

Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
February 13, 2023

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

Absent:

- **Call to Order** – Mr. Kirk at 7:00 PM
- **Pledge of Allegiance & Invocation** – **Mr. Schwend**
- **Minutes** – Motion to approve minutes – **Mr. Blue III**
2nd the motion – **Mr. Schwend**
Motion carried.
- **Persons wishing to Address the Board** – Randy Ginzig with General Sign Service 1940 Spearing St. Jacksonville, FL 32206
- **Business** – Public Hearing Hagan Ace Hardware for a Sign Variance
- **Regular Meeting**
- **Mr. Kirk** – Closed regular meeting and opened the public meeting.
- **Mr. Ginzig** – We are the contractors doing the signage for the Hagan Ace. We are asking for a variance as it relates to the roadside signage. It is a little bit out of code so that is why we are here. As far as wall signage goes, per code will allow him 2,900 square feet of wall signage so what we are asking for on the wall signage is just 229 sq feet which is only 8% of what is allowed. We are asking for 25-foot height on the road sign the code allows 20 foot.
- **Mr. Hagan** – The sign is going to be when you pull in to the entrance it will be between Popeye's and Zaxby's on it will be on the corner of Zaxby's.
- **Mr. Kirk** – Mr. Blue do you have any concerns about anything that he is requesting? Mr. Schwend? Mr. Bryan?
- **Mr. Blue III** – No sir.
- **Mr. Schwend** – Can I give some background first; no I don't have a problem with it.
- **Mr. Bryan** – Your asking for an additional 5 feet of height and then an extra 76 square foot on the side, correct? And the exact location?
- **Mr. Ginzig** – That is exactly correct.

- **Mr. Kirk** – On Zaxby’s side when you pull in the new driveway they have going right down the center on SR 200.
- **Mr. Bryan** – I’m okay, I’m fine with it.
- **Mr. Kirk** – I’m fine with it also.
- **Mr. Kirk** – I will now close the public meeting and open the regular meeting.
 - Motion to approve the sign variance – **Mr. Schwend**
 - Second the motion – **Mr. Blue III.**
 - Motion carried.
- **Mr. Kirk** – Next on the agenda is 5-year Capital Improvement Plan
- **Mr. Williams** – When we get to the bottom of the spreadsheet if you want to make changes this is the time to do it. Waste water expansion we asked for 3.7 million of additional funding through the Governor’s office, we haven’t heard back on that. So the 23/24 section we will look for 4 million there to try to finish off stuff at Crawford Diamond. Next line 24/25 CDBG now is going to a million dollars instead of \$650,000.00, which is the max that you can request. 26/27 we are looking at 1.5 million for rural development or SRF, that’s the next time we will come up on the SRF for wastewater because we just closed out SRF which is State Revolving Fund which is a grant loan process. It’s \$750,000.00 on that. Next one down is the water plant expansion; I’ve got the \$4,000,000 that I just got from Governor DeSantis that is this year with the ARPA funds American Recue Plan. I don’t have anything for 23/24 for the water plant. That \$4,000,000 will most likely move down both ways because it has been encompassing both the wastewater and the water so it’s one in the same so it will go across both of those for 23/24. Again, nothing for 24/25. 25/26 looking at CDBG again for \$1,000,000.00. General Street Improvements we are looking to do something out of the General Fund this year, as we get some of the streets overlayed. A hundred thousand in 23/24 I moved to \$125,000.00 it’s costing a little bit more to get paving done. We’ve done some of the larger streets now some of the sides streets we are going to have to start doing.
- **Mr. Schwend** – Back to the Water Plant Expansion, Crawford Diamond, where is the construction on that?
- **Mr. Williams** – On the water plant side, nothing. We are still holding the 4 million from DeSantis, we do have the contract on that and the award letter. We are working through some issues right now with the contractor and the developer which is Florida Power and Light on whether there is going to be an actual developer out there or is it going to be a big solar field.
- **Mr. Schwend** – Why would we postpone the investment?
- **Mr. Williams** – We don’t have enough money to build the project. Part of the agreement that we had with one of the people that were going to go out there was that they would help fund some of the project. At that time the project was about 1.3 million dollars short with funds that we had in house. Every 30 days we get a price bump on product. We started at 1.3 million shortfall now we are north of 3 million shortfall. FPL has not really been forthcoming on prodding any

