

**Town of Callahan
'A Florida Municipality'**

**Zoning Board Meeting Minutes
December 9, 2019**

Present at meeting: Mr. Kirk, Mr. Haugh, Mr. Williams, Mr. Knagge, Mr. Fleming, Mr. Mellecker and Mrs. Piipke

Absent: Mr. Branham, Mr. Bryan

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

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

- III. Minutes –**
 - Motion to Approve the Minutes from last month by Mr. Haugh and 2nd by Mr. Fleming.
 - Discussion: None
 - Motion Carried

- IV. Persons wishing to Address the Board – No one.**

- V. Business –**
 - Mr. Kirk – There are two things on the agenda tonight, discussion on Unsafe building abatement code and comp plan and future land use map.

 - Mr. Williams – You have in front of you the Unsafe Building Abatement code that we wrote up. It used to be in the Florida Building Code but they took it out, so a lot of towns and municipalities have started to adopt their own Unsafe Structure Code. The Building Inspector can't enforce unsafe structures until we have something established in the code.

 - Discussion continues around the table about locations within the town that may be considered unsafe, who would be financially responsible and who would enforce the code.

 - Mr. Knagge – I read over this today and the substance is there, but I think there are two items that need to be added. First under definitions we need to add Building Official and we need to add 'Fire Safety Violations' to the last sentence in Section 2.

 - Mr. Williams – Read over the Unsafe Building Abatement code and shoot me an email before the next meeting and I will give it to Mr. Mellecker to present at the next council meeting in January. I am hoping to get Ms. Moehring to come to the planning board in January. She is coming to the council in February and

bringing a draft of the new Comprehensive Plan that we are working on because there are new requirements that we must put in the comp plan. Whatever we change in the Comp Plan, we will have to make a code change. There are a lot of ways to make it work, just one thing is going to trip something else and we're at that point now.

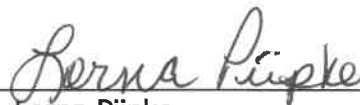
- Discussion continued around the table about the newly annexed properties the possible zoning. Also, the Commercial Highway, Commercial Town Center, Mixed Use, Light Industrial and Open Rural as possible zoning designations that we would want to keep or get rid of. The possibility of doing C1, C2 and C3 designations and identify what they are such as commercial intensive and commercial medium.
- Mr. Williams – We are trying to have continuity with the county and mimic as close as possible to the county ordinances and what the county is doing. What will probably happen is in February your meeting will coincide with the council meeting, when Ms. Moehring comes in and presents the draft of the Comp Plan. We are hoping to have it all approved and back from the state by April and when that comes in, we can start addressing the building code planning wise.

VI. Adjourn

- Motion to adjourn by Mr. Knagge and 2nd by Mr. Haugh.
- Motion Carried
- Time: **7:45 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.