

**Town of Callahan**  
**'A Florida Municipality'**  
**Zoning Board Meeting Minutes**  
**February 11, 2024**

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

**Absent:** Mr. Mellecker, Mr. Bryan, Mrs. Gugliuzza

---

- I. Call to Order** – Mr. Kirk at 7:00 PM
- II. Pledge of Allegiance & Invocation** – **Mr. Blue III**
- III. Minutes** – Motion to approve minutes – **Mr. Schwend**  
2nd the motion – **Mr. Blue III**  
Motion carried.

**Persons wishing to Address the Board** – None

- IV. Business**
  - Public Hearing A Voluntary Annexation @ 0 Old Dixie Hwy  
Callahan, FL 32011
  - Public Hearing For A Site Plan Review Tractor Supply @ 0 US Hwy 1  
Callahan, FL 32011

**Mr. Kirk closed the Planning meeting and opened the Public Hearing.**

**V. Public Hearing -**

**Ms. Carpenter-** Sara Carpenter 75153 Edwards Rd. Yulee, FL 32097. I am the owner of Timberline which owns the property.

**Mr. Hunter** - Ken Hunter 75153 Edwards Rd. Yulee, FL 32097. There is a piece of property on Old Dixie Highway over by the Journey Food Store that we purchased. We are looking to bring it into the city and possibly do a small building type structure for a business.

**Mr. Kirk-** What type of business?

**Mr. Hunter** - We own a couple of businesses. Multiple contractors, real estate agent, swimming pools.

**Ms. Carpenter-** It would be a mixed use, primarily.

**Mr. Hunter-** I don't know if we would actually use the building ourselves but it would be a nice building for the city.

**Mr. Kirk-** Are you talking about the property right next to the Journey?

**Mr. Hunter-** It is behind the bank and is an old vacant lot. There is an old road. It is just a neat little piece sitting there.

**Ms. Carpenter-** It actually doesn't have access to Old Dixie Highway. There is an old road that is the access in front of it. At some point we would like to have access to Old Dixie rather than coming across the abandoned road on the access point. That is something we can figure out later. It does have access, just not the ideal access.

**Mr. Schwend** – Does this say it is .05 acre?

**Ms. Carpenter** – Right. We have the building plan that we have already turned into engineering.

**Mr. Schwend** – Is it in the county now and why did the county turn you down?

**Ms. Carpenter** – We haven't met with the county. We just want an annexation.

**Mr. Schwend** – Why are you coming to us?

**Mr. Hunter** – We prefer to deal with the city rather than the county.

**Mr. Williams** – When we did the large-scale annexation with G&H Land, they were not the owners. Another owner was and they did not want to annex into the town. The town limits were moved around that one parcel. When the annexation was done for Shari & Buddy to bring all that property in, they couldn't get that one owner to come in. Since then, Mr. Hunter and Ms. Carpenter have purchased the property and want to develop it and annex it into the town.

**Mr. Kirk** – So you are ready to come into the town?

**Mr. Schwend** – If it's in the county, then why are they coming to us?

**Mr. Williams** – Because they do not want to deal with the county as far as building permits.

**Mr. Schwend** – Is it really only .05?

**Mr. Hunter** – It is not just that, we also have other places in the city that are .05.

**Mr. Williams** – It is a small lot, only 40x50.

**Mr. Schwend** – Will it have parking?

**Mr. Williams** – It can have parking. I have already laid it out. The building they can build is 20x30 or 20x40. There is a drawing on the back with the setbacks.

**Mr. Kirk** – Do you have the actual site plan?

**Mr. Williams** – There are 2 parking spaces up front and one handicap. It is just an office complex. The partial is not large enough to be anything else. It does meet all of the required setbacks.

**Mr. Hunter** – Here is a full scale rendered drawing.

**Mr. Schwend** – I am still not following the access point.

**Mr. Williams** – You can see where his access point is on Madison Ave, but if he decides to abandon that, he will come in right off CR 115.

**Mr. Hunter** – There is an old, abandoned road that goes to the houses back there. The gentleman that owns the parcels around it also owns the Journey Food store. The ultimate goal is to have access to 115 which is Old Dixie Hwy by abandoning that road. He was talking about doing something else there with the remaining.

**Ms. Carpenter** – Right now, all we are trying to do is annex it into the town. Then we will go from there as to how the access it and finalize the permits on the building.

**Mr. Kirk** – One step at a time. Mr. Blue, do you have questions or concerns about this annexation?

**Mr. Blue** – I do not have a problem with it.

**Mr. Kirk** – Mr. Bell?

**Mr. Bell** – No.

**Mr. Schwend** – I don't like it. If it is in the county, then it should go to the county first.

**Mr. Williams** – It is in the county. They want to bring it into the town.

**Mr. Schwend** – I understand. Look at what we are doing with homes on one acre. That is like putting 10 homes on 1 acre.

**Mr. Williams** – He still has to meet the setback requirements of the building and everything else for the lot. The only thing he wants to do tonight is to bring the parcel into the city limits.

