



## **COMMISSION WORKSHOP**

**CITY OF CALLAWAY BOARD OF COMMISSIONERS  
THURSDAY, APRIL 3, 2025 – 10:00 A.M.  
CALLAWAY ARTS & CONFERENCE CENTER  
500 CALLAWAY PARK WAY  
CALLAWAY, FL 32404**

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### **AGENDA**

#### **CALL TO ORDER**

#### **INVOCATION & PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **PUBLIC PARTICIPATION**

- Public Participation will be heard at the end of Commission discussion.
- Speakers must come to the podium to be heard and state name and address for the record.
- Comments are limited to three (3) minutes.

#### **REGULAR AGENDA**

**Item #1 Ordinance 1114- LDR Amendment- Recreational Equipment Storage-  
Discussion only**

#### **ADJOURNMENT**

  
\_\_\_\_\_  
Ashley Robyck  
City Clerk

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Callaway's City Clerk, at 6601 E. Highway 22, Callaway, FL 32404; or by phone at (850) 215-6694 at least five calendar days prior to the meeting.

If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-7661 (TDD).



## ORDINANCE NO. 1114

**AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING CITY'S LAND DEVELOPMENT REGULATIONS TO MODIFY THE PARKING STANDARDS FOR MAJOR RECREATIONAL EQUIPMENT ON RESIDENTIAL PROPERTY; DEFINING MAJOR RECREATIONAL EQUIPMENT; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Chapter 163, Part II, Florida Statutes, requires local government to adopt, amend, and enforce land development regulations that are consistent with the local comprehensive plan; and

WHEREAS, the City Commission of the City of Callaway, Florida (the "City") amended its Land Development Regulations in 2023 by Ordinance No. 1073 to establish standards for travel trailers on residential property; and

WHEREAS, the City desires to amend the Land Development Regulations to modify the parking standards for travel trailers and other large recreational equipment; and

WHEREAS, the City Commission considered the amendment at a publicly noticed hearing dated March 25, 2025.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA:**

SECTION 1. From and after the effective date of this Ordinance, Article VII of the City's Land Development Regulations related to Design Standards and Development Criteria shall be amended as follows (~~striktethrough~~ text is deleted; underlined text is added):

**Sec. 15.750.3. – Specific Parking Requirements for Major Recreational Equipment Travel trailers in residential zoning districts.**

A travel trailer (as defined in Article II of this Chapter) may be parked in a residential zoning district (street or lot) only under the following conditions:

- (1) ~~— The travel trailer may not be occupied for living purposes.~~
- (2) ~~— The maximum height is fifteen (15) feet.~~
- (3) ~~— The travel trailer is parked in a rear or side yard no closer than five (5) feet to any property line and is screened from view by a buffer not to exceed eight (8) feet in height; or is parked within an enclosed garage or covered carport.~~
- (4) ~~— The travel trailer may be parked in the front yard on a temporary basis as follows:~~

- a. ~~For a period of up to two (2) days for purposes of loading, unloading and cleaning;~~
- b. ~~For a period of up to seven (7) days when owned by visitors or house guests of the subject property.~~

It shall be unlawful for any person to park or store Major Recreational Equipment except in accordance with the provisions of this section.

(1) Recreational equipment.

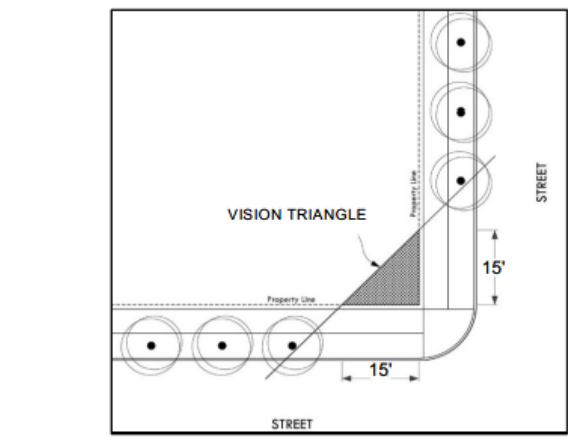
a. General requirements.

