

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
MAY 3, 2016 – 6:00 P.M.

The Callaway Planning Board met in regular session with, Bob Bell, Chairman, David Griggs, Vice-Chairman, and Board Members, Ed Williams and Steve Woolsey present. Also present were J. Michael Fuller, City Manager, Bill Frye, Zoning and Code Enforcement Officer, and Janice L. Peters, City Clerk. Board Members Bill Brown, Allen Johnson, and Kevin Mathews were absent.

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

APPROVAL OF MINUTES

November 24, 2015

Chairman Bell pointed out that on page 3, within the motion, David Griggs for Chairman should read “David Griggs for Vice-Chairman.

Motion:

Motion was made by Vice-Chairman Griggs and seconded by Board Member Williams to approve the minutes of November 24, 2015, meeting as amended. Motion carried unanimously.

The items were switched on the agenda because the land use change has to be done before zoning.

Large Scale Comprehensive Plan Amendment changing the Future Land Use Map designation of property located at 724 N. Tyndall Parkway, Callaway, FL from Commercial to Medium Residential Density.

Zoning/Code Enforcement Officer Bill Frye reviewed the requested largescale amendment to the Comprehensive Plan as submitted by Joel Coleman of DR Horton, Inc. & John Sklarski, P.E. of Preble-Rish, on behalf of Centennial Bank. The property is located at 724 N. Tyndall Parkway, Parcel Numbers 06018-010-000 and 06018-020-000.

Staff recommended the Planning Board transmit a recommendation of approval to the City Commission to amend the Callaway Future Land Use Map designating the property at 724 N. Tyndall Parkway from Commercial to Medium Residential Density, reviewing surrounding property land use.

Chairman Bell asked if Centennial Bank should be the applicant. City Manager Fuller advised the bank has given a letter of consent authorizing Joel Coleman of DR Horton, Inc. and Jonathan Sklarski, P.E. of Preble-Rish to act on behalf of Centennial Bank on all permit applications for the Callaway Townhomes project.

Chairman Bell advised the family townhomes being requested is High Residential Density, according to the LDR, not Medium Residential Density as being requested. He

pointed out that Medium Density refers to duplexes and tri-plexes. It does not reference townhomes. City Manager Fuller advised that the term Medium Density Residential as a Future Land Use designation really refers to “allowable densities”. Medium Density Residential allows for 7-8.99 units per acre. The density will be no less than seven.

The Zoning category of Medium Density permitted uses allows multi-family dwellings, including townhomes.

Chairman Bell asked if the billboard on a smaller portion of the banks property will be affected by the amendment. City Manager Fuller advised the City, which does not allow for billboards, adopted an ordinance specifically allowing for that billboard and changing of the zoning will not affect it, as it will not be included in the request. The road, which provides for ingress and egress, will be changed to residential.

Vice-Chair Griggs stated for clarification that the two parcels are 8.2 acres and 3.9 acres, totaling 12.1 acres. Density was further discussed. Consensus was the higher density would be appropriate as well, should the applicant want the option to have up to 20 units per acre.

John Sklarski advised intersection and signal timing analysis are being done. They are also coordinating with FDOT.

Motion:

Motion was made by Board Member Williams and seconded by Board Member Woolsey to approve the Large Scale Comprehensive Plan Amendment to Change the Future Land Use Map for the property located at 724 N. Tyndall Parkway, owned by Centennial Bank from Commercial to Medium Residential Density, with the exception of the parcel holding the billboard, which will remain commercial. Motion carried unanimously.

Rezoning application of property located at 724 N. Tyndall Parkway, Callaway, FL, from Commercial to Multi-Family Medium Density.

Code Enforcement Officer Frye stated the Rezoning application is for the same property located at 724 N. Tyndall Parkway and owned by Centennial Bank from Commercial I to Multi-Family Medium Density. He indicated staff recommends the Board approve the Rezoning and convey a recommendation of approval to the City Commission.

Vice-Chairman Griggs inquired of wetlands, which according to his exhibit will affect the east side of the property. John Sklarski advised there are some wetlands on the property to the north, which is part of the mitigation lands already recorded. The subject property does not contain any wetlands. Regarding drainage, the pond near 7th Street is sufficient according to previous drainage study. FDEP has been consulted as well. The permit does not include the property to the north. Should that property be developed, they would have to provide their own stormwater drainage for those 30 acres.

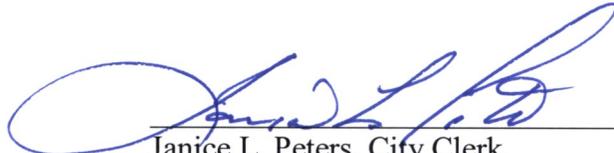
Motion:

Motion was made by Vice-Chairman Griggs, and seconded by Board Member Woolsey, to approve the Rezoning application for the property located at 724 N. Tyndall Parkway from Commercial to Multi-Family Medium Density, with the exception of the parcel holding the billboard, which will remain commercial. Motion carried unanimously.

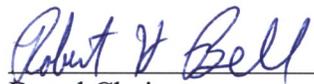
City Manager Fuller updated the board on current development activity.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:51 P.M.



Janice L. Peters, City Clerk



Board Chair