**Mr. Schwend** – I don't think we should vote on that until we see everything.

**Mayor Knagge** – There will be a separate meeting for the site plan review for what they may want to do with the property. This is just a proposed idea of what they want to do with it. They may decide to do something completely different.

**Mr. Schwend** – Have you talked to the surrounding property owners, and do they support you?

**Mr. Hunter** – He actually tried to buy it from us so he could have that final piece.

**Ms. Carpenter** – We have sent him these plans. It may come down to where he may purchase it from us and build something. We have talked to him about purchasing some extra land to build something different. We are trying to make it nice.

**Mr. Schwend** – I think we are setting a precedent if going to allow the building.

**Mr. Williams** – We are not talking about the building right now. All you are doing right now is bringing that piece of property into the city limits.

**Mr. Schwend** – He has plans here, for a build.

**Mr. Hunter** – The reason why we have the plans is because with my background as a builder, I do my research before I come to you.

**Mr. Williams** – We have to do another advertisement and a site plan review to look at what he wants to do on that property and how he wants to do it. The building plan has nothing to do with what he is asking for today.

**Mr. Schwend** – I just know what we had to do for my office, existing and 13 parking spaces.

**Mr. Hunter** – We met with an engineer and got all of the details about what this building would require as far as parking, parking lots, square footage, and setbacks, if you were to annex it in and then we go to the next step. We already went to an engineer about that.

**Ms. Carpenter** – There is a change we may buy extra property around it.

**Mr. Williams** – In our code for restaurant, office, etc., there is a required number of parking spaces. Although we are not talking about that, we are talking about bringing a piece of property into the city limits from the county. It is just an annexation. When he does come back for the site plan review, he may tell us it is going to be an office, single story building, 1400 square feet with parking and a handicap space for every 5 spaces. If the board approves of that, then he will be approved for the site plan. We are not looking at a site plan.

**Mr. Schwend** – This building plan should not be in here.

**Mr. Blue III** – Where are the city limits?

**Mr. Williams** – It goes all the way out to the Ship Inn.

**Ms. Pearce** – Will annexing this property resolve the existing enclave?

**Mr. Williams** – There is no enclave.

**Ms. Pearce** – Is everyone around the property incorporated?

**Mr. Williams** – Yes, it will straighten the line out. A road cannot be a barrier.

**Mr. Kirk** – Does anyone else have any other questions or concerns? I need a motion to approve the annexation of this property.

**Mr. Kirk closed the Public Hearing and opened the Planning Meeting.**

- Motion to approve Annexation of 0 Old Dixie Hwy Callahan, FL 32011 – **Mr. Blue III.**
- Second the motion – **Mr. Bell.**
- Motion carried.
- 3 yes votes, Mr. Schwend – No

**Mr. Kirk closed the Planning meeting and opened the Public Hearing.**

**VI. Public Hearing –**

**Ms. Nighlander** – Jennifer Nighlander. I am here to represent the developer. The address is 805 Triumph St. Daphne, AL. We are here tonight for site plan approval. We submitted all of our conceptual engineering plans to develop the Tractor Supply right up the road. We have been searching for a site here and we think it is a perfect fit. Tractor Supply loves the market, and we hope you agree.

**Mr. Kirk** – The perfect fit. Good location. Easy access in and out.

**Mr. Schwend** – Saves a trip to Jacksonville.

**Ms. Nighlander** - We did the Tractor Supply on Normandy recently.

**Mr. Kirk** – Are you going to have a lawn and garden?

**Ms. Nighlander** – Yes, we will have the live garden center. It will be your typical 21,000 square foot building with a 20,000 square foot fenced outdoor display yard for bigger items. The customer will order the item and drive through the drive aisle, the items will be loaded onto the vehicle and then exit. Sidewalk display yard which will house the seasonal items and a permanent trailer yard for trailers and hitches. Within the fenced area there will be a propane tank to help customers to fill their tanks.

**Mr Schwend** – What are the average number of employees?

**Ms. Nighlander** – Typically Tractor Supply runs with between 10 and 12. Can be a mix of full time and part time. Store manager & assistant manager. They hire within the community.

**Mr. Bell** – Are you representing the contractor?

**Ms. Nighlander** – No, I represent the developer, Hix Snedeker.

**Mr Kirk** – How long will it take to be up and running?

**Ms. Nighlander** – We would like to start construction in April.

**Mr. Blue III** – How long will it take?

**Ms. Nighlander** - Typically it takes 26 weeks from the start of construction to turn over. We will have it open before the end of the year.

- Motion to approve Site Plan Review Tractor Supply 0 US Hwy 1 Callahan, FL 32011 – **Mr. Schwend.**
- Second the motion – **Mr. Bell.**
- Motion carried.

**Mr. Kirk closed the Public Hearing and opened the Planning Meeting.**

**Discussion continues about the Annexation and the concern of the .05 acre lot.**

**VII. Adjourn**

- Motion to adjourn by **Mr. Blue III**
  - Second the motion - **Mr. Bell**
  - No one opposed.
  - Motion Carried
- Time: **7:35 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.