

Town of Callahan
'A Florida Municipality'
Planning & Zoning Board Meeting Minutes
May 11, 2026

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

Absent: Mr. Kirk, Mr. Mellecker

- I. Call to Order** – Mayor Knagge at 7:02 PM

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

- III. Persons wishing to Address the Board** - None

- IV. Minutes** – Motion to be approved by Mr. Bryan and 2nd by Mr. Blue III
 - Motion Carried

- V. Business** -
 - **Rezoning Parcel – 45112 Second Ave**

Mayor Knagge closed the regular Planning and Zoning Meeting and opened to the public at 7:05 pm.

Mayor Knagge: Do we have anyone from the public who would like to speak on this re-zoning request? Again, the one on Second Ave. No public comments, questions, or concerns. Do we have Mr. Hendry?

Mrs. Hendry: We would like to request from residential to commercial. We are going to leave the footprint the same. We do not plan on doing anything to the home. It is 728 sq ft. It is a relatively small home. Inside we will do a remodel for maybe a few office spaces.

Mr. Bryan: With request, are you looking to put in parking spaces as well?

Mr. Hendry: Potentially there will be four parking spaces where the driveway is now. Maybe putting some asphalt millings right there.

Mrs. Hendry: And take down the fence, the front yard is fenced in.

Mr. Bryan: Is this for your personal business?

Mr. Hendry: Not currently. Maybe a hair salon, a lawyer's office. A rental for multiple office spaces.

Mr. Bryan: Is there a way to access this property from US Hwy 1? Will there be a cut through?

Mr. Hendry: The only access is through Second Ave. There is a retention pond behind the VyStar.

Mayor Knagge closed the meeting to the public and re-opened to the Planning and Zoning Board at 7:08 pm.

Mr. Bryan: I have no further questions.

Mayor Knagge: I would like to remind the planning and zoning board that it is a zoning request from residential to commercial highway. Anyone who owns the property at any given time if re-zoned it will stay zoned as commercial highway.

Mr. Bell: Is there a certain property size to be zoned as commercial property?

Mr. Williams: There is no limit on the size. The building itself cannot consume more than 50% of the parcel.

Mr. Bryan: My reservations are that it is not accessible from the highway and can only be accessed down Second Avenue. I feel more comfortable if it were multi-use.

•Motion to not approve the re-zoning of property located at 45112 Second Avenue is made by Mr. Bryan and 2nd by Mr. Bell.

- **Motion carried.**

- ☐ **Site Plan Review – Clemmons Rd - Parcel Identification Numbers**
#49-2N-25-4100-0001-0010, #29-2N-25-3240-0001-0020,
#29-2N-25-3240-0001-0211

Mr. Hunter: We are looking for site plan approval for 20 homes. We have a rendering of a building we would like to use. We would like to duplicate the homes to be side by side.

Mr. Bell: There are no wetlands in that area?

Mr. Hunter: There are no wetlands. We will have documentation from St. John's River Water Management.

Mr. Bryan: Does Clemmons Rd belong to the Town of Callahan?

Mr. Hunter: I have talked to Nassau County about taking care of that road.

Mr. Bryan: The side of the building that faces Fifth Avenue needs to comply with the aesthetics.

Mr. Hunter: They will be hardie board or stucco.

Mr. Bryan: Have you been permitted to clear trees?

Mr. Hunter: I will not clear trees unless my site plan is approved.

Mr. Bryan: Has FDOT surveyed the road with the prospect of adding housing?

Mr. Hunter: No, they have not.

Mr. Bryan: My major concerns are fire and rescue turn around and access to water.

Mayor Knagge closed the regular Planning and Zoning Meeting and opened it to the public at 7:43 pm.

Mr. Morris: My name is Tyler Morris. I live at 45002 Clemmons Rd, Callahan, FL 32011. I think if these units are built the watershed they will create will force people out of their homes. My home is 15 ft high on concrete pillars due to flooding. We are talking to St. John's River Water Management and Army Corps of Engineering. I have been working with Katie Peay with Nassau County since 2018 with concerns of flood issues down Clemmons Rd. I also have concerns about the traffic this will cause.

Mrs. Pumphrey: I'm Gayle Pumphrey and I live at 45137 Clemmons Rd, Callahan, FL 32011. For years we have had problems with drainage on Clemmons Rd. Fifth Ave pushes water down Clemmons Rd. It never drains properly. You are voting on something that will affect all of us. Another concern is fire and rescue coming down Clemmons Rd.

