

**Town of Callahan**  
**'A Florida Municipality'**  
**Zoning Board Meeting Minutes**  
**April 10, 2023**

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

**Absent:** Mr. Kirk and Mr. Bryan

- I. **Call to Order** – **Mr. Mellecker** at 7:00 PM
- II. **Pledge of Allegiance & Invocation** – **Mr. Schwend**
- III. **Mr. Mellecker** – I would like to welcome Mr. Bell to our Planning and Zoning as our new member.
- IV. **Minutes** – Motion to approve minutes – **Mr. Schwend**  
2nd the motion – **Mr. Blue III**  
Motion carried.
- V. **Persons wishing to Address the Board** – Urban Fleming 45167 4<sup>TH</sup> Ave., Barry Fim 45117 Booth St., Kemp Roddy 441 River Road, Henry Vorpe with AVA Engineering 4201 Baymeadows Road Jacksonville
- VI. **Business** – Public Hearing for Hagan Ace Hardware landscape and fence  
Site Plan Review Public Hearing for Callahan Business Center  
Rezoning Public Hearing for Parcel Id# 29-2N-25-3160-0004-0050  
5-Year Capital Improvement Plan
- VII. **Regular Meeting**

Mr. Hagan brought full-size blueprints and pictures of the plants they are using for anyone who wishes to look at them.

  - **Mr. Hagan** – I had a landscape architect from the company that will be doing the planning of the landscaping and drew it up based on the specs that we understood from the town. We would like to use trees to buffer the back of the building. We would like to ask to have the fence removed from the site plan.
  - **Mr. Mellecker** – I will close the public meeting and open up the regular meeting.
    - Motion to approve the changes – **Mr. Schwend**
    - Second the motion – **Mr. Blue III**

The clerk took roll: Mr. Schwend  
Mr. Blue III  
Mr. Bell

- Motion Carried

- **Mr. Mellecker** – We have a site plan review public hearing for Callahan Business Center. I will close our meeting and open the public hearing.
- **Mr. Vorpe** – The owner of the site is also here to answer questions that I may not be able to answer from an engineering standpoint. The site is across from the Journey store. There are 3 driveways that feed from US 1 to the site now we will be eliminating all of them but 1. This is basically a U storage where people can rent those to use. Carpenters, Painters, Electricians, or personal storage, it can be used for both. The only access will be from DOT on US 1. In the back there is a flood plain another engineer that is a specialist in FEMA has worked with Mr. Mike to address that issue. We are having to do a LOMAR, CLOMR process to modify that flood plain to where it really is rather than being just a color on a map. There is a piece of wetland in the rear that we're not impacting. We have applied to the St. Johns River Water Management District for a permit for stormwater retention and we have also applied to the DOT for 3 utilities. There is a DOT driveway drainage and utility permit that is required by the State of Florida.
- **Mr. Williams** – On your drawing that you have we did talk about the facing of the building, just to make sure the Planning board knows what's being put on the facing of the building because of our aesthetic standards it has to be a broken roof line and the part that is facing US 1 cannot be tin. It can be tin but will have to be stucco over or something like that. I just wanted to make sure that this was clear that this was going to be done.

**Mr. Mellecker closed the public hearing and opened the regular meeting.**

Motion to approve – **Mr. Blue III**  
 2<sup>ND</sup> the motion – **Mr. Bell**

The clerk took roll: Mr. Blue  
 Mr. Bell  
 Mr. Schwend

- Motion Carried

**Mr. Mellecker** – This will have to go to the council for final approval. It will be the first meeting in May. Public meeting for the rezoning of Parcel# 29-2N-25-3160-0004-0050.

**Mr. Mellecker closed the regular meeting and opened the public hearing.**

- **Mr. Roddy** – I want to build a multifamily townhome on this lot. It's currently zoned for 6 single families. I initially submitted 6 combined townhomes but after talking to other people I want to present a couple of options. Doing the math according to the website 7500 square feet for the first two units plus 4010 square feet for every unit after the first two, so it meets the criteria of 12 units. By that

math comes in at 47,600 which is under 48,000 it also meets the criteria of not exceeding 35% of land area 12 units take up 21% of land usage. The units are 1,400 square feet with a single car garage, 2 story, 3 bedroom, 2 ½ bath each.

- **Mr. Fine** – We have a nice little area there on Booth Street and to have all of that to us who live there would be an eyesore. I have concerns for the traffic flow there, the street though it has been widened still is a little congested and tight when you're going through there. If you're going to have 12 units especially with renters there. I know how renters can be, they don't treat it like it's their home because it's not their home. Then there is crime we don't know where they are from and are they going to bring good values that we in Callahan have or are these the type of people from other areas that don't have our values.
- **Mr. Hamza** – I live directly across from the property, I have small children in my home it's a very narrow street, 2 cars going by is very tight. I moved out there about 12 years ago. It's a nice country setting and putting up 10 or 12 units across from us that will cause traffic issues and I have a nice view from my home putting a apartment, duplex or a quad and we don't know these people values. I don't know if this is the right thing for this neighborhood.
- **Mr. Fleming** – I'm here in opposition. I think this is an alarming moment for the town moving forward not just in this instance. This is spot zoning it sets a new standard for us it makes the boards job much harder. Rezoning isn't contingent on site plans, once rezoned it's not contingent on nice duplexes or houses for example. Once it is rezoned to medium density there's no going back. What I didn't like was misrepresentation on the application. This would increase population density; this will be in direct conflict with the future land use map 2035 and denial of this application wouldn't prohibit the development of this land. We moved there for a reason, single family there is an attack on single families in this country and we don't need any help from the current administration. I appreciate your time.