- dollars. They did give us the land we are negotiating with them on some other issues but right now they have not said we will give you XYZ dollars to make this happen. On behalf of the mayor and myself, we sent a letter to FPL last week telling them that we will not start the project until we have an assurance that we have funding in place to move forward with the water plant. I am not going to spend state taxpayer monies and monies from the county and give them a contract without an assurance that somebody is coming out there to make up the shortfall. When we first bid on this project in 2019 it was 12.6 million dollars it's 16.4 million dollars now. Safe Routes to School we just applied for \$15,000.00 dollars that has been changed to \$100,000.00 dollars. If we don't get it we will apply for it again in 23/24. Stormwater not creeks 23/24 I've bumped that up to \$200,000. We are still looking at some FEMA issues. I don't know how we are going to deal with Oak Trail and Butler Lane but some of that and Booth and Second Avenue where those houses are built right on grade the Stormwater floods in there when it backs up. Water System Upgrade – this is the Town's water system. We've done a lot of work on the lines in town gotten rid of all the old galvanized pipe everything is PVC. We still have a few issues in town where we are trying to loop some of the lines, we've got most of them looped to build good pressure boundaries in town. We are going to try and see if we can get about \$240,000 from SRF this year to do some more water line work. Depot Park we are finishing up a FRDAP grant now we aren't going to be able to apply this year because of the time restraints. 23/24 I have got \$50,000 there. Alligator Creek County Mitigation is still something we are working hard on through the county. There is 15,000 acres of water when that water starts coming to us from Bypass Road the only place it can go is Mr. Cooks field and when it gets to the railroad track it stops and there is only 14 box culverts right there and half the time they are completely covered half way up. So you have a railroad at 22 feet, 108 at 22 feet, Bypass Road at 18 or 19 feet and 115 on the other side at 19 or 20 feet and everybody in the middle is 16 or 17 feet. That is it for me.
- Discussion continues around the table about the need for sidewalks and where they are needed and pervious concrete or asphalt.**
- Mr. Kirk** – What's this about with the 50-foot lot frontage for PUD only.
- Mr. Williams** – In the code we do allow a 50-foot minimum lot frontage. We have a requirement in the code for single family residential lot be 7,500 square feet the frontage can be reduced to 50 feet as long as they can still maintain the 7,500 square feet. If you try to put a home on a 50-foot lot and you have to build a 20 foot home with 7 foot setbacks on the left and 10 foot setbacks on the right. I think it's time to look at the code and see if you want to continue with narrow lots in town.
- Mr. Schwend** – So what are you proposing?
- Mr. Williams** – I think we need to eliminate the 50 foot lot unless it's a PUD.

- Motion to have minimum of 75 foot frontage – **Mr. Schwend**
 - Second the motion – **Mr. Blue III.**
 - Motion carried.
- **Mr. Kirk** – What is this about Aesthetic Standards?
- **Mr. Williams** – A gentleman came through town and sent an email to the town and he said the town looks terrible you got a lot of hodge podge stuff all over town your just letting people to build however they want to build it. We do have minimal aesthetic standards. So as things get torn down what do you want to have put back?
 - **Random discussion around the table. When you are going through town what do you want to see, what do you want to see in 25 years? Discussion about people collecting money on he corners of the intersections and the traffic at Page Street and SR 200 and traffic lights and DOT allowing them and the plan on how to fix the Page Street issue.**
 - **Adjourn**
 - Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Blue III**
 - No one opposed.
 - Motion Carried
 - Time: **8:19 pm**

David Kirk 3-13-23
Mr. Kirk, Zoning President

Lorna Piipke
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.