

Town of Callahan
'A Florida Municipality'
Planning & Zoning Board Meeting Minutes
September 8, 2025

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

Absent: Mr. Bryan, Mr. Mellecker

- 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

Persons wishing to address the Board:

- Seth Baldwin 54311 Heron Rd. Callahan, FL 32011
- Ben Buchanan, President of Intact Construction 37242 Lee St. Hilliard, FL 32046

V. **Business** -

- **Variance for 45171 Mickler St. Callahan, FL 32011**
- **Mr. Baldwin** - We have a lot that we are trying to split and would like to use for affordable housing. I am sure you are aware of the median housing prices here that are around \$400,000. We want to get a variance to put two houses there that are around \$300,000 to open it up to first time home buyers. We need approval because we are 1.25 feet short on each side. It is a 97.5-foot lot that we are trying to split in half. There are a couple of lots that would be a good representation of lots that have been split off and are below that 50' variance. One is owned by the Town of Callahan. It is a vacant Commercial. The other one is on Brown Street.
- **Ms. Pearce** - Per the code, the definition of a variance is a device which grants a property owner relief from certain provisions of this chapter when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money. A variance shall be authorized only for height, lot area, size of structure or yards and open spaces. Establishment or expansion of an otherwise prohibited use shall not be allowed by a variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or in adjoining districts.
- **Mr. Williams** – I would like to suggest that you keep one property at the 50 feet and ask the board to decrease the setback on the other property to 8 feet instead of 10 feet. This way you will only encumber one property instead of two.

- Motion to approve the Variance for 45171 Mickler St. with one lot at 50 feet and the other lot at 47 feet by Mr. Bell and 2nd by Mr. Blue III

Motion carried

- **Variance for 45367 Green Ave. Callahan, FL 32011**

- **Mr. Buchanan** – There is a question about the density allowance in the zoning class of the property. Your code reads you can have between 6 and 10 units per acre. There needs to be a little more translation. We have shown the feasibility in our plans for the 8 units fitting on the property. We want to know as a board how many units you will support so we can re-work the site plan. The goal is to spread the income across as many units as we can.
- **Mr. Williams** – Applicant is requesting 8 units. This was previously the Day Care between the Windstream office and the Hair Salon. The property is 0.6 acres. The zoning is mixed use allowing commercial or residential. The residential is required to comply with the medium density zoning district. Town code 195-76 governs this request. Multifamily/duplex and townhomes are allowed. 195-80 Density shall not exceed 10 units per acre of land upon which dwelling units may be constructed under all applicable local, state and federal laws and regulations, excluding land for street right-of-way, drainage and storm retention, etc. The parcel, with only 0.6 acres, is too small for the number of units requested.
- Motion to Table the Variance for 45367 Green Ave. until the next meeting by Mr. Bell and 2nd by Mr. Schwend

Motion carried

- **Sign Permit Application for Local Postal 542103 US Hwy 1 Callahan, FL 32011**

- Motion to approve the Sign permit application for Local Postal 542103 US Hwy 1 Callahan, FL 32011 by Mr. Blue III and 2nd by Mr. Bell

Motion carried

- **Alcohol Ordinance**

- **Mr. Williams** – I suggest that we rewrite the Alcohol Ordinance and state that we will comply with Florida Statute.

IV. Adjourn

- Motion to adjourn by **Mr. Blue III** and 2nd by **Mr. Bell**
- No one opposed.
- Motion Carried Unanimously.
- Time: **8:14 pm**


Mr. Kirk, Zoning President


Eileen Bianco

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.