Mr. Mellecker closed the public hearing and opened the regular meeting.

- **Mr. Bell** – There aren't any sidewalks over there and there isn't enough right-of-way to put sidewalks. Kids are going to have a place to walk and there are trees there. You are opening up another hazard with that much traffic there. I would vote no.
- **Mr. Schwend** – If we spot zone I think that will set us up for a president to me that would show favoritism. I live on that street, and I don't want to see it. Traffic is bad enough now, we have discussed speed bumps before, you have to pretty much pull over so someone can pass you. The influx of more cars is not for a low-density neighborhood. I would vote no.
- **Mr. Blue III** – I agree.
- **Mr. Mellecker** – Do I have a motion for the Rezoning Public Hearing for Parcel# 29-2N-25-3160-0004-0050?

Motion to vote – **Mr. Schwend**  
2<sup>nd</sup> the motion – **Mr. Blue**

The clerk took roll: Mr. Schwend - No  
Mr. Blue - No  
Mr. Bell – No

- Rezoning dies.

### **VIII. 5-Year Capital Improvement Plan.**

**Mr. Williams** – We talked about this in one of the previous meetings. Obviously this is 22-23 most of that's not going to happen. We are going to start looking at 23-24 and break it out for 5 years. The water plant expansion we are working on the Crawford Diamond side of it. We received 5 million from Governor Scott some time back and we've gotten 4 million from Governor DeSantis and another 3.371 million also from Governor DeSantis to work on that project. Half of that 3.371 will be spent on the Wastewater side. The five-million-dollar grant did not completely fund everything that needed to be done on the Crawford Diamond site as far as the requirements we had to put in for the wastewater so there is some sitework that will have to be funded out of that. We are looking at another grant now on the CDBG side, we're looking at doing that on some manhole rehab and old terracotta sewer lines. It will be six hundred and fifty thousand dollars that is all that CDBG allows. We are looking at some changes that go up to a million but that hasn't hit the books yet. We will probably submit this year but probably won't get funded on it or hear about it until after the Legislature meets, after their budget in June and in September before we get a reward if there is one. So we will probably fall under the 24-25 for the wastewater. The water plant expansion, I've got the 4 million and the 3.371 there we would look at 25-26 to apply to CDBG for that. We are currently in the process of doing a vulnerability assessment for all of our facilities for water and wastewater. Florida Rural Water has helped us with this, and we will probably be looking at St. Johns and SRF for some grants for that moving forward. We should have all that assessment done, it will be presented to the council and the planning board within the next 4 months. Street paving as you know we just did MLK and Page Street we had two hundred thousand in 22-23 but MLK and Page and some other stuff toward the end of 22-23 and that absorbed some of our dollars there so if we do anymore in 23-24 probably going to be around a hundred thousand in that line item. 24-25 if some of the money comes from mitigation stuff at three hundred seventy-five thousand, right now its showing as Capital Reserve its money that we have put aside but we may be able to get some grants from DEP. Out of that they are working on some projects a couple billion dollars have been put into that and some of the funding available this year and some next year. General Street Improvement since it's General Fund Transportation it has more to do with trying to enclose some of the ditches in town and try to get some piping in town. A hundred thousand dollars doesn't go a long way nowadays with the cost of pipe. According to St. Johns water district once you close in a ditch you no longer have a treatment because grass in a ditch is considered a treatment. Maybe as developers come in we might be able to put some of that on the development also. Safe routes to school, Shawna and Mrs. Fleming applied for a grant asking for a hundred thousand

dollars I've got that in the 23-24 for if it comes to fruition. That is to put a sidewalk on MLK from Amhurst Oaks to US 1 and also a sidewalk on Page Street to tie into the sidewalks on SR 200 and some crossing on third and some other areas. Stormwater not creeks, that coincides with street improvements which gives us about two hundred thousand dollars. There may be some monies from FEMA to help with that. Water system upgrade 2018-19 we got some money from SRF and we are paying that back. SRF comes around in a certain circle so we can't apply for that again until 23-24 or 24-25 that can be up to a million dollars but it's a grant loan process 75/25 we have to make sure we don't go over our expenditures going out so that we don't go over the amount that we are required to keep in the account by a resolution done in 2018. Depot Park we are finishing that up right now on a fifty thousand grant. I have to close that out by April 30<sup>th</sup> so we are on track for getting our fifty thousand back. Alligator Creek Mitigation we have been trying to get money for that for a while its tough getting money to dethatch the creek when you have to deal with all the different environmental agencies that don't want you to kill this bug or this bird or this fish or this tree. So, there are a lot of hurdles to jump when you start trying to find funding for that. This is a working document, it's a 5-year plan take this and look at it, the categories aren't written in stone, you can add a category and we will bring it back to this board and talk about and try to get some funding for it.

Discussion around the table about other potential projects in town and growth of Callahan and the potential and need for a hotel in Callahan and inviting chains to build in Callahan. Discussion continues about doing something to bring activities for the kids because the kids are not going to stay that will move to where they have more opportunities. Different possibilities such as a YMCA, a pool etc. Discussion continues about the responsibilities of the Planning and Zoning Board and doing their due diligence on topics brought to the board.

#### **IX. Adjourn**

- Motion to adjourn by **Mr. Schwend** and 2<sup>nd</sup> by **Mr. Blue III**
  - No one opposed.
  - Motion Carried
- Time: **8:16 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.