the thing to question here it's how many patrons can we get inside the bar. Think if it's raining and we can't even use the patio right then what is the limitation, so limitation right now is 55 seats which is equal to 55 people in my eyes and so we are asking to use those additional spaces to have more seats, and at the bar or the patio.

Mrs. Fleming asked how many additional seats would you have if you had the shared parking after 10:00 pm

Mr. Jones stated currently 13 spaces are allocated to the packing store so 13x2 would be 26 more seats would be available for the bar.

Mr. Bass stated the patio then will be open at 10:00pm correct.

Mr. Jones stated no sir the patio was designed to be open at any time of day. The question is how many patrons can we have in that portion of the building regardless of where in the building they would be the patio or the bar at any point during the day. What I am asking for again is after 10:00 pm at night can we have more than 55 people on that side of the building?

Mrs. Fleming asked is the concern if we allow the parking to covert after 10:00pm will they be over capacity and who will police that.

Mr. Williams stated you have a max capacity on that structure that you will be allowed anyway but at this time I do not know what the Fire Marshall wrote down.

Mr. Jones stated I didn't speak with the Fire Marshall of Callahan only the Fire Marshall of Nassau County and according to him we fall completely in the guidelines if we were

able to reallocate and get those extra parking spaces. That would absolutely be the threshold whatever the fire code states.

Overall Mr. Jones is looking for the additional 23 patrons over the 55 already allocated.

Mrs. Fleming stated her concern is not the parking, it is whatever the council agrees to does not exceed what the Fire Marshall approves. If the Fire Marshall has approved it, I have no issue with there being extra seating in the building or on the patio. I just do not want to agree to anything that would exceed that number. It would be nice to have that number from the Fire Marshall.

Mr. Jones stated he feels the exact same way. The Fire Marshall is going to trump everything.

Ms. Shaw stated that she would like to wait to have a full council before deciding.

Mr. Bass asked can he wait another two weeks or is he ready to start now.

Mr. Jones stated regardless of what the Fire Marshall says I am going to move forward with the 55 portions of it in hopes of getting approval for the additional. So, I would like approval to just get started.

Mrs. Fleming made a motion to approve the site plans for a capacity of 55 seats with the contingency that after getting the numbers from the Fire Marshall / Fire Department we bring it back and discuss possibly increasing that max capacity 2<sup>nd</sup> Ms. Shaw

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

➤ **Acceptance of Lawn Service Bids**

Dustin Glisson 1078 Mulberry Landing Road N. Hilliard, FL.32046 addressed the council Mr. Glisson stated that he does work for Mr. Taylor he owns Zaxby's. I also do work off 95 for Westgate Resort and approximately 65 other clients. I am by the book, and I would like the price to go for a year it's just always better that way to maintain and keep under control.

Mrs Fleming made a motion to accept the bid from Glisson Lawncare & More LLC and 2<sup>nd</sup> by Ms. Shaw

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

➤ **Take Stock in Children Donation**

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Consensus was made for a Resolution in the amount of \$500.00 for next council meeting.

**VIII. Review & Approval of Town Expenditures:**

**General Fund the weeks of March 9<sup>th</sup> \$82,215.31 & 16<sup>th</sup> \$8,291.02 totaling \$91,506.33**

Motion to approve General Fund weeks of March 9<sup>th</sup> & March 16<sup>th</sup> totaling \$91,506.33 by Ms. Shaw and 2<sup>nd</sup> by Mrs. Fleming

- o Discussion: None
- o **Motion Carried**
- o Mrs. Gugliuzza called roll

**Water & Sewer Fund weeks of March 9<sup>th</sup> \$390,037.59 & 16<sup>th</sup> 14,247.25 totaling \$404,284.84**

Motion to approve Water & Sewer Fund weeks of March 9<sup>th</sup> & 16<sup>th</sup> totaling \$404,284.84 by Mrs. Fleming and 2<sup>nd</sup> by Ms. Shaw

- o Discussion: None
- o **Motion Carried**
- o Mrs. Gugliuzza called roll

**IX. Water & Sewer Disbursements:**

Month of February

Mrs. Fleming made a motion disburse \$1399.11 back 2<sup>nd</sup> by Ms. Shaw

- o Discussion: None
- o **Motion Carried**
- o Mrs. Gugliuzza called roll

### **X. Around the Council Table**

- Mayor – Absent
- Mrs. Bishop Vargas- Absent
- Mrs. Fleming – None
- Mrs. Kirk- None
- Ms. Shaw- The debris on the NCSB property is awful looking. Mr. Williams will call Mr. Bunch to have it moved.
- Mr. Mellecker- Absent
- Mrs. Pearce- Absent
- Mrs. Gugliuzza- None
- Mr. Williams- None
- Mr. Bass- None


**XI. Adjourn**

Motion to Adjourn by Mrs. Fleming and 2<sup>nd</sup> Ms. Shaw

- Discussion: None
- **Motion Carried**
- Time 7:43 pm



**John Kenneth Bass, Council President**



**Shawna Gugliuzza, Town Clerk**

*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.*