

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
OCTOBER 17, 2023 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair and Board Members, Jeffrey Carnahan, Ishmael Husam, Theodore Conte & Spring Overway were present. Also present were Bill Frye, Public Works/Planning Director, and Ashley Robyck, Administrative Support Clerk. Board member Antonio Reeves was not in attendance.

The meeting was called to order by Chairman John Hagan, followed by an invocation and the Pledge of Allegiance.

APPROVAL OF MINUTES

October 03, 2023

Motion:

Motion was made by Vice-Chair Dougall, and seconded by Board Member Carnahan, to approve the minutes of August 15, 2023. The wrong minutes were approved. Approval of the October 3, 2023 minutes will be completed at the next Planning Board meeting.

NEW BUSINESS- Public Hearings

Review of Development Order Application for Wallace Road Subdivision, 6700 Block of Wallace Road, Parcel ID#'s 07272-020-000 & 07273-000-000

Bill Frye, Director of Public Works/Planning, reviewed the Development Order Application submitted for the Wallace Road Subdivision. He explained there was an error on the Staff Summary with zoning being R-6M and not R-6. There will be a total of 11 single family homes. The plans meet the setback requirements as well as width requirements.

There will be no additional roads constructed as Wallace Road and Katherine Avenue will be used. He advised a stormwater pond will be located in back and easements allowing access. The city will take over the pond and maintenance will be about once a year. He also indicated that due to lack of manpower, the city may not be able to mow around the pond as often. The owner will need to anticipate mowing around the pond.

Vice-Chair Dougall asked about the size difference in the lots. Richard Pfunter with Dewberry Engineering explained the lots sizes. Discussion ensued.

Chairman Hagan asked if there would be single entries. Mr. Pfunter explained yes, each home will have a single driveway off either Wallace Road or Katherine Ave.

Board Member Carnahan asked if something could be written up stating that they would need to mow the area around the pond. Discussion ensued.

Motion:

Motion was made by Vice-Chair Dougall, and seconded by Board Member Conte, for approval of the Development Order for the Wallace Road Subdivision, recommending same to Commission. Motion carried unanimously.

Review of Modification of Development Order for Tyndall Town Center Apartments, 918 N. Tyndall Parkway, Parcel ID# 06018-080-000

Director Frye explained that this is only a modification to the Development Order approved back in March. The NW Fl Water Management District required changes that were greater than what could be approved at staff level. One pond was removed, and other pond sizes changed however, the stormwater still works and is still going in the same direction.

Vice-Chair Dougall asked about the corner that is remaining untouched. William Thompson, with Panhandle Engineering explained that the area is too low to develop on as they would have to increase the up-stream flood staging by too much.

Director Frye explained that the playground and dog park have also been moved and infrastructure has been shifted around however, there are the same number of units and same amount of impervious surface.

Board member Carnahan asked about traffic issues and outlets to 7th Street as well as Tyndall Parkway. Discussion ensued.

Motion:

Motion was made by Vice-Chair Dougall, and seconded by Board Member Husam, to approve the Modification to the Development Order for Tyndall Town Center Apartments, recommending same to Commission. Motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:23 p.m.

Ashley Robyck, ASC

Board Chairman