

**Town of Callahan
'A Florida Municipality'
Planning & Zoning Board Meeting Minutes
October 13, 2025**

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

Absent: Mr. Bryan, Mr. Bell

- 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. Mellecker and 2nd by Mr. Bell
 - Motion Carried
- V. **Business** -
 - **Variance for 45367 Green Ave. Callahan, FL 32011**
 - **Mr. Buchanan** – Ben Buchanan with Intact Construction 37242 Lee St. Hilliard, FL The plans show the sight lay-out. We have done the perk testing and designed a dry pond system to deal with storm water. There are water and sewer connection details. A fairly complete design. The one hurdle that we have to get beyond is, your code reads between 6 & 10 per acre. We don't have an acre, so we have to figure out where we are going to land from a density standpoint.
 - **Ms. Braddock** – This is my property along with my son and daughter. Ben will do the construction on it. I have never been before the board to ask for anything. I would like to have something for my children and grandchildren. To expand it and have some apartments and to help people find a place to live. I want to use it to its full advantage. I would appreciate it if we could have 4 slabs instead of 3 and work from there.
 - **Mr. Blue III** – I don't have a problem with it. I would like to hear Mr. Williams' opinion. Is it possible for them to have 4 slabs for what they are asking?
 - **Mr. Williams** – Under the code, you will note that the density is up to 10 units per acre. They have .6 of an acre. 4 units will fit.
 - **Mr. Blue III** – With that being said, I have no problem.
 - **Ms. Pearce** – Just so I understand, it is 10 units per acre. It looks like she can only have 6 units.
 - **Mr. Mellecker** – She is requesting 8 apartment complexes. That is not all that goes into it. We have roads, parks and everything else that the community has to take on to put in 4 more people. That is why it is 1 per one tenth. If she wants to go down to 6, that is okay. 8 is too much for the town.

- **Ms. Pearce** – The definition of a variance and what you are allowed to grant as a variance. There must be something special there that permits you to deviate from the code, such that you are permitted to bend the rules a little bit to allow for development. Generally, it would have to be the condition of the property that would create a hardship, just to make more money is usually not allowed and increasing use is not allowed by way of variance. I do not believe a variance would be the right avenue to achieve that goal.
- **Mr. Buchannan** – The design that you are looking at meets all of the standards of the code for building separation and setbacks. I think the stumbling block here is the looseness of the definition that says I believe 6-10 per acre. There is no extrapolation given to do any kind of math to determine if it's 1 tenth of an acre, there is 1 allowed, 2 tenths of an acre, there is 2 allowed, etc.
- **Mr. Mellecker** – You are correct. We can just say it's 6 tenths. You are only going to get 6 units.
- **Mr. Buchannan** – You very well may. The other 3 voices here can say something different. I am just trying to talk through the logic here. I don't fully understand the concern about the things the town has to provide.
- **Mr. Mellecker** – Did you have an impact fee when you built your house? Callahan does not have that. We take on all the pressure of them being here. They don't have to pay anything for it.
- Motion to approve **6** units for 45367 Green Ave. by **Mr. Blue III** and 2nd by **Mr. Mellecker**

○ Motion Carried

VI. **Adjourn**

- Motion to adjourn by **Mr. Blue III** and 2nd by **Mr. Mellecker**
- No one opposed.
- Motion Carried Unanimously.
- Time: **7:19 pm**


Mr. Kirk, Zoning President


Eileen Bianco