

Town of Callahan
'A Florida Municipality'

Zoning Board Meeting Minutes
September 10, 2018

Present at meeting: Mr. Knagge, Mr. Mellecker, Mr. Bryan, Mr. Haugh, Mrs. Piipke, Mr. Williams

Absent: Mr. Horne and Mr. Kirk

Meeting called to order – Mr. Bryan at 7:00 pm

Pledge of Allegiance

Opening Prayer – Mr. Haugh

Persons wishing to address the board – Brenton Franklin Property owner Ewing Park Apartments,
William Caulkins SR Ewing Park Apartments

Minutes – Mr. Haugh made a motion to approve the minutes from the last meeting on August 13th and Mr. Knagge 2nd the motion. Motion carried.

Mr. Knagge made a motion to continue the Public Hearing for the Ewing Park Apartments until the meeting in October. Mr. Haugh second the motion. Motion carried.

Mr. Bryan closed the regular meeting and opened the meeting to the public.

Mr. Brenton Franklin addressed the board regarding the building of apartments on Ewing Park Road. He said that the actual usable acreage is 7.03 acres. Mr. Franklin told the board that he would like to go over some changes that have been made to attempt to address some of the board's concerns. He explained that they are adding a fire hydrant, they are going to shorten some of the curbs to enlarge the turn radius for the emergency vehicles. He also mentioned that there had been an error in the land survey and that he doesn't own the easement that belongs to the town and that this will be reflected in the plans. He would like the board to consider allowing 80 units. He said that he will eliminate one building and build 5 buildings @ 16 units per building. There was also discussion about the possible usage of the area where the 6th building would have been. Mr. Franklin also mentioned that since he was going to resurface Ewing Park Road that he would like to add a speed bump and possibly add parking at the end of Ewing Park Road.

Mr. Caulkins Sr., spoke about his concerns about the drainage problem and safety issues due to traffic and the park. He addressed the issue of the proposed road that will run alongside of his property. He commented that per our code and required setbacks, this road cannot exist.

Mr. Williams said that he would check the code but that to his knowledge setbacks for roadways doesn't exist.

Mr. Bryan closed the public meeting and opened the regular meeting.

Mr. Williams addressed the board that the town would like to submit for two FRDAP grant's for the old RXR bed area. The 5 year capital improvement plan has the two grants shown as Regional Park for 50,000.00 each. The board approved in favor of applying for the grants. Discussion followed to change name to Depot Park. Capital improvement plan changed from Regional Park to Depot Park, Phase I & II.

Discussion about the 5 year Capital Improvement Plan. The board decided to carry the \$375,000 for street improvements/sidewalks that is currently for FY 2017-2018 to FY 2019-2020 and to assign this money specifically to improvements on Page Street.

The Water system upgrade (CDBG grant) \$650,000 is currently being finished. This was for the extension of dead end lines in 7 areas. Only three were completed with this grant.

Discussion of possible grants from several sources (CDBG/RD/SRF/FRDAP) continued. Movement of available funds to future fiscal years and to future projects. Upgrades and additions to Ewing Park were discussed, as well as starting to implement the building of a Regional Park at the railroad beds that the town purchased. Discussion of possible upgrades and usages of Ewing Park and the Regional Park continued around the table.

Mr. Knagge made a motion to approve the amendments to the 5 year Capital Improvement plan, Mr. Haugh second the motion. Motion carried. Mike will update the plan based on the boards suggestions and will present the updated plan at the next meeting.

Mr. Mellecker suggested that the board talk about Mr. Horne's absences. He stated that on the Council, if a board member misses 3 meetings the board can vote the member off the council. Mr. Williams has suggested resignation to Mr. Horne.

Adjourn – Motion to adjourn by Mr. Haugh and Mr. Knagge 2nd the motion at 8:27 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.