Mr. Wright: My name is Bob Wright. I live at 45242 Booth St, Callahan, FL 32011. I understand their concerns with watershed and traffic. We had the same issues on Booth St once VyStar was built. I think Clemmons Rd will have watershed and traffic like we have on Booth St. There are a lot of things to look at before building 20 homes.

Mr. Hunter: I want you guys to make a decision that is good for the town, and I will abide by it. I want you to ask the questions and I will get the answers. We can work through it together. I need something to work with so I can get the answers for the problems they are talking about.

Ms. Reba: I'm the town attorney. I want to add a couple of things. Under the code given what a zoning district is, there are certain things he is allowed to do. I wanted to clarify the council cannot say that they can't use it all for a certain purpose.

Mayor Knagge closed the public meeting and re-opened it to the Planning and Zoning board at 8:11 pm.

Mr. Bell: I don't know if Mr. Hunter was aware that Winn Dixie had tried there before but they were denied for building. I can't approve of this.

Mayor Knagge: Our options are to approve or disapprove.

Ms. Reba: The council can approve on the basis that there are conditions. The main concerns are drainage and traffic. Does this site plan address the concerns of the Clemmons Rd residents for flooding and draining?

Mr. Hunter: The site plan shows drainage, slopes, elevations and setbacks. It has everything needed to address everything we have spoken about.

Mr. Davis: According to the town code, he can do something on this property. It comes down to the extent of what can be done to solve the existing problem down Clemmons Rd. Mr. Hunter is just asking to be considered for the potential of building there.

Mr. Blue III: A study must be done. This is something that should have been taken care of years ago by Nassau County. Are we able to table this decision for now?

Ms. Reba: There is a site drainage plan that must be approved by a professional engineer. Mr. Hunter would you be able to provide more information regarding this?

Mr. Hunter: If we get something to start with, I can have the engineer work on that.

Mrs. Gugliuzza: We can suggest if they were to place this in motion that they can do a pre-development versus post-development impact study, a creek study, and FDOT study to present to council if this is approved by planning and zoning.

• Motion to approve site plans of parcels on Clemmons Rd with conditions of studies being made is made by Mr. Bryan and 2nd by Mr. Blue III.

- **Motion carried.**

□ **Site Plan Review – 618351 Dr Martin Luther King Jr Ave**

Mr. Vorpe: Henry Vorpe, AVA Engineers, 4201 Baymeadows Rd Jacksonville, FL 32217. I am the engineer for Mr. Hagan's site. One of the main concerns was the aesthetics. It is a metal building but will have a stucco facing. It will be the main storage for the hardware stores.

Mayor Knagge closed the Planning and Zoning meeting and opened it to the public at 8:42 pm.

Mr. Hagan: We are building it here for the entire company to use for overflow of products to make sure we have products for customers readily available.

Mayor Knagge closed the meeting to the public and re-opened it to the Planning and Zoning board at 8:43 pm.

• Motion to approve site plans of warehouse for storage for Hagan Ace Hardware is made by Mr. Bryan and 2nd by Mr. Blue III.

- **Motion carried.**

□ **Site Plan Review Revision– 542640 US Hwy 1**

Mr. Vorpe: The front has been revised to be brick facing the main road. These are for multi-use as rentals for small businesses. At the owner's request we moved the parking bumpers further away from the units to have more space between bumpers and units.

Mayor Knagge: It needs to have an awning to break up the facings on the front.

Mr. Vorpe: The awnings are on there. They are leaned out but the picture doesn't show it well.

• Motion to approve site plans for 542640 US Hwy 1 is made by Mr. Bryan and 2nd by Mr. Bell.

- **Motion carried.**

□ **Sign Application – Roasted Rooster, 450030 SR 200**

No one present to represent.

• Motion to approve sign permit for Roasted Rooster is made by Mr. Blue III and 2nd by Mr. Bell.

- **Motion carried.**

VI. Adjourn

- Motion to adjourn by Mr. Bryan and 2nd by Mr. Blue III
- No one opposed.
- Motion Carried Unanimously.
- Time: **8:52 pm**



Mr. Davis, *Zoning President*



Hannah Johnson, *Building and Zoning Administrator*