

Town of Callahan
'A Florida Municipality'
Planning & Zoning Board Meeting Minutes
September 9, 2024

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

Absent: Mr. Davis

- I. **Call to Order** – Mr. Kirk at 7:00 PM
- II. **Pledge of Allegiance & Invocation** – Mr. Bryan
- III. **Persons wishing to Address the Board** - None
- IV. **Minutes** – Motion to be approved by Mr. Schwend and 2nd by Mr. Bell
 - o **Motion Carried**
- V. **Business** -
 - o **Site Plan Review Community First Credit Union Parcel #19-2N-25-0000-0144-0000**

Mr. Kirk closed the planning and zoning meeting at 7:03 pm and opened the meeting to the public at 7:04pm.

- **Mr. Rassman**- I am Roger Rassman. I live at 96086 East Point Lane, Fernandina Beach, FL. Thank you for having us. I am the chief marketing officer at Community First. We are excited to have the opportunity to expand into Callahan. I am joined by our business partners. If some of you may remember, Community First used to have a branch here in Callahan. The bank was closed during the recession. I personally call that a mistake. Despite that, I am happy to share that over 1,700 people in this zip code 32011 still bank with us and are loyal members. That is about 10% of the population. We are thrilled to be back, and it is safe to say that the community never stopped banking with us. Now we are making things right by coming back. We believe not in only providing financial services, but a partnership that helps individuals and families achieve their financial goals and live their best lives.
- **Mr. Thomas**- Paul Thomas, 3769 Val Verde Cir. Jacksonville, FL 32234. I appreciate the opportunity to speak with you today. We have made a site plan change since the last submittal. What you have now is the proposed site plan. I have worked with Community First for 3 years. I am the construction/development manager. When it comes to any technical questions, I will be a good resource. One of the changes we have made is that we have eliminated one of the access points coming in off of US 1. We did that for better traffic flow. We widened the drive lanes from 24' to 30' to allow for better vehicle backing in and out. We also widened the one-way aisle from 16-20' to allow for larger vehicles. We want it to be user friendly for the members of the community. The elevations are the new prototype design.
- **Mr. Schwend**- Will there be an entrance from Journey?

- **Mr. Thomas** – Customers will be able to use the service road to travel towards Tractor Supply and there will be an access to the Journey. We also added an extra ADA space. We had one originally and now there is two.
- **Mr. Kirk** – What are the colors of the building?
- **Mr. Thomas** – Our main color is capri blue. The tower feature is the new prototype which will include neon lights which will be blue and can be changed for such things as Cancer Awareness month would be pink. There are 3 lanes for the drive-thru and a pass lane on the outside. There will be a drive-up ATM and a walk-up ATM.

There were no public questions, concerns or comments.

Mr. Kirk closed the meeting to the public at 7:11pm and re-opened the planning and zoning meeting at 7:12pm.

- Motion to approve the Community First Credit Union by Mr. Schwend and 2nd by Mr. Bell
 - **Motion carried**

Mr. Kirk closed the planning and zoning meeting at 7:14pm and opened the meeting to the public at 7:15pm.

□ **Voluntary Annexation of 3 Parcels #51-2N-25-0000-0004-0000 #51-2N-25-0000-0005-0000, #51-2N-25-0000-0006-0000**

- **Mr. Truesdale** – John Truesdale, New Horizons LLC 415 Georgia Ave. Fernandina Beach, FL. NUT construction – general contractor. We own the properties surrounding these three parcels and want to deal with one municipality. We would like to deal with Callahan instead of the County.
- **Mr. Bell** – Does it border the Tire Store? Does it touch Town of Callahan property?
- **Around the table discussion:** Where the property is located. Zoning is Commercial

Mr. Kirk closed the meeting to the public at 7:24pm and re-opened the planning and zoning meeting at 7:25pm.

- Motion to approve the Voluntary Annexation of 3 parcels by Mr. Bryan and 2nd by Mr. Blue
 - **Motion carried**

Mr. Kirk closed the planning and zoning meeting at 7:27pm and opened the meeting to the public at 7:28pm.

□ **Variance of Chapter 195.96 for setbacks of Parcel #19-2N-25-0000-0146-0000**

- **Mr. Williams** – This is for the small parcel off of 115 that was annexed, next to the Journey. The building is less than 50% lot coverage. He is asking for variance of

the setbacks. The code requires 25' in the front, 10' on each side and 15' in the rear. He is asking for a variance from 15' in the rear to 10'.

Mr. Kirk closed the meeting to the public at 7:31pm and re-opened the planning and zoning meeting at 7:32pm.

- **Mr. Schwend** – Were the neighboring businesses notified in writing?
- **Mrs. Gugliuzza** – No, they were not.
- **Mr. Schwend** – I say we table this until the neighboring businesses have been notified.

- **5-year Capital Improvement Plan**

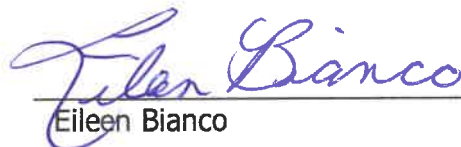
Mr. Williams – The FDOT will be funding the safe routes for school and this will be added. This will be for the sidewalks on MLK to US1. The school board has added the sidewalks on Warrior. There are 2 FRDAP grant applications for Ewing Park and the Depot. The council will have final approval of the 5-year capital improvement plan.

IV. Adjourn

- Motion to adjourn by **Mr. Bryan** and 2nd by **Mr. Blue**
- Motion Carried Unanimously.
- Time: **8:01 pm**



Mr. Kirk, Zoning President



Eileen Bianco