

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
MARCH 7, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Chairman and John Hagan, Vice-Chair and Board Members James Dougall, Jeffrey Carnahan, Ishmael Husam and Theodore Conte were present. Also present were Bill Frye, Public Works/ Planning Director and Audra Boswell, Administrative Support Clerk.

The meeting was called to order by Bob Bell, followed by a moment of silence and the Pledge of Allegiance.

**APPROVAL OF MINUTES**

February 7, 2023

**Motion:**

Motion was made by Board Member Dougall, and seconded by Board Member Husam, to approve the minutes of March 7, 2023. Motion carried unanimously.

**NEW BUSINESS**

**Development Order Review – 225 S. Tyndall Pkwy, Beacon Ridge Point Parcel ID#07034-005-000**

Bill Frye, Director of Public Works/Planning, reviewed the Commercial Development Order at 225 S. Tyndall Pkwy, located in the parking lot by the Grocery Outlet store. It will be 4 units and one unit to be occupied by a bank. The parcel is in the Central Corridor Overlay District, which requires a few extra things to meet that is not in the LDR, one of which is the cross-parcel access. The development is not creating any extra impervious surface and will be using an existing stormwater pond. The escape route for the stormwater is adequate.

Chairman Bell inquired about ownership/authorized agent indicated in the application packet. Mr. Ron Reeves, engineer of record indicated he has provided a letter to this. Director Frye advised he will provide a copy.

Vice-Chair Hagan asked about exact location of development. Brief discussion ensued.

**Motion:**

Motion was made by Vice-Chair Hagan, and seconded by Board Member Carnahan, for approval of the Development Order at 225 S. Tyndall Pkwy contingent upon verification of authorized agent on file, recommending same to Commission. Motion carried unanimously.

**Development Order Review – 918 N. Tyndall Pkwy, Tyndall Town Center Apartments, Parcel ID # 06018-000-000 & 06018-080-000**

Director Frye reviewed the DO request submitted by William Thompson engineer of record for Panhandle Engineering and advised it does meet the LDR. The development will have a playground, dog park, detached garages, parking and will be privately owned by HOA. This project is 14 buildings, and it will be required to be owned by one entity for all the buildings. Discussion ensued on the entrance/exit of the complex and traffic light on Tyndall Parkway. Director Frye indicated that a traffic light at Tyndall would be determined by FDOT.

Chairman Bell inquired about ownership/authorized agent indicated in the packet. Director Frye advised he does have a letter of authorized agent.

Board Member Carnahan asked about the entrance and exits of complex in case of a fire. Director Frye addressed. Brief discussion ensued on fire system, fire hydrants, sprinkler system and height of buildings.

Board Member Dougall asked about water and sewer consumption; Director Frye addressed, brief discussion ensued.

**Motion:**

Motion was made by Board Member Husam, and seconded by Board Member Dougall, for approval of DO for Tyndall Town Center Apartments, contingent upon verification of authorized agent on file, recommending same to Commission. Motion carried unanimously.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:28 p.m.

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Audra Boswell, ASC

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Board Chairman