

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
OCTOBER 14, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on October 14, 2025. In attendance were Pam Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Bob Pelletier, and Kenneth Ayers. Also in attendance were Eddie Cook, City Manager; Kevin Obos, City Attorney; Ashley Robyck, City Clerk; Bill Frye, Director of Public Works/Planning; Tim Legare, Director of Leisure Services; and David Joyner, Fire Chief.

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

Mayor Henderson called for additions or deletions to the agenda. There were none.

Jennifer Vigil, Destination Panama City gave a presentation on the value of tourism within the City of Callaway.

APPROVAL OF MINUTES

September 23, 2025 Regular Meeting

Commissioner Ayers asked that his comments during public participation explaining why he did not respond to Mrs. Pelletier's email be added.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the minutes of September 23, 2025 as amended. Motion carried unanimously.

REGULAR AGENDA

Ordinance 1124 - Small Scale Comprehensive Plan Amendment – 1023 Primrose Street

City Attorney Obos read the ordinance as follows:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF RODRICK TRAIL, DESIGNATING FOR COMMERCIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR COMMERCIAL 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.

Bill Frye, Director of Public Works/Planning advised that this first item for the Comprehensive plan is just changing it to commercial, generally. The second item for rezoning breaks it down into the separate category.

Roderick Trail, property owner, gave history of why he purchased this property and research he has done on other boat storage areas in the area.

John Gronbeck advised that the plat for this property does describe this property as boat storage when the plat was approved by the previous commission.

Discussion ensued regarding what was intended when the plat was approved in 2006. City Attorney Obos advised that when the plat was approved, the zoning of this lot was left undesignated and should not have been. He also advised that it was clearly platted as “boat storage” not “future development.”

Commissioner Griggs asked if this was platted as boat storage, then why is it in front of commission now. City Attorney Obos advised it’s because the property was never given a designated zoning. He also asked if there is an active HOA. Mr. Gronbeck advised that there is a recorded document that removes this property and various others from the HOA. Discussion ensued on what choice the Commission actually has due to what the plat was recorded as and what the property owner plans to do with the property.

Commissioner Pelletier advised that he does not like the issue and asked why we cannot just leave it how it is. City Attorney advised that it was platted as boat storage but was never actually giving a land use or zoning designation.

Mr. Trail advised that it will not be for a commercial automobile facility. It will be for personal use.

Mayor Henderson called for public participation;

Matt Bullard, 11533 Poston Rd, advised that this is spot zoning and to put a commercial building will kill the neighborhood and asked commission to reconsider.

Joel Smith 6423 Cherry St advised that the developer platted this as boat storage, and Mr. Trail purchased the property with that understanding and asked the commission to approve this item.

Lloyd Hildreth, 11923 Poston Road, advised that he has a petition asking the commission to deny the rezoning, showed promotional material showing that this property was original intention was for residents to have a free place to store their boats, advised that he does not have a problem with him wanting a hobby workshop but does have an issue with a commercial designation.

Commissioner Griggs advised that unfortunately, when the property was sold to an individual instead of the HOA obtaining it, that meant the property was no longer community property. Discussion ensued.

Donna Yearling, 11413 Fowler St asked how we know it was to be zoned commercial, spoke on the original plan of the neighborhood and advised she has signatures from the community that are against it, and advised she is more worried about the two-story building and what could happen down the line.

Christina Bear, 11725 Poston Road advised she is one of the houses you pass to get to this property, that she was under the impression that residents would be able to park there & that the properties behind her were wetlands and could not be developed.

William Troup 11733 Poston Road advised he has concerns because when they bought here, they were told that this boat parking would free for the residents. He also advised that the community does not want a commercial auto maintenance shop in the neighborhood.

Lynn Smith advised that it sounds like the community’s problem is with the builder, not Mr. Trail.

Joshua Griffin, Primrose St, advised that he has been in this community since before all the homes were built and asked if the plat also shows the other entrances to the community. He advised that there is a lot of work to be done to the roads and does not currently support a commercial designation.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Ordinance 1124. The motion carried 3-1 upon roll-call vote with Commissioner Pelletier voting in opposition.

Ordinance 1125 – Rezoning – 1023 Primrose Street

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM UNDESIGNATED TO COMMUNITY COMMERCIAL, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000; 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 advised that Community Commercial is defined by section 15.550 of the Land Development Regulations and he was asked if it can be done as residential some way with a variance but advised that really believes it should be done as commercial as it would require too many variances. He also advised that the closest thing to an auto shop that would be allowed would be new retail parts only and in no way would automotive repair be allowed.

Commissioner Griggs asked if there is a way to define the storage allowed. Director Frye addressed. Discussion ensued.

Commissioner Ayers asked how big the buffer is required to be. Director Frye and City Attorney Obos addressed.

Mayor Henderson called for public participation;

Matt Bullard, 11533 Poston Rd, advised that this is going to disrupt the neighborhood and asked who is going to police business hours and noise and asked commission to deny the zoning.

Teresa Langston, 6031 Lance St, spoke on what is allowed with this designation.

Martin Vossler, 6303 Wallace Road, advised that people are speaking on their investment in this area and he would not complain about someone else wanting to invest in their property with antique and boat storage.

Lloyd Hildreth 11923 Poston Road advised that white vinyl is not allowed under the HOA and advised that he does not believe the intent was to have a commercial boat storage but free boat storage for the residents.

Joshua Griffin, 1538 Primrose Street, asked what merit the plat has and if the designation on the plat could be changed, and asked how it can be guaranteed that it does not change in the future. City Attorney Obos advised.

Christina Bear, 11725 Poston Road, did not agree with the explanation of Community Commercial and does not agree with rezoning the property.

Joel Smith 6423 Cherry Street, advised that the community could have bought this property, but they did not and the new owner bought it with the platted intent of boat storage.

William Troup 11743 Poston Road, advised that if it is platted as boat storage then there should be no option to have an automotive warehouse, spoke on traffic, noise after hours, & road expansion.

Roderick Trail, property owner, spoke on his intent with the property and research he has done at other boat storage lots.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Ordinance 1125. The motion carried 3-1 upon roll-call vote with Commissioner Pelletier voting in opposition.

Resolution 25-23 – 2026 Meeting and Holiday Schedule

City Attorney Obos read the resolution as follows:

A RESOLUTION TO ADOPT A MEETING SCHEDULE FOR THE REGULAR MEETINGS, WORKSHOPS, AND HOLIDAYS OF THE CITY OF CALLAWAY BOARD OF CITY COMMISSIONERS FOR THE CALENDAR YEAR 2026; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND RECITING AN EFFECTIVE DATE.

Commission agreed to go ahead and cancel the November 24 and December 22 meetings in 2026.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve Resolution 25-23 as amended. The motion carried unanimously upon roll-call vote.

Commission also agreed amend this year's meeting schedule and cancel the December 23rd, 2025 meeting.

Resolution 25-24 – Code Enforcement Abatement Lien

City Attorney Obos read the resolution as follows:

A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, APPROVING AMOUNTS TO BE LIENED ON CERTAIN PROPERTIES WITHIN THE CITY, TO WIT: 306 SOUTH GAY AVENUE., FOR COSTS INCURRED IN THE ABATEMENT OF NUISANCES UPON SUCH PROPERTIES, AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO RECORD THE LIENS AND NOTIFY INTERESTED PARTIES OF SUCH LIENS, AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

City Manager Cook advised that this is a mowing issue on an unoccupied property with no heirs.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Pelletier and seconded by Commissioner Ayers to approve Resolution 25-24. The motion carried unanimously upon roll-call vote.

Development Order Review – Water Spigot – 5806 Highway 22

Director Frye advised what kind of business Water Spigot is & reviewed the Development Order Application.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the Development Order for the Water Spigot – 5806 Highway 22. The motion carried unanimously.

Development Order Review – Main Street Urgent Care – 532 N. Tyndall Pkwy

Director Frye reviewed the Development Order Application and where the urgent care would be location. He also reviewed the proposed stormwater, parking and landscape requirements.

Commissioner Griggs commented that it was not a unanimous vote with the Planning Board and asked why because he feels that this is a no brainer and needed in the community. Director Frye addressed. Discussion ensued.

Commissioner Pelletier asked about the parking at San Marcos and if this will affect that. Director Frye addressed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the Development Order for the Main Street Urgent Care – 532 N. Tyndall Parkway. The motion carried unanimously.

Change Order – FlexNet Ice Bridge

City Manager Cook advised that we have been working with SBA Tower company to install the base station for the FlexNet system. Our contract with Sensus does not require them to work with the tower company and has been handled internally. SBA requires an Ice Bridge be installed to connect the base station to the tower itself. We are unable to proceed without installation.

Commissioner Ayers asked if it is in this years budget. City Manager Cook addressed.

Commissioner Pelletier asked about why all of a sudden this is brought up and not mentioned before and asked about the size of the Ice Bridge. City Manager Cook addressed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the Change Order for the FlexNet Ice Bridge. The motion carried unanimously.

Commission Vacancy – Ward 1

Each of the candidates for Ward I were given a few minutes to address Commission followed by two questions from each member of Commission as follows:

- Bobby Birdsell
- Karen Custer
- Ralph Swindler

Commission cast their votes for their #1 choice & City Clerk Robyck tallied the votes which were in favor of Bobby Birdsell in a 3-1 vote with Commissioner Pelletier voting for Mrs. Karen Custer.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to appoint Mr. Birdsell to the Ward I Commission. The motion carried 3-1 with Commissioner Pelletier voting in opposition.

Mr. Birdsell was then sworn in by City Clerk Robyck.

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

Bob Pelletier, Commissioner Ward III

- Beacon Point

Kenneth Ayers Jr, Commissioner Ward IV

- Events attended
- Lake Dr paving where repair was none

Eddie Cook, City Manager

- Hugh Thomas project update
- Sandy Creek project update
- Roundabout project update
- Brittany Woods Park
- Cherry Street update
- Park Security Cameras

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- | | | |
|--------------------|----------------------------|-----------|
| • October 21, 2025 | Planning Board Meeting | 6:00 p.m. |
| • October 16, 2025 | Historical Society Meeting | 5:30 p.m. |
| • October 28, 2025 | Commission Meeting | 6:00 p.m. |

PUBLIC PARTICIPATION

Jae Diadar, Laird Point, complimented the progress Callaway has made since Hurricane Michael, commented on the mobile home parks on Cherry Street, and adding new businesses in Callaway.

Teresa Langston, 6031 Lance Street, expressed disappointment in the Commission due to who was chosen for the vacant Commission seat.

Martin Vossler, 6303 Wallace Road, spoke on the Commission appointment and asked if it can be known what everyone's vote was and also advised that he is past calling for Commissioner Ayers resignation and advised he is ready to work with him and hopes everyone is past it.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:09 p.m.

Attest: _____
Ashley Robyck, City Clerk

Pamn Henderson, Mayor