- 1. Parking or storage of Major Recreational Equipment, except for loading and unloading not to exceed 24 hours, shall not be permitted in any portion of any public right-of-way.
- 2. Repairing or maintaining Major Recreational Equipment, except repairs necessitated by an emergency, shall not be permitted in any portion of any public right-of-way.
- 3. Major Recreational Equipment shall not be parked or stored on any vacant lot except where such vacant lot adjoins a lot on which a principal structure under the same ownership is located. (Limit of one (1) Major Recreational Equipment).
- 4. Major Recreational Equipment may not be parked or stored on a parking lot for the principal purpose of displaying such equipment for sale except on parking lots where the sale of vehicles and Major Recreational Equipment is a duly authorized permitted use (i.e., new and used car lot, major recreational equipment sales lot).
- 5. Major Recreational Equipment may not be used for storage of goods, materials or equipment other than those items considered to be part of the vehicle or major recreational equipment essential for its immediate use.
- 6. Parking or storage of Major Recreational Equipment is allowed in duly authorized facilities designed for storage and parking of Major Recreational Equipment and on residential premises as provided in subsection (1)b. of this section.

b. Residential requirements. Parking or storage of Major Recreational Equipment on residential premises shall be allowed subject to the following conditions:

- 1. May be parked or stored in:
  - i. Permanent equipment enclosures such as carports or garages;
  - ii. The driveway of the owner's residence but not in any portion of any public right-of-way;
  - iii. Rear yards not closer than three feet to the rear and side property lines;
  - iv. The front yard except in the required Vision Triangle but only perpendicular to the front lot line and within 15 feet of either side lot line; or
  - v. One of the required side yards but not both.
- 2. May be parked on corner lots in the required street side yard except in the required Vision Triangle.

3. May be parked anywhere on residential premises, except in the required Vision Triangle, not to exceed 24 hours during loading or unloading.
  4. Shall not be used for living, sleeping or housekeeping purposes while stored on a residential premises.
  5. Shall not be connected to any utilities except electricity.
  6. May not be parked or stored in required parking spaces of multiple-family developments.
  7. Must be well maintained in an operable condition and must be properly licensed and registered in accordance with all laws of the state. Unlicensed or unregistered Major Recreational Equipment (i.e., dune buggy, racecar, etc.) shall not be permitted.
  8. Shall not have more than one (1) major recreational equipment in the front and/or side yards.
  9. Shall not permit any major recreational equipment used for commercial purposes.
- c. The Vision Triangle is identified for illustration purposes only below:



SECTION 2. From and after the effective date of this Ordinance, Article II of the City's Land Development Regulations related to Definitions shall be amended as follows ~~strike through~~ text is deleted; underlined text is added):

#### **Sec. 15-205 – Definitions.**

Unless specifically defined below, words or phrases used in these Regulations shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application:

...

**Major Recreational Equipment.** Any vehicle, vessel, trailer, or large equipment used primarily for recreational purposes, including Recreational Vehicles, Travel Trailers, camping trailers, truck campers, motor homes, boats, boat trailers, jet skis, utility trailers (non-commercial), and similar recreational equipment.

...

**Vision triangle.** A designated area located near streets or driveway intersections that shall be free from visual obstruction in order to maintain safe visibility for vehicles, bicyclists, and pedestrians. Sight vision triangles shall be provided on all corners at the intersection of any public or private street with another street, an alley or a driveway; and, on all corners of the intersection of an alley and driveway. The area on each side of an accessory at the intersection of the access way and any public right-of-way pavement line, defined as a triangle with an apex at the point of intersection and two sides thirty (30) feet long extending from the apex along the edge of the access way and the pavement line and with a third side connecting the ends of the first two.

...

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict. If any phrase, clause, sentence, paragraph, section, or subsection of this Ordinance shall be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect the remaining phrases, clauses, sentences, paragraphs, sections or subsections of this Ordinance.

SECTION 4. It is the intention of the Commission that the provisions of this Ordinance shall become a part of Appendix A, City of Callaway Land Development Regulations. The provisions of this Ordinance may be renumbered or re-lettered with cross-references corrected and the word "ordinance" may be changed to "section," "article", "division" or other appropriate word to accomplish such intention.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its passage.

**PASSED, APPROVED AND ADOPTED** at the regular meeting of the City Commission of the City of Callaway, Florida, this \_\_\_\_ day of \_\_\_\_, 2025.

**CITY OF CALLAWAY, FLORIDA**

By: \_\_\_\_\_  
Pamn Henderson, Mayor

ATTEST: \_\_\_\_\_  
Ashley Robyck, City Clerk

PASSED ON FIRST READING: MARCH 11, 2025

NOTICE PUBLISHED ON: MARCH 27, 2025

PASSED ON SECOND READING:

APPROVED AS TO FORM AND LEGAL  
SUFFICIENCY FOR THE CITY OF CALLAWAY  
ONLY:

\_\_\_\_\_  
City Attorney

**VOTE OF COMMISSION:**

|           |       |
|-----------|-------|
| Ayers     | _____ |
| Davis     | _____ |
| Griggs    | _____ |
| Henderson | _____ |
| Pelletier | _____ |