

CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
APRIL 19, 2022 – 6:00 P.M.

The Callaway Planning Board met in regular session with Bob Bell, Chairman, Tony Roman, Vice-Chair and Board Members Kenneth Ayers, John Hagan, Robert Hinton, Steve Woolsey, and James Dougall were present. Also present were Bill Frye, Public Works/ Planning Director; Audra Boswell, Administrative Support Clerk; and Bonnie Poole, Code Enforcement Director.

The meeting was called to order by Bob Bell, followed by a moment of silence and the Pledge of Allegiance.

### **APPROVAL OF MINUTES**

March 1, 2022

#### **Motion:**

Motion was made by Board Member Woolsey, and seconded by Board Member Ayers, to approve the minutes of March 1, 2022. Motion carried unanimously.

### **NEW BUSINESS**

#### **Voluntary Annexation Application – 760 N. Fox Ave., Parcel ID#06006-030-000**

Bill Frye, Director of Public Works/Planning, reviewed, and advising, that this is a Petition for Voluntary Annexation. A portion of the property had been previously annexed in on N Fox Ave., and now requesting to annex in another portion for Phase 2. The property is owned by Insite, Net Callaway, LLC, and it is contiguous to the City of Callaway. The property is approximately 8.47 acres.

Staff's recommendation that this board take into consideration annexation of this property. The signage has gone up as required by State Law and Statutes, and the LDR by the City of Callaway, as well as proper notices by the City Clerk's Office.

Director Frye advised that one person was present that did want to speak.

Logan Brock, 820 Fox Ave. N., neighboring property owner spoke in opposition of the voluntary annexation, due to an enclave that would be created by annexation, as per his understanding of FL Statute there are to be no enclaves.

Chairman Bell asked for Director Frye to clarify the enclave matter. Director Frye advised that he has reached out to our City Attorney on whether this is a legal annexation. Per City Attorney it is a legal annexation if Bay County is not opposed, and the city has not heard from Bay County. He advised that the FL Statute is not clear on enclaves, and the matter can be tabled until we get a clear answer from the City Attorney on the matter.

Board Member Hinton asked about what zoning is being requested. Director Frye addressed that the Developer has suggested they want to do planned development. Brief discussion ensued.

Board Member Hinton asked about water and sewer on this property. Director Frye addressed that the developer has yet to receive the required permits from Bay County to run water and sewer. Discussion ensued.

Board Member Ayers asked if Mr. Brock wanted to be annexed into the city. Mr. Brock addressed not necessarily, he bought property in the county for a reason as there are just things you can't do being in the City.

The Planning Board tabled the item until next meeting, pending legal advisement by the City Attorney on the matter of enclaves.

**Motion:**

Motion was made by Vice-Chairman Roman, and seconded by Board Member Dougall, to table item until legal advisement and decision can be made by the City Attorney on enclaves. Motion carried unanimously.

Director Frye advised the next regular scheduled Planning Board Meeting will be May 3, 2022.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:15 p.m.

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Audra Boswell, ASC

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Board Chairman