

**Town of Callahan**  
**'A Florida Municipality'**  
**Zoning Board Meeting Minutes**  
**April 11, 2022**

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

**Absent:**

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**I. Call to Order – Mr. Kirk at 7:00 PM**

**II. Pledge of Allegiance & Invocation – Mr. Knagge**

**III. Minutes – Motion to approve minutes – Mr. Blue  
2nd the motion – Mr. Knagge  
Motion carried**

**iv. Persons wishing to Address the Board – None**

**v. Business –**

- Nassau County Economic Board
- Open Discussion

**VII. Regular Meeting**

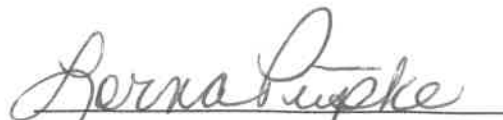
- **Mr. Knagge** – For the past 7 plus years I have represented the Town of Callahan on the Economic Board as per their bi-laws I am currently at the end of my term. My main thing is to come in front of the board to see if there is anybody on this board or the town council that would be interested in serving as the representative for the town. Not a whole lot of time commitment, probably the biggest issue would be the hours that we meet. It's 3:30 or 4:00 pm the 4<sup>th</sup> Tuesday of the month, sometimes every month sometimes every other month it depends on what's going on that year.
- **Mr. Kirk** - Who is it that you meet with?
- **Mr. Knagge** – The board itself, there is representatives from Callahan, Fernandina each one of the county commissioners have a representative also representatives from different companies. There is 20 plus people, its basically the steering committee for Economic Development.
- **Mr. Bryan** – What is the primary mission or goal of the board?
- **Mr. Knagge** – There are 4 pillars, the first being business expansion, second is business recruitment, the third one is investor relations, and the fourth pillar is supporting local government. There is a lot of networking so knowing people is a plus.
- **Mr. Williams** – The key for us though is to have somebody there so that it keeps Callahan represented the person that would be on that board would be able to bring something that is needed in Callahan to the board and have them work on making that happen.
- **Mr. Schwend** – I would be interested if no one else wants it.
- Discussion continues around the table.

- Open discussion
- **Ms. Pearce** – The board asked me about the required number of parking spaces for a commercial building for example in one of the strip malls when the use changes say to a restaurant and the number of required parking spaces, what do we do since they have already built out. If there is any use it is required to have increased parking the ways that you could meet that includes off site parking within 500 feet and also if there is a reconfiguration the uses of parking spaces.
- **Mr. Knagge** – How would we enforce that?
- **Mr. Williams** – Let's say that one of the strip malls already has 2 restaurants decides to put a third restaurant in there and they have X Y Z seats. The restaurant requirement is 20 spaces per restaurant, and you have 60 spaces for the whole strip mall. So, you have consumed 40 spaces for the 2 restaurants and you have a new restaurant that needs 20 spaces but you have all the other units taking up all the other spaces. You can require by this board for them to go out and either purchase land or get an agreement with a joint business that is not part of that property to use their parking lot for that and that would be brought to the council with a stipulation that they would have to have additional parking. It would come to this board as a site plan review and part of that review would be you don't have adequate parking. Go find adequate parking and bring back a letter and this board would recommend to the council with stipulation and then the council would make the decision.
- **Mr. Schwend** – Two meetings ago we discussed nixing the peddler's license do we want to move forward on that?
- **Mr. Williams** – We have had some back and forth some legal stuff and some looking at stuff since that's happened. The problem we have with the food trucks is we can't regulate them. The Division of Business and Professional Regulations regulates food trucks, it's in the statute.
- **Mr. Bryan** – Can we encourage like a food truck section where they are all in one place?
- **Mr. Williams** – I looked at a bunch of different things from a bunch of different cities Fernandina, and some others. Fernandina has a thing where they just say none except for during their special events. It's a real tough area.
- Discussion continues around the table.
- **Mr. Williams** – If you don't have something in your ordinance you're not accountable if you put it in your ordinance you will be held accountable.

#### VIII. **Adjourn**

- Motion to adjourn by **Mr. Bryan** and 2<sup>nd</sup> by **Mr. Blue**
- No one opposed.
- Motion Carried
- Time: **7:43 pm**

  
Mr. Kirk, Zoning President

  
Lorna Piipke