

**Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
May 8, 2023**

Present at meeting: Mr. Kirk, Mr. Blue III, Mr. Schwend, Mr. Bell, Mr. Mellecker, Mr. Williams, Mrs. Gugliuzza and Ms. Pearce
Absent: Mr. Bryan and Mrs. Piipke


- I. **Call to Order** – **Mr. Kirk** at 7:00 PM
- II. **Pledge of Allegiance & Invocation** – **Mr. Blue III**
- III. **Minutes** – Motion to approve minutes – **Mr. Schwend**
2nd the motion – **Mr. Blue III**
Motion carried.
- IV. **Persons wishing to Address the Board** – None
- V. **Business** – Discussion on future town aesthetics for Commercial Highway.
- VI. **Regular Meeting** -
 - **Mr. Williams** – We have very limited standards as far as what the town looks like or what we want it to look like. There has been discussion about the corridor through here and what we would like to see moving forward. There is a bill before the house of senate right now to stop municipalities from enacting those types of things there are some caveats to it. They have a historical thing on here too but the way it is written if you don't have that board established before 2020 you're not allowed to make any changes. A building that is coming in across from Cedar River they were very receptive to doing something along the lines as the same as Ace Hardware. This is something for everybody to discuss, what we want to see in the future, specific colors, type of roof or metal buildings do we want to go back to the small town feel etc.
 - **Mayor Knagge** – Over the years people have expressed their concerns about losing the small town feel and they way they have kept that in other communities is to have a distinguished look for the town or an area of the town. Our thought is some kind of aesthetic standard that maybe ties backs to things Callahan is known for like the railroad, timber. Just come up with something so businesses that come here just do their own thing meets our standards instead of a hodge podge of stuff. It can be color schemes, features of the building. The mixed-use area of town such as adjacent to the depot park, Green Street, Mickler on that side, that area of town near the historic area I was thinking beyond the commercial aesthetics possibly a residential aesthetic to keep it looking historical.
 - **Mr. Kirk** – Anyone else have something to add.
 - **Mr. Schwend** – I don't have a problem with brick, I do have a problem with metal. I love the aspect of wood. I think we could over do the railroad, but I agree with it, but I really do love the wood. We do need to pass something.

- **Mr. Bell** – If they are going to use metal there is a way they can dress that metal to where it would look good.
- **Mr. Blue** – I’m good.
- Discussion continues around the table pertaining to different aesthetics that is wanted in and around town for the corridor and the historical area and submitting ideas on paper. Color schemes, log cabin, no parking up front, lighting in the parking areas, signage, setbacks, or foliage. If there is a set standard they can apply for a variance. Retention ponds, underground retention ponds, pervious concrete, pervious asphalt, pavers. Possible zoning change in historical residential areas. Looking at the traffic and how the decisions will affect the traffic on our streets and where exits will be required. Color standards being enforced going forward will see a big difference in the look.
- **Mrs. Pearce** – One thing to think about is how you would implement any sort of aesthetic standards. You want to make it as easy to implement as possible otherwise you will never be able to make it easy to deal with it on an everyday basis just from a manpower standpoint. There are different ways they have been doing that across the state, I’m trying to survey it right now and maybe I can send some thoughts through email as well. So first would be how you will implement it and second would be what you are touching on. There are samples from other places to kind of generate some ideas. Then there is this discussion on traditional zoning which basically regulates use and now they are looking to reconceptualize it from use to form, which is what we have been discussing tonight. Instead of regulating how dense the housing can be and more of what the buildings will look like, you are less worried about incompatible uses and more concerned with aesthetics, which is called form-based regulations.
- **Mr. Williams** – The county has talked to us about doing something to promote growth over here kind of like the Shrimp Festival to bring people over to this area like the farmer’s market or a timber fest to start bringing traffic to the businesses over here.
- **Mr. Schwend** – Nassau County has an Arts and Culture Council and I don’t see anyone from Callahan, Bryceville and Hilliard on that board.

VII. Adjourn

- Motion to adjourn by **Mr. Blue III** and 2nd by **Mr. Bell**.
 - No one opposed.
 - Motion Carried
- Time: **7:55 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.