

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

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

Absent: Mrs. Gugliuzza

- I. Call to Order** – Mr. Bryan at 7:01 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 – Cellular Sales/Verizon 542370 US Hwy 1 Callahan, FL 32011**
 - **Mr. Bourdon** – Jeff Bourdon, 242 Rainbow Lane Woodbine, GA. I am the contractor to represent the Verizon store.
 - **Mr. Blue III** – Is the building going to be taken down?
 - **Mr. Bourdon** – We will demo the inside and demo most of the exterior. The doors and windows will stay where they are. The front exterior walls will be built higher for the signage. The building will stay intact just the way that it is. The parking lot will stay the same.
 - **Mr. Bryan** – Will the parking lot be re-done?
 - **Mr. Bourdon** – We may re-surface the parking lot.
 - Motion to approve the Site plan - Cellular Sales/Verizon by Mr. Bryan and 2nd by Mr. Blue III
 - Motion Carried
 - ☐ **Re-Zoning - 45171 Mickler St. Callahan, FL 32011**
 - **Mr. Huggins** – Bryce Huggins 572300 Lessie Rd. Hilliard, FL. I bought the property which included a very distressed home. The demo of the house has been completed and is now a vacant lot. I have the intention of building a quad-plex for rentals. I was a little confused with the zoning.
 - **Mr. Bell** – What are you planning to build there?

- **Mr. Huggins** – A quad-plex. I have room for the setbacks for the pre-liminary building. I am trying to get the allowance on the dwelling per acre. Right now it is zoned residential low-density (<6 units/acre) and I would like to have it re-zoned to residential medium-density (6-10 units/acre).
- **Mr. Fleming** – Urban Fleming 45167 4th Ave. I appreciate people wanting to invest in the town. The biggest problem is the spot zoning. We do need affordable housing and I do believe that it can be a good investment for single-family homes.
- **Ms. Pipes** – Susan Pipes 45097 4th Ave. Callahan, FL 32011. I have seen a lot of issues with the traffic. It seems to be such a small area for 4,000 square feet.
- **Mr. Blue III** – The property seems to be too tight. No to the re-zoning.
- **Mr. Bell** – I do not want to see spot zoning. No to the re-zoning.
- **Mr. Bryan** – The code is the code. No to the re-zoning.

Motion to deny the Re-zoning - 45171 Mickler St. by Mr. Bryan and 2nd by Mr. Bell

- Motion Carried

Motion to approve the sign application - SCW Liquors 450066 SR 200 by Mr. Bryan and 2nd by Mr. Blue III

- Motion Carried

Motion to approve the sign application - Redemptive Love Church 542233 US Hwy 1 by Mr. Bryan and 2nd by Mr. Blue III

- Motion Carried

Motion to approve the sign application - Johnston Signature Furnishings 5420574 US Hwy 1 by Mr. Bryan and 2nd by Mr. Blue III

- Motion Carried

IV. Adjourn

- Motion to adjourn by Mr. Bryan and 2nd by Mr. Bell
- No one opposed.
- Motion Carried Unanimously.
- Time: **7:47 pm**


Mr. Kirk, Zoning President


Eileen Bianco, Zoning Administrator