

**Town of Callahan
'A Florida Municipality'
Zoning Board Meeting Minutes
December 11, 2023**

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

Absent: Mr. Bryan, Mrs. Gugliuzza

- **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** – None
- **Business** – Conditional Use Request For 45164 Third Avenue Callahan, FL. 32011

Tonya Parkerson 5513 Peaceful Trail Drive Callahan, FL. 32011 I have had Building Blocks in our community since 2006. Then we moved to the location I am petitioning tonight 45110 Third Avenue Callahan, FL. 32011 in the process of having that location I have purchased that property and the property next to it. In the meantime, of all these years I have opened Kidz Island located at Thompson Mall. I would like my own place; I would like my own security. Kidz Island is licensed for 172 and Building Blocks is 36. I have a little over 100 employees and a lot of children, my desire for them is to have a place that I know cannot go away. This is why I have started this process because I would love to have just one location and have everything there. It would be a process to get everything done but the conditional use is to join everything together and make one lot. The first time I tried to do this, I was hit by a lot of banks because banks will not do an SBA loan on a conditional use however we finally found a bank we can get a SBA loan through on a conditional use. We have provided a Site Plan.

Mr. Kirk asked what the hours of operation are going to be.

Ms. Parkerson stated 6:00 am to 6:30 pm. We do have VPK that has 72 children in that program. The hours are from 8:00 am to noon. Monday – Thursday some do stay for wrap around.

Mr. Williams stated to the Board that Ms. Parkerson mentioned it was a Site Plan however this is not a Site Plan. This is only to approve a Conditional Use. Ms. Parkerson will have to come back with the plans in place for a Site Plan. This is just a preliminary review.

Mr. Schwend showed Ms. Parkerson where he lived and asked Ms. Parkerson to point out to him how she was planning to bring vehicles in with the road being so tight. Ms. Parkerson pointed out to Mr. Schwend the ingress / egress of the appropriate flow of traffic.

Mr. Schwend asked if it would be four new buildings. Ms. Parkerson stated that he is seeing playgrounds it would only be one building.

Mr. Blue III asked if the intention was to build an entirely new building at the location. Mrs. Parkerson stated Yes by adding on to what I already have existing and making it one unit.

Mr. Blue III I have one question... How will you get that big bus down that little road? Ms. Parkerson stated that we already go down Mickler Street because of the Elementary School so we already pick up there and the bus driver would just come down Mickler Street.

Mr. Schwend stated that he is neighbors with the business, and they are good to the community.

- **Mr. Kirk** – Closed regular meeting and opened the public meeting.

- **Mr. Kirk** – I will now close the public meeting and open the regular meeting. A letter from a concerned citizen was read out loud.
 - Motion to approve the Conditional Use Request For 45164 Third Avenue Callahan, FL. 32011 – **Mr. Bell**
 - Second the motion – **Mr. Blue III**.
 - Motion carried.

Discussion around the table continued. Mr. Williams stated that if all parts of the structure go over 9,000 sq ft. then a retention pond is required.

- **Adjourn**

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



Mr. Kirk, Zoning President



Eileen Bianco

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.