



**PLANNING BOARD MEETING**  
TUESDAY, FEBRUARY 4, 2025 - 6:00 P.M.  
CALLAWAY ARTS & CONFERENCE CENTER  
500 CALLAWAY PARK WAY  
CALLAWAY, FL 32404

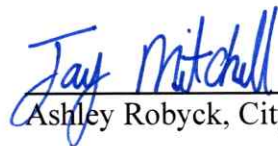
**BOARD MEMBERS**

John Hagan, Chairman  
James Dougall, Vice-Chair  
Ishmael Husam  
Theodore Conte  
Spring Overway  
Jeffrey Carnahan  
Don Hennings

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**AGENDA**

- A. **CALL TO ORDER (SILENCE PHONES)**
- B. **INVOCATION & PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **APPROVAL OF MINUTES**
  - **January 07, 2025**
- E. **NEW BUSINESS – PUBLIC HEARING(S)**
  - 1. **Small Scale Comprehensive Plan Amendment**  
**1200 Block of S. Katherine Ave.**  
**Parcel ID: 07295-000-000**
  - 2. **Rezoning Application**  
**1200 Block of S. Katherine Ave.**  
**Parcel ID: 07295-000-000**
- F. **ADJOURNMENT**

 for —  
Ashley Robyck, City Clerk

If a person decides to appeal any decision made by this board, 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 the Callaway City Clerk, at 6601 E. Highway 22, Callaway, Florida 32404; or by phone at (850)871-6000, 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).



CITY OF CALLAWAY  
PLANNING BOARD MEETING MINUTES  
JANUARY 07, 2025 – 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Ishmael Husam were & Spring Overway present. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman John Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the administrative support clerk, Jay Mitchell.

It was pointed out that Antonio Reeves and Jeffrey Carnahan's terms have expired. Mr. Carnahan has submitted his application for reappointment, and it will be reviewed at the next Commission Meeting.

### APPROVAL OF MINUTES

December 17, 2024

#### **Motion:**

A motion was made by Board Member Husam and seconded by Board Member Conte to approve the minutes of December 17, 2024. The motion carried unanimously.

### NEW BUSINESS

#### **1. Development Order Review of Park Place Phase 3 & 4**

Parcel ID # - 06617-020-000

Bill Frye, Director of Public Works reviewed the Developmental Order of Park Place Phase 3 & 4

Points out typo on the application, and the parcel ID was corrected before the meeting tonight.

Acknowledges Doug Crook, Engineer from Panhandle Engineering is present.

Chairman Hagan asks for confirmation about there being 193 units going up.

Director Frye confirms, 193 single family homes.

Board Member Overway acknowledges the agreement is from 2004 but asks if there was a reason as to why the opportunity to not have a playground was given and the city gained the land instead.

Director Frye states the only reason he could think of was because they gave the city 18 acres of land.

Board Member Overway asked if that land will every be used to become a playground or if it will continue to be used the way it is.

Director Frye believes it will continue to be a transfer station because of how vital the space is as Callaway continues to grow.

Chairman Hagan asks if there is a playground section in the Phase 1 section with a swimming pool?

Director Frye states there is a bunch of open space that can be used for different activities like soccer, wiffleball, etc., there's no picnic tables or anything but it's not off limits and is accessible to anyone. There is a pool house too.

Director Frye continues to say there are utilities along the easement where open space is as well.

Chairman Hagan calls for Public Participation,

- Sharon Brakey – 8105 Heritage Woods Dr. – Concerned about the impact and wants to know how a townhouse differs from a single-family home, if there are any two-story homes. She also addresses her concern for traffic and how it will be mitigated.

Director Frye states if nothing changes, the lots will be used for single-family homes/individual houses and says most of the houses will not be two-story homes.

Chairman Hagan states that the traffic concern will be a DOT issue, but this will be further discussed in the Commission meeting.

- Teressa Langston – 6031 Lance St. – Goes back to what Director Frye says when he said, “if it doesn't change”, asking if it could change to townhomes and not single-family homes or be more than 193 single-family. Also, the issue with traffic is a Callaway issue. Addresses concerns with infrastructure, water line breaks, and suggests there are no funds for Highway 22 and believes those who have power in Callaway do not care about traffic or infrastructure and believes the current problems need to be fixed first. Continues to talk about crime and accident rates in Callaway and emphasizes the need to fix what is current.
- Anna Pelletier – 7724 Shadow Bay Dr. – Wonders what would cause the change to single family homes to town homes. The name is going to be Callaway Bayou Townhomes which suggests there will be townhomes.

Director Frye responds saying when he mentioned Callaway Bayou Townhomes, it was a different parcel with a development order already in place, so that is not the property being discussed tonight. The zoning is R6, a residential single-family, emphasizing not multi-family, so duplexes or townhomes cannot be built on this property, on single-family residential houses with each lot being at least 6,000 sq ft. and at least 50 ft. wide. When he says, “if it doesn't change”, it's because he does not speak in absolutes but in this case he can because there is no way the Commission will change the zoning of this property.

- Gregory Brakey – 8105 Heritage Woods Dr. – Asks if the roads will be put in at the same time as Phase 3 & 4 because that is what was done with Phase 1 & 2. Also asks the difference between R8 and R9.

Engineer Doug Crook states that will be up to the contractor when the roads are put in.

Director Frye states for Callaway's zoning, the 'R' stands for residential, and the number is the lot size square footage, so the '8' is at least 8,000 sq ft. and '9' is for at least 9,000 sq ft.

- Jefferey Carnahan – 7752 Shadow Bay Dr. – Main concern is with Betty Louise Dr. and Hwy. 22 with all the cars that will be on the road, including Star Ave. and Hwy 22. States the infostructure is not there yet so it should not be recommended to go forward.

**Motion:**

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Developmental Order Review of Park Place Phase 3 & 4. The motion carried amongst a roll call vote.

Board Member Overway: No  
Board Member Husam: Yes  
Board Member Conte: Yes  
Vice-Chair Dougall: Yes  
Chairman Hagan: Yes

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:24 p.m.

\_\_\_\_\_  
Jay Mitchell, Administrative Support Clerk

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Board Chairman Hagan



**CITY OF CALLAWAY  
PLANNING DEPARTMENT  
STAFF SUMMARY**

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT – REQUEST TO CHANGE THE  
FUTURE LAND USE MAP FOR THE PROPERTY AT 1200 BLOCK OF S. KATHERINE AVE.**

**Date:** February 4, 2025

**Applicant:** Napoleon Deciutiis

**Property owner:** Exponential Investment Group, LLC

**Location:** 1200 Block of S. Katherine Avenue, Parcel ID# 07295-000-000

**Current Future  
Land Use:** Low Density Residential

**Proposed Future  
Land Use:** High Density Residential

**Adjacent Future  
Land Uses:** North – Low Density Residential  
South – Low Density Residential  
East – Low Density Residential  
West – Low Density Residential

**Background:**

Napoleon Deciutiis of Exponential Investment Group, LLC has submitted to the City of Callaway an Application for a Small Scale Comprehensive Plan Amendment to change the Callaway Future Land Use Map. The property currently has a Future Land Use Designation of Low Density Residential. The applicant is requesting that the City of Callaway amend the Future Land Use Map to provide the property with a High Density Residential designation.

**Staff Findings:**

The subject property is approximately 2.065 acres. (see attached map).

The Planning Department has reviewed the proposed Small Scale Plan Amendment for consistency with the Callaway Comprehensive Plan and has performed a capacity analysis of future facilities and services. The proposed plan amendment was found to be consistent with the pertinent elements of the Comprehensive Plan.

**Staff Recommendation:**

Staff recommends that the Planning Board transmit a recommendation of approval to the City Commission to amend the Callaway Future Land Use Map to designate the property to High Density Residential.

  
\_\_\_\_\_  
Bill Frye  
Director of Public Works & Planning

Enclosures:    Application for Small Scale Comprehensive Plan Amendment  
                     Future Land Use Map of area

**Staff Findings:**

The subject property is approximately 2.065 acres. (see attached map).

The Planning Department has reviewed the proposed Small Scale Plan Amendment for consistency with the Callaway Comprehensive Plan and has performed a capacity analysis of future facilities and services. The proposed plan amendment was found to be consistent with the pertinent elements of the Comprehensive Plan.

**Staff Recommendation:**

Staff recommends that the Planning Board transmit a recommendation of approval to the City Commission to amend the Callaway Future Land Use Map to designate the property to High Density Residential.



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Bill Frye  
Director of Public Works & Planning

Enclosures: Application for Small Scale Comprehensive Plan Amendment  
Future Land Use Map of area



Planning Department  
324 S Berthe Avenue, Callaway, FL 32404  
Phone (850) 871-1033  
[www.callaway.com](http://www.callaway.com)

## SMALL SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION

Application fee: \$1,100  
(Plus, hourly attorney and engineering fees reimbursed as billed)

NOTE: The subject property must be under 50 acres in size to qualify as a Small-Scale Plan Amendment.

### A. APPLICANT INFORMATION

1. Owner's name: Exponential Investment Group LLC
2. Mailing address: 1016 Thomas Drive #243 PC 32408
3. Phone: 904 822 1588 Fax: — Email: ex2igroup@gmail.com
4. Authorized agent name: ~~Aaron V. Harris~~ Nap de Cortes
5. Mailing address: Same as above
6. Phone: Same Fax: — Email: same

If the applicant does not own the property, give name, address, and telephone number of owner. (Must attach a notarized statement of consent from the owner) Attach a legal description including a survey if available. Attach a copy of the deed or other instrument documenting legal interest.

### B. REQUESTED AMENDMENT

to amend FLH Map to allow for townhomes on  
individual lots in lieu of single family lots, to  
make project financially feasible,

### C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:

Katherine Ave - 2 AC

2. Tax ID: 07295 - 000-000

3. Acreage of property: 2.066 AC

4. Existing Tax Classification: -

5. Proposed Tax Classification: -

### D. SITE INFORMATION

The following information must be provided along with this application:

1. The most recent aerial photograph available from the Property Appraiser's Office. The information required by 2. (a) Through (g) may be shown on the aerial photo in lieu of the required site plan.
2. A site plan or drawing, drawn to a scale deemed acceptable by the Planning Director, which describes or shows the following:
  - a) Location in relation to surrounding physical features such as streets, railroads, water bodies, etc. Names of all adjacent streets and other physical features must be shown.
  - b) North direction arrow.
  - c) Township, Range and Section
  - d) Existing designated use of the site and all adjacent properties, as shown on the Land Use Map.
  - e) Dimensions of the site (length, width, etc.) in linear feet.
  - f) Size of the site in square feet or acres.
  - g) The type of development proposed for the site; the general location of such development of the site, and the size (square feet) of the proposed development.

### E. JUSTIFICATION

Explain the circumstances that give rise to the need for the amendment, including an explanation of why a similar piece of property already designated for the requested use would not be suitable.

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### F. FACILITY CAPACITY ANALYSIS

Applicant must provide information as to how the site will have access to potable water, sewage disposal, roads, and storm water control.

1. **Transportation** – Comprehensive Plan Amendment Traffic Impact Analysis Guidelines are attached to this application (Please include a transportation impact analysis with application)

*MINIMAL IMPACT*

2. **Potable Water Source -**

Private water wells:

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Private community system provider:

*Community water avail on Katherine Ave*

Public water system provider:

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3. **Sewage Disposal Source -**

Private septic tanks:

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Private sewage system provider:

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Public sewage system provider:

*Public Sewage System avail on Katherine Ave*

**4. Storm water control**

Describe how the storm water will be controlled and treated:

Underground Storm Sewerage w/ detention on site.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach additional pages if necessary.

**G. CERTIFICATION AND AUTHORIZATION**

By my signature hereto, I do hereby certify that the information contained in this application is true and correct and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application.

I do hereby authorize the City of Callaway staff to enter upon my property at any reasonable time for purposes of site inspection.

I do hereby authorize the placement of a public notice sign on my property at locations to be determined by City staff.

Narcison de Guitus

Applicant's name (please print)



Applicant's signature

EXPONENTIAL INVESTMENT GROUP

Company name

# Future Land Use



1/16/2025, 10:55:39 AM

-  Parcels
-  Callaway City Limits
-  Future Land Use
-  High Density Residential
-  Low Density Residential
-  Commercial
-  Conservation
-  Agriculture

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**CITY OF CALLAWAY  
PLANNING DEPARTMENT  
STAFF SUMMARY**

**REZONING APPLICATION – 1200 BLOCK OF S. KATHERINE AVE.**

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**Date:** February 4, 2025

**Applicant:** Napoleon Deciutiis  
Exponential Investment Group, LLC

**Location of Subject Property:** 1200 Block of S. Katherine Ave.  
Parcel ID# 07295-000-000

**Background:**

Napoleon Deciutiis of Exponential Investment Group, LLC has submitted to the City of Callaway a Rezoning application for property located at 1200 Block of S. Katherine Ave. Parcel ID# 07295-000-000. The property is approximately 2.065 acres.

**Proposed Property Zoning Change:**

**From it's current zoning of:** Residential Single Family R-6M

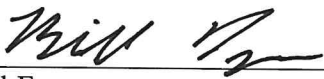
**To:** Residential Multi Family Medium Density

**Findings:**

Planning staff has analyzed the proposed rezoning and finds that all the information given is true and accurate to the best of its knowledge.

**Staff Recommendation:**

Staff recommends that the Planning Board approve the Rezoning Application and convey a recommendation of approval to the City Commission.



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Bill Frye  
Director of Public Works & Planning

Enclosures: Rezoning Application  
Zoning / Vicinity Map



Public Works Department  
324 S Berthe Avenue, Callaway, FL 32404  
Phone (850) 871-1033  
[www.cityofcallaway.com](http://www.cityofcallaway.com)

### APPLICATION FOR REZONING

1. Applicant(s) name: Exponential Investment Group LLC  
Applicant(s) address: 1016 Thomas Drive #243 PC 32408  
Applicant(s) phone: 760 622 1588 Email: ex2igroup@gmail.com  
Date of application: Jan 9, 2025
2. Rezone from: RCM to: RMFMD
3. Parcel ID #: 07295-000-000
4. Legal Description of site to be rezoned: Katherine Avenue
5. Driving directions to site: Wallace to Katherine
6. ☒ Name and address of property owner(s) according to most recent ad valorem tax records:  
(Year \_\_\_\_\_)
7. If applicant does not own the property, give name(s), address(s) and telephone number(s) of the owner(s). (Must attach statement of consent form):  
N/A

8. Property address to be rezoned:

Katherine Ave - 2 AC  
(Address must be obtained from County prior to Planning Board Meeting)

X 9. Present Property Tax Classification: \_\_\_\_\_

X 10. Proposed Property Tax Classification: \_\_\_\_\_

11. Purpose of rezoning: to allow townhomes to make  
project financially feasible.

12. Additional pertinent information: proposed street improvements  
will remain the same as previous layout.

Signature of applicant(s): [Signature] Date: 1/9/2025

\_\_\_\_\_  
Date: \_\_\_\_\_

To be submitted with application:

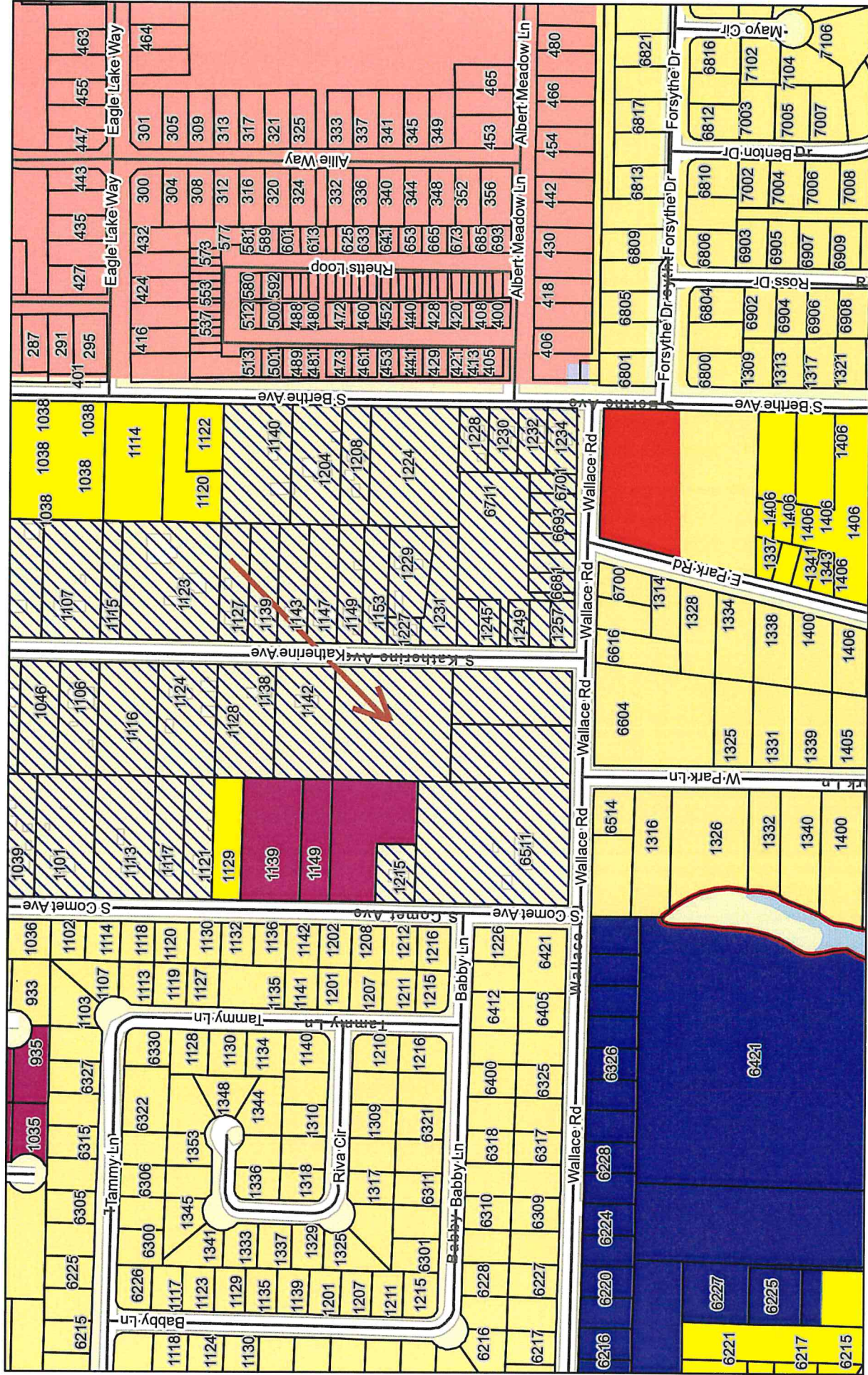
Incomplete submittals will not be reviewed

- a) 3 copies of the deed to the property.
- b) 3 copies of a survey of the property.
- c) A copy of the most recent Ad Valorem tax statement.
- d) A check for \$300. If the Zoning Application is submitted with a Petition for Annexation, the fee is \$500 for both.

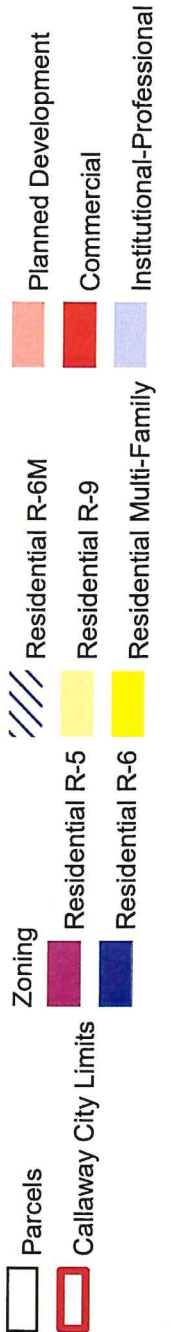
(Do Not Write Below This Line)

|                                           |                                   |
|-------------------------------------------|-----------------------------------|
| Planning Board Action Date _____          | City Commission Action Date _____ |
| Restrictions or Special Conditions: _____ |                                   |
| Rezone: From _____                        | To _____                          |
| Received _____                            | Fee Paid _____ Reviewed by _____  |

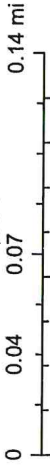
# Zoning Map



1/16/2025, 11:00:05 AM



1:4,884



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
EXPONENTIAL INVESTMENT GROUP LLC

### Filing Information

|                 |              |
|-----------------|--------------|
| Document Number | L22000468946 |
| FEI/EIN Number  | 88-4243222   |
| Date Filed      | 11/01/2022   |
| Effective Date  | 11/01/2022   |
| State           | FL           |
| Status          | ACTIVE       |

### Principal Address

1016 S. THOMAS DR  
#243  
PANAMA CITY BEACH, FL 32408

### Mailing Address

1016 S. THOMAS DR  
#243  
PANAMA CITY BEACH, FL 32408

### Registered Agent Name & Address

DECIUTIIS, NAPOLEON C  
1016 S. THOMAS DR  
#243  
PANAMA CITY BEACH, FL 32408

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

DECIUTIIS, NAPOLEON C  
1016 S. THOMAS DR, #243  
PANAMA CITY BEACH, FL 32408

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023        | 07/12/2023 |
| 2024        | 01/20/2024 |