

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MARCH 25, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on March 25, 2025. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners, Scott Davis, Bob Pelletier, and Kenneth Ayers. Also in attendance were Eddie Cook, City Manager, Kevin Obos, City Attorney; Ashley Robyck, City Clerk; David Schultz, Director of Finance; Bill Frye, Director of Public Works/Planning; Bonnie Poole, Director of Code Enforcement; David Joyner, Fire Chief, and Tim Legare, Director of Leisure Services.

The meeting was called to order by Mayor Henderson, followed by Invocation, the Pledge of Allegiance and roll call.

PRESENTATION

Nancy Viejo, State Committeewoman spoke on removing fluoride in drinking water.

MAYOR’S INSTRUCTIONS - Call for Additions/Deletions to the Agenda.

City Manager Cook asked to add agenda item #11- Gore Park Community Building Change Order #2.

Motion:

Motion made by Commissioner Pelletier and seconded by Commissioner Ayers to add agenda item #11. Motion carried unanimously.

APPROVAL OF MINUTES

March 11, 2025 Regular Meeting

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the minutes of March 11, 2025. Motion carried unanimously.

PUBLIC HEARING

Ordinance 1114- Land Development Regulation (LDR) Amendment- Recreational Equipment Storage

City Attorney Obos read Ordinance 1114 as follows:

**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.**

City Manager Cook advised of additional modifications proposed by staff.

Commissioner Ayers asked if the registration/licensing should reference property owner.

Commissioner Griggs advises the front yard is a beautification display and discussed excessive parking in front yard and RVs in front yard.

Commissioner Pelletier brings up the issue of boats in the front yard and people living in RVs.

Kip McKenzie advised of transient tenancy on vacant lots currently.

Mayor Henderson called for Public Participation,

Christine Smallwood 7303 Rodgers Drive, asked to not consider the ownership of the property but the resident due to the number of rental properties in the City.

Jeffery Carnahan, 7752 Shadow Bay Drive, advised that he has two properties and does not agree with the fact that he cannot have a boat and an RV on each property. Discussion ensued.

Anonymous, understands that the city does not want to people living in RV's and that there is language in the current code regarding living in RV's, also spoke about the ownership requirement.

Dave 6939 Hugh Drive, spoke on impacts as a boat owner, how does this apply to private drives in the city.

Ron Shaner, 5711 Kevin Cir, advised that there are residents that do not want to see large RV's out in front of their homes and does not agree with the change.

Karen Custer, 216 Lannie Rowe Drive, spoke on Commissioners changing their minds from last year when the change was denied and issues this could cause. Discussion ensued.

Commissioner Pelletier tabled this item.

REGULAR AGENDA

Ordinance 1115- City Election Dates

City Attorney Obos read Ordinance 1115 as follows:

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING SECTION 4.02 OF THE CITY'S CHARTER RELATED TO THE CONDUCT OF MUNICIPAL ELECTIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; EFFECT ON EXISTING TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Henderson called for Public Participation,

Ron Shaner, 5711 Kevin Cir., advised that he does not care either way, he will vote and commented on the number of commercials in November.

Karen Custer, 216 Lannie Rowe Drive, advised she does not have an objection but commented on the size of the ballots in November.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the first reading of Ordinance 1115. The motion carried unanimously upon roll-call vote.

Ordinance 1116- Voluntary Annexation- 760 North Fox Avenue

City Attorney Obos read Ordinance 1114 as follows:

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.

Director Frye reviewed the voluntary annexation request. He advised that the Interlocal Agreement with Bay County allows this to be a legal annexation.

Commissioner Griggs asked about green space in the proposed development.

Scott Bolo, P.E., advised there will be a large interconnected green space between both sides of the project.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the first reading of Ordinance 1116. The motion carried unanimously upon roll call vote.

Ordinance 1117- Small Scale Comprehensive Plan Update- 760 N. Fox Ave

City Attorney Obos read the ordinance as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF INSITE LAND DEVELOPMENT FGI INC, DESIGNATING FOR HIGH DENSITY RESIDENTIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 8.47 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 760 NORTH FOX AVE, CALLAWAY, FLORIDA, PARCEL ID 06006-030-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR HIGH DENSITY RESIDENTIAL DESIGNATION FOR THE PARCEL; REPEALING ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

Director Frye reviewed the Small Scale Comprehensive Plan Amendment request.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the first reading of Ordinance 1117. The motion carried unanimously upon roll call vote.

Ordinance 1118- Rezoning- 760 N. Fox Ave

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM BAY COUNTY R-2 DEPLEX/ MANUFACTURED HOUSING TO PLANNED DEVELOPMENT A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 8.47 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 760 NORTH FOX AVENUE, CALLAWAY, FLORIDA, PARCEL ID 06006-030-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

Director Frye reviewed the rezoning request.

Mayor Henderson called for Public Participation, there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the first reading of Ordinance 1118. The motion carried unanimously upon roll call vote.

Ordinance 1119- Voluntary Annexation- 235 Hill Drive

City Attorney Obos read the Ordinance as follows:

AN ORDINANCE ANNEXING THE FOLLOWING UNINCORPORATED AREA OF BAY COUNTY, WHICH IS CONTIGUOUS TO THE CITY OF CALLAWAY, FLORIDA UPON PETITION OF THE OWNER OF SAID PROPERTY: PROPERTY CONTAINING APPROXIMATELY 2.94 ACRES AND LOCATED AT 235 HILL DRIVE, PROPERTY ID 06109-000-000, AS MORE PARTICULARLY DESCRIBED IN THE ORDINANCE; REDEFINING THE BOUNDARY LINES OF THE CITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON PASSAGE.

Director Frye reviewed the Voluntary Annexation request.

Commissioner Griggs asked what the present use on this property is with the County. Christine Smallwood, attorney for the property owner, advised that the current use is R-2. She advised that they submitted the annexation to be able to store his business equipment on the property.

Discussion ensued regarding current Bay County Code issues with the property.

Mayor Henderson called for Public Participation,

Don Hennings, 431 Tanya Pass, advised that he did not know about the code enforcement issue at the Planning Board.

Teresa Langston, 6031 Lance St, advised that this area is residential and does not think residents would want commercial there.

Dennis Florence Anita Dr, commented on other denied properties and what will it become if changed to commercial.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the first reading of Ordinance 1119. The motion failed unanimously upon roll call vote.

Discussion- Speed Bump Policy

Commissioner Ayers advised he wanted to bring this up and get an idea of the opinions of other commissioners.

Commissioner Pelletier advised that his opinion has not changed.

Mayor Henderson also advised that her opinion has not changed.

Commissioner Griggs asks if any issues other than S. Kimbrel has been brought up. Commissioner Ayers said no. Discussion ensued.

Agreement Renewals- Garbage Haulers

City Manager Cook advised Every three years the companies who haul garbage for our citizens must renew their permit. Per Chapter 9, Article II, Sec. 9-23, of City's Code of Ordinances, the City Commission shall review the application of each garbage hauler to determine, in its sole discretion, whether or not it is in the best interests of the City that the permit be granted.

Mayor Henderson addresses concern for destruction of roads garbage haulers do.

Commissioner Ayers asked if the City inspects the garbage haulers trucks and equipment. City Manager Cook addressed.

Discussion ensued regarding placement of the cans after being emptied.

Mayor Henderson called for Public Participation,

Anonymous, asked about how much the city claw trucks that drives around weigh if there was talk about raising the franchise fee.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the agreements with the Garbage Haulers and renew permits for another 3 years. The motion carried unanimously.

Budget Amendment- Tetra Tech Public Assistance

City Manager Cook advised that change order was approved by commission at the last meeting and this is just adding to the budget.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Davis to approve the Budget Amendment for Tetra Tech Public Assistance. The motion carried unanimously.

Development Order Review- Tyndall Parkway Coffee Shop

Director Frye advised that this is the Development Order for the drive-thru coffee shop located at 271 N. Tyndall Parkway.

Commissioner Griggs advised that a variance was done to allow a drive-thru only but if they are having walk-up and seating then they did not really need the variance and about the access in the back. Director Frye addressed.

Mayor Henderson for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the Development Order for the Tyndall Parkway Coffee Shop. The motion carried unanimously.

Gore Park Community Building- Change Order #2

City Manager Cook advised that we have identified additional issues that need to be added to the project to present a complete project.

Commissioner Pelletier asked if we are raising the rent once the renovations are done. City Manager Cook addressed.

Commissioner Ayers shared his observations of progression.

Charlie Walker, Southern Construction Services commented on ceiling status and overall building update. Discussion ensued.

Mayor Henderson called for Public Participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve Change Order #2 for the Gore Park Community Building. The motion carried unanimously.

COMMISSION/STAFF COMMENTS – The following were points of discussion:

Pamn Henderson, Mayor

- Commended Leisure Services on Opening Day

Scott Davis, Commissioner, Ward I

- No Trucks on roads signs- City Attorney Obos addressed

David Griggs, Commissioner, Ward II

- Issue with banners at the new Oil Change business in line of sight
- Road Striping on Berthe Ave and Hwy 22

Bob Pelletier, Commissioner, Ward III

- Addressed the question about Flags at Brittany Woods Park from last meeting

Kenneth Ayers, Commissioner, Ward IV

- Emails
- Meeting with City Manager
- Events attended

Eddie Cook, City Manager

- Veteran's Park fencing
- Berthe Bridge update
- Cemetery Drainage project
- Parker Median project update
- Lift Station Rehab project update
- Hugh Thomas N. Extension update
- Roundabout project update
- Boat Race Road project update
- Beacon Point project update
- Commended the contractor working on the Gore Park Community building
- Cherry Street update

David Shultz, Director of Finance,

- Asked when the Commission would like the auditors to come do their presentation.

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

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|------------------|------------------------|------------|
| • April 1, 2025 | Planning Board Meeting | 6:00 p.m. |
| • April 8, 2025 | Commission Meeting | 6:00 p.m. |
| • April 12, 2025 | BCSO Kite Day | 10:00 a.m. |

PUBLIC PARTICIPATION

Fred Melco 5712 Kevin Circle, thanked Commissioner Griggs for bringing up the issue with the new oil change business and visibility issue, asked about who is responsible for streetlights. Commissioner Ayers addressed.

Karen Custer 216 Lannie Rowe Drive, advised of upcoming events being held by the Kiwanis Club and advised there is a rooster somewhere between her home and the Mayor's home but cannot determine where.

Anonymous, asked about adding fluoride in the water on the next agenda.

Don Hennings, 431 Tanya Pass, asked about fixing the bumps on Cherry Street going west from Star Ave.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:06 p.m.

Attest: _____
Pamn Henderson, Mayor

Ashley Robyck, City Clerk