

Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
June 12, 2023

Present at meeting: Mr. Williams, Mayor Knagge, Mr. Schwend, Mr. Kirk, Mr. Bryan, Mr. Blue III, Mr. Bell, Mrs. Piipke, Mrs. Gugliuzza and Ms. Reba 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. Blue
Motion carried.

Persons wishing to Address the Board – Philip Griffin and Dudley Benesch, owners of Callahan49 LLC
Sassy 28213 Steamer Way Hilliard Florida
Kim Mott 55343 Shug Road Callahan Florida
Daniel Hendricks 33608 Medows Lane Callahan Florida
Sandra Mott 55299 Shug Road Callahan Florida

V. Business –

- Site Plan Review Callahan49 LLC
- Town Aesthetics

VI. Public Hearing

- **Sassy** – Curious about what LLC they are talking about.
- **Mr. Schwend** – That's what we are discussing, so we don't know.
- **Sassy** – Oh okay so sorry.
- **Mr. Griffin** – We are working with Starting Point Behavioral Health, and they are looking for an office out here for behavioral health services. That would comprise of 6800 square feet on eastside of the building. The plan is to renovate the building, put on a new roof, green up the site do some landscaping, put up a parapet wall. Plan is to make it look more attractive and modernize it, make it a eco friendly site as much as possible. Use green parking so its permeable. State of the art inside, LED lighting, high efficiency energy.
- **Mr. Benesch** - Basically we will eliminate the concrete block warehouse look and make it look more modern.
- **Mr. Kirk** – What is the actually facing made of?
- **Mr. Benesch**- It is currently concrete block, but it will be basically stucco or a concrete pebble.
- **Mr. Griffin** – It will need to shed water so it will have gutters on 2 sides there is existing storm water in the back we will utilize that, and we are going to put a slight pitch on the roof because it was designed before 2000 so it has a very flat roof.
- **Mr. Bryan** – Is this a rehab facility or a counseling facility?

- **Mr. Griffin** – This will be counseling, they will do things like AA and NA meetings, state funded care for families that can't afford it and they also have private care for mental health counseling. Usually, they have contracts with the school districts they do counseling in the schools they have anger management court appointed.
- **Mr. Bell** – No overnight stays it's not set up for that? Is just for counseling?
- **Mr. Griffin** – That is correct.
- **Mr. Bryan** – What is the demographic?
- **Mr. Griffin** - Anyone with mental health issues from 4 years old to 100.
- **Mr. Blue** – How's your parking?
- **Mr. Griffin**– On the site plan we are showing 29 spaces in the front they will need about 20-24 for code and in the back there was a 1500 sf steel building we got a demolition permit from here and took that down, so we'll have another 20 plus parking spaces in the back.
- **Mr. Griffin** – Normally they will have about 6 to 10 employees there so if they had 4 to 6 people coming in for counseling which would be the most you could have for rooms like that for counseling and lab you may have 11 to 12 cars there a typical day.
- **Mr. Schwend** – Do they serve only a certain income bracket?
- **Mr. Griffin** – People who can't afford it, court ordered or if someone is indigent or doesn't have the funding then the county funds it the State of Florida has funding, Medicare/Medicaid, and School Districts. Depending on how they get brought in there it's not real voluntary for about 70% of the people and they also do private pay, and some private pay has insurance that covers mental health issues. They also have a bus that they can bring it out for special events. They can go to a mental health crisis say the SWAT team is at a shootout then they can be there.
- **Mr. Benesch** – Another thing we are looking to do is to is undergrounding the electric power.
- **Mr. Kirk** – Closed the public meeting and open up our regular meeting.
- Motion to approve the Site Plan for Callahan49 LLC –Mr. Schwend
- 2nd the motion – Mr. Blue
Motion Carried Unanimously.
- **Mr. Kirk** – Next on the Agenda is Town Aesthetics
Mr. Blue – No comment
Mr. Bell – No comment
- **Mr. Bryan** – I've got thoughts, I am looking over this memo from Mr. Mellecker.
- **Mrs. Gugliuzza** – It was a submission to Mr. Mellecker from Council woman Fleming.
- **Mr. Bryan** – Is there a suggestion of which neutrals or a color scheme of the neutrals or a picture that we can look at?

- **Mrs. Gugliuzza** – Mr. Mellecker had asked for the board to make suggestions, but I can email Mrs. Fleming to see if she has a suggestion and/or palette of color.
- **Mr. Bryan** – I would say to avoid Stucco, stucco and Florida weather is not a good mix.
- **Mr. Schwend** – I don't want just a railroad theme at least not for the whole town. Timber has always been. In our last meeting we talked about having the front and both sides not being metal and having a 20 ft setback so cars can park in the back.
- Discussion continues around the table about the aesthetics of the town on US 1 and A1A. Aesthetics of the Depot Park area being railroad themed to tie into that area of town, such as future homes and businesses have the hometown railroad theme. Continuity of look in the area of the Depot Park. We're not wanting to be overly restrictive. Getting the business owners involved in deciding what they would want to see. Disposing of roughage, garbage and mowing the grass. Getting grants to help with growth and beautification. Having more activities for the community. The responsibility of code enforcement when it comes to unkept properties such as the road and property of the icehouse. Have a list of our expectations of the property owner when they come into our town.
- **Mr. Kirk** – Closed the regular meeting and opened a public meeting.
- **Kim Mott** – Is there a Tractor Supply coming? Is Tractor Supply doing anything before they present a site plan?
- **Mr. Kirk** – There has been nothing brought to our attention of anything as of yet.
- **Mr. Knagge** – No building can be constructed before there is a site plan review has been approved by this board and approved by the Town Council. Now they can purchase property. I don't know if they have bought anything.
- **Kim Mott** – Everybody here is talking about aesthetics and keeping it small town and the big box stores, that's exactly what will happen. Including me Callahan Feed has 15 families that depend upon this place, and I am going to fight with all my might to keep it. I don't oppose another feed store coming in here, but Tractor Supply has a store ten miles in every direction and if they put one in Callahan I feel that they would have the monopoly. If they have the monopoly at 3 sites all within 10 miles of each other we're going to be forced to do 2 things we are either going to pay that price or we are going to have to go out of our county to spend our money. All I'm asking is when it comes up let us know, let me know what kind of fight I'm in for. It was told to me that if a company wants to come in they abide by all the rules and the Town of Callahan says no then they can be sued. I want to see that in writing.

- **Mr. Knagge** – As a town as a governing body we cannot pick and choose what code we allow to enforce and what we can't enforce. If a company proposes to put a business there and it's an allowed usage and meets all of the points of our code to my understanding we can't say no.
- **Kim Mott** – Let's just say it meets the code do we at the end of the day have the right to say yes we want that type of business or no we don't want that type of business? It's not pick and choose its do we need it?
- **Mr. Knagge** – We don't get to say we already have a fast-food joint then we don't need another burger joint. We do have allowable usage per zoning so like in commercial highway we allow for retail, doctors office and other things but we don't allow for junk yards, industrial usage because we don't want to see that on the main highway say like US 1.
- **Kim Mott** – If somebody comes in here a reputable company or a new company and they abide by all the rules we can't say our town does not need it?
 - **Mr. Schwend** – No, we're the zoning board what ever we approve it meets the specs then it goes to the city council for the final say so it's a twostep system. City council has the final say so.
 - **Mr. Bryan** – We are an advisory board so when a company comes in we look at the specs and does it fit all of our code? We tell the council yes their site plans have met all the codes therefore it's permissible to move on. We advise the council yes, what they propose is legal, legitimate, meets all of our standards, our setbacks, the height of the roof for that reason they are two thumbs up and they are ready to go. The town council has the final say.
 - **Mr. Kirk** – We just make recommendations that go to the council, and they make the final ruling.
 - **Mr. Bryan** - I would say to have more faith in your customers then the government.
 - **Mr. Hendricks** – I'm glad to see something being done with that old Sun Printing building.
 - **Ms. Sandra Mott** – My thing is these retention ponds you're saying that comes under code enforcement. With the new businesses coming in on their site plan and they put that retention pond in there can there be a revision in there that they have to maintain it, aerate it so it doesn't get stagnate and create more mosquitos.
 - **Mrs. Gugliuzza** – Those are already provisions of their retention ponds some just have failed to comply and that's when we have to get code enforcement involved. If you do have a particular retention pond you can give me the details and I can send an email to the code enforcement to get them to clean it up.
 - **Mr. Kirk** – I will close the public meeting and open the regular meeting.

VII. **Adjourn**

- Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Blue III**
- No one opposed.
- Motion Carried Unanimously.
- Time: **8:10 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.