



PLANNING BOARD MEETING
TUESDAY, FEBRUARY 18, 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

AGENDA
"AMENDED"

- A. CALL TO ORDER (SILENCE PHONES)
- B. INVOCATION & PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF MINUTES
 - February 4, 2025
- E. NEW BUSINESS – PUBLIC HEARING(S)
 - 1. Variance Request – Exemption from LDR
271 N. Tyndall Pkwy
Parcel ID: 24460-000-000
 - 2. Small Scale Comprehensive Plan Amendment
174 N. Star Ave.
Parcel ID: 06513-000-000
 - 3. Rezoning Application
174 N. Star Ave.
Parcel ID: 06513-000-000
- F. ADJOURNMENT



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
FEBRUARY 04, 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, Spring Overway, Jeffrey Carnahan & Don Hennings were 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.

APPROVAL OF MINUTES

January 07, 2025

Motion:

A motion was made by Board Member Conte and seconded by Board Member Husam to approve the minutes of January 07, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Small Scale Comprehensive Plan Amendment
1200 Block of S. Katherine Ave.
Parcel ID: 07295-000-000**

Bill Frye, Director of Public Works reviewed the Small-Scale Comprehensive Plan Amendment.

Also mentions a conceptual drawing that was shared with him minutes before the meeting, so he has not been able to look at it to confirm everything is up to standards.

Mr. Harris, Engineer, and Mr. Napoleon, Developer, are present.

Vice-chair Dougall asks about the conceptional drawing and if the blocks are apartments or homes.

Mr. Harris states they are town homes

Board Member Husam asks how many.

Mr. Harris answers with 18.

Board Member Carnahan asks if the three back lots that are high density conform with the master plan.

Director Frye shows a better outline of where the high density and low-density areas are located.

Board Member Carnahan wants to know why staff recommends the Planning Board approve this item if it's mainly a low-density area.

Director Frye states there is no reason to not allow it.

Board Member Overway asks if a sign had been placed in the neighborhood to give notice to the change or if there has been any calls or visits.

Director Frye states the sign has been up and no one has reached out.

Vice-Chair Dougall asks if they will be owned or rented.

Mr. Napoleon provided background information, and that they will be for sale at an affordable cost, targeting military families, wanting to give back to the community.

Board Member Husam asks why townhomes and why so many in the area.

Mr. Napoleon answers saying it's more economical because of the impact it will take on the sewer and infrastructure and made more sense financially rather than the original plan of 9-10 single family homes. The switch from single family home to townhomes was primarily due to drainage impacts.

Board Member Husam asks if there is an area for kids and if there will be a retention pond. Also expresses concern of the impact with this many units.

Mr. Napoleon says a playground will be placed as it's a requirement.

Board Member Husam notes housing is needed but it's a lot of units for a low-density area.

Board Member Overway mentions if your target is military, they tend to buy houses.

Mr. Napoleon states house prices have risen and provides personal history of moving when he served.

Chairman Hagan calls for Public Participation.

Anna Pelletier – 7724 Shadow Bay Dr. – How is it less taxing on drainage to have 18 townhomes than 9 single family homes. Also, playground is not required for 2.06 acreage.

Director Frye states they have not reached the stormwater phase, Mr. Harris will have to prove stormwater works whether it's townhouses or single-family homes and meet Land Development Regulations. As of now, this acreage of single-family residential is not required to have a playground for this zone, however, if the change is approved to multifamily residential, open space will be required.

Board Member Carnahan if the new zoning gets approved and this is individually owned, who will take