

Town of Callahan
'A Florida Municipality'
Planning & Zoning Board Meeting Minutes
April 14, 2025

Present at meeting: Mr. Williams, Mr. Kirk, Mr. Schwend, Mr. Davis, Mr. Blue III, Mr. Bell, Mr. Bryan, Ms. Reba Pearce and Mrs. Bianco

Absent: Mayor Knagge, Mrs. Gugliuzza

- I. Call to Order** – Mr. Kirk at 7:00 PM
- II. Pledge of Allegiance & Invocation** – Mr. Blue III
- III. Persons wishing to Address the Board** - None
- IV. Minutes** – Motion to be approved by Mr. Bell and 2nd by Mr. Blue III
 - Motion Carried
- V. Business** -
 - ☐ **Site Plan Review – Ellianos Coffee Shop Parcel #29-2N-25-0000-0038-0000 542834 US Hwy 1 Callahan, FL 32011**
 - **Mr. Boehlein** – Tim Boehlein 3530 N.W. 43rd St. Gainesville, FL 32606. We are presenting the Ellianos Coffee Shop. It will be roughly an 835 sq. ft. building. It will be drive-through only. There are 7 parking spaces on the site. Those will be primarily for employees only. One space for door dash deliveries. It is a one-sided drive-thru with an awning on the North side. There will be a sliding door for employees to bring the orders out to the second lane. We have been doing about 100 of these across Florida and the Southeast over the past 2-3 years, so we are excited to bring this one to the Town of Callahan. There are some wetlands that were delineated just off site, so we won't be making any impacts to the 25' buffer of those wetlands. The FDOT permits have been secured for the access off of US 1. We will be doing a storm water pond on the southern portion of the site.
 - **Mr. Bryan** – Is this the first model to have the driveways side by side?
 - **Mr. Boehlein** - This is a model that they are very actively pushing now for efficiency to prevent stacking.
 - **Mr. Williams** – Our aesthetic standards will not allow a chain link fence to go around the pond and will you be replacing the sewer lines within the limits of your property?
 - **Mr. Boehlein** – We will not be using a chain link fence around the pond and we will be replacing the sewer lines and making the water tap.
 - **Mr. Bryan** – I do not see a sign on the plans.
 - **Mr. Boehlein** – We do not show that on here. Typically Ellianos will be applying for a separate signage permit. There will be something just outside the setback on the front of the property directly on US 1. This is simply a drive through and will have food items on the menu.

- Motion to approve the Site Plan for Ellianos Coffee Shop by Mr. Schwend and 2nd by Mr. Bryan

Motion carried

□ **Site Plan Review Waffle House**
Parcel#19-2N-25-0000-0144-0000

- **Ms. Field** – Mercedes Field 5986 Financial Dr. Norcross, GA 30071. We are proposing a Waffle House, roughly 2,000 sq ft. It will be in the same development on US1 where Tractor Supply is.
- **Mr. Bryan** - What will the hours be?
- **Ms. Field** – It will be a 24/7 - 365 day dine-in establishment.
- **Mr. Kirk** – How many parking space?
- **Ms. Field** – We are looking at 31.
- **Mr. Blue** – What will be your opening date?
- **Ms. Field** – We typically like to be completed and open approximately one year from the date of approval.
- **Mr. Bell** – Will the entrance be coming off the road behind it?
- **Ms. Field** - Yes, the private entrance off the back.
- **Mr. Bryan** – How much seating will you have?
- **Ms. Field** – There will be 6 tables, a high counter and a low counter. It will seat approximately 34-36 people.

- Motion to approve the Site Plan for Waffle House by Mr. Bryan and 2nd by Mr. Bell
Motion carried

IV. Adjourn

- Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Blue III**
- No one opposed.
- Motion Carried Unanimously.
- Time: **7:15 pm**


Mr. Kirk, Zoning President


Eileen Bianco, Building Administrator