

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

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

Absent: 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. Bryan**
2nd the motion – **Mr. Blue III**
Motion carried.

Persons wishing to Address the Board - Dalton Wilson 8985 Normandy Blvd, Jacksonville – Jimmy Higginbotham 43131 Thomas Creek Rd, Callahan – Gary Thompson 6154 Lannie Road, Jacksonville

IV. Business –

- Public Hearing Mobile Home Variance @ 45100 Pony Trail
- Public Hearing Rezoning Property @ 45261 Booth St.

Mr. Kirk closed the Planning meeting and opened the Public Hearing.

V. Public Hearing –

- **Mr. Wilson** –I have a piece of property on Pony Lane which is right over the viaduct across from the high school. I'm looking to put a brand-new mobile home on the property.
- **Mr. Kirk** – Is that in the city limits?
- **Mr. Wilson** – Yes it is, my property line is the city line.
- **Mr. Mellecker** – Does it have power and well and septic?
- **Mr. Wilson** – No sir, not at this time
- **Mr. Kirk** – Mr. Blue do you have anything to say or concerns about this Mobile home being put on this property?
- **Mr. Blue III** – I think since Mr. Higginbotham has checked this out and he has spoken to Mike, I just feel why not?
- **Mr. Bryan** – What is it zoned?
- **Mr. Williams** – It's Residential Low Density.

Discussion continues about the zoning, location and usage of the property.

Mr. Kirk closed the Public Hearing and opened the Planning Meeting.

- Motion to approve the variance to allow putting a Mobile Home on this **property** by **Mr. Bryan** and seconded by **Mr. Blue III**.
 - No one opposed
 - Motion Carried

Mr. Kirk closed the Planning meeting and opened the public meeting for rezoning of property on Boothe St.

VI. Public Hearing --

- **Mr. Thompson** – We're asking to rezone the house behind the mall to commercial.
- **Mr. Williams** – The property is currently Residential Low Density; Mr. Thompson bought the property, and he wants to add it the strip mall and make it Commercial Highway.

Mr. Kirk closed the Public Hearing and opened the Planning Meeting

- **Mr. Schwend** – It looks like it has already been commercial. There's parking back there and concrete slabs. When you drive into Callahan, I don't know the last time that side was painted. As a resident and business owner, we don't want to see garbage cans. St. Vincents is a 10-million-dollar facility right there. There is concern about neglect.
- **Mr. Thompson** – I talked to West Nassau, and they said they couldn't do it but the suggested finding someone in Callahan that does murals to paint the Warrior emblem on there. When the Shiek was inspected it was with the dumpster on the side, but we don't want it there.
- **Mr. Schwend** – We don't want trash cans in our neighborhood.
- **Mr. Thompson** – We have to have dumpsters for the businesses.
- **Mr. Schwend** – We can't approve a blanket use. On the application where it asks for intent of use the answer is NO. I don't want it to be an eyesore.
- **Mr. Williams** – I see what you're saying but if it's commercial they can put whatever they want there. They are going to have to fence it. A fence or barrier between residential and commercial. The painting of the building has nothing to do with the rezoning. Correct me if I am wrong, you're requesting to rezone a property to commercial highway to incorporate it into the strip mall. You can argue that the strip mall needs to be updated but that has nothing to do with what you've got before you right now which is rezoning.
- **Mrs. Pearce** – If the owner gave you a use he wouldn't be limited to that based on just the rezoning. You kind of have to assume that any permitted use for Commercial Highway he would be able to use if it goes residential to commercial.
- **Mr. Schwenf** – So there will be no limitations on dumpsters?
- **Mrs. Pearce** – Not unless it is specified somewhere else in the town code.
- **Mr. Williams** – Per code dumpsters have to be in an enclosure, so if it's rezoned he will have to put a fence between residential and commercial. As part of the board, you can request a solid type of fence. You're going to have to put up a 6-foot privacy fence and the dumpster has to be in an enclosure.

Discussion continues about where the dumpster will be located and probable ideas about the fence while allowing room dumpsters to be emptied. Explaining that at this time the board is being asked to rezone this property and not what they are going to do with the property.

- **Mr. Schwend** – I can't vote yes on this if there's no limitations, I'm not seeing a blanket approval.
- **Mr. Blu III** – All we are doing is rezoning the property.
- **Mr. Williams** – Depending on what they want to do with it afterwards they will have to come back to this board with a site plan and the site plan states this is what we want to do with this property. That would happen after it's allowed to rezone to Commercial Highway. Our job tonight is to look at what's in front of us. Do we want to allow this to be rezoned to Commercial Highway.

Mr. Kirk closed the Public Hearing and opened the Planning Meeting.

- **Mr. Schwend** – I'm concerned with neglect. There's a property on A1A that has been abandoned and it's the same owner. We've already had meetings about the beautification of Callahan. I want written assurances from the property owner that there will be a privacy fence along the side where the Garden Club is.
- **Mr. Kirk** – I thought we were here for the rezoning of this property. I didn't know all this other stuff was going to come into play. They can come before us at a later time but tonight we are here to make a recommendation to the council for the rezoning of the property.

Discussion continues about a good faith agreement and if this is approved the owners will meet all code requirements for Commercial Highway which includes a 6-8 foot privacy fence.

- Motion to approve with a Good Faith Agreement that the property be beautified with the painting of the South wall, regravelling several pit locations within the parking lot by **Mr. Bryan** and 2nd by **Mr. Blue III**. Mr. Schwend didn't vote.
- Motion Carried

VII. Adjourn

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


Mr. Kirk, Zoning President


Lorna Pipke

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.