

Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
January 9, 2023

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

- I. **Call to Order** – Mr. Kirk at 7:00 PM
- II. **Pledge of Allegiance & Invocation** – **Mr. Bryan**
- III. **Minutes** – Motion to approve minutes – **Mr. Bryan**
2nd the motion – **Mr. Schwend**
Motion carried
- IV. **Persons wishing to Address the Board** – Robert Rubright, 5178 NW 180th Way, Starke, Florida 32091
- V. **Business** – Public Hearing SCW Liquors Site Plan Review
- VI. **Regular Meeting**
 - **Mr. Kirk** – Closed regular meeting and opened the public meeting.
 - **Mr. Rubright** – General Contractor representing SCW Liquors, here to answer any questions that you may have regarding this site plan for approval.
 - **Mr. Bryan**– Am I seeing there is a pizza prep area and a food truck? Can you explain what the plans are
 - **Mr. Rubright** –The pizza prep area is inside the bar area on the east side adjacent to that is a roll up door on the north elevation, that will be a food truck backed up to there and you can come right to the door and make an order and receive your food. Probably 80% of all pizzas will be made inside the building in a kitchen prep area. The food truck is not part of the business it is a separate entity it will be one food truck at a time. There will be a rotation of different trucks but only one truck at a time.
 - **Mr. Bryan** – Do you know the capacity for patrons?
 - **Mr. Rubright** – Right now there are 55 seats in the bar area, 300 square foot per person in the liquor store for your parking space requirement.
 - **Mr. Blue III** – The picture that we are looking at now is the final?
 - **Mr. Rubright** – That is the final rendering/concept that Mr. Jones is going for.

- **Mr. Bryan** – Is there any seating on the outdoor patio?
- **Mr. Rubright** – It's more open for smokers. It is not a food service area.
- **Mr. Kirk** – How many parking spaces do you have?
- **Mr. Rubright** – We have a total of 41 spaces and 2 handicap.
- **Mr. Schwend** – It says stage platform is that in the new addition?
- **Mr. Rubright** – Yes it is for small local bands.
- **Mrs. Piipke** – Another thing I wanted to bring up is drainage. We don't see anywhere on here where you're proposing a retention pond.
- **Mr. Rubright** – There is a big area behind it already.
- **Mr. Williams** – But there is no pond, and you are creating a large impervious area. You will need to get a letter from the St. Johns River Management saying they don't require a retention pond, or he is going to have add a pond to the drawing.
- **Mrs. Guqliuzza** – Sir will the patio area be open?
- **Mr. Rubright** – Not to the public you can only come in to the patio area from the bar. You can't leave the outside patio area unless you come back into the bar and exit the building it will be fenced in by some wall mechanism. People will not be able to come in through the patio and patrons will not be able to exit the patio without coming through the entrance or exit of the bar.
- **Mr. Williams** – You will need to address the drawing showing how the patio area will be enclosed and you won't be able to go to the Council until we get the letter from SJWM.
- **Mr. Kirk** – I will now close the public hearing and open the regular meeting.
 - Motion to approve - Site Plan Review of the SCW Liquors with the contingency that you get a letter from SJWM stating that they don't need a Retention Pond and an architecture drawing showing the enclosure of the patio area- **Mr. Bryan**
 - Second the motion – **Mr. Blue III.**
 - Motion Carried

VII. **Adjourn**

- Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Blue III**
 - No one opposed.
 - Motion Carried
- Time: **7:20 pm**


 Mr. Kirk, Zoning President


 Lorna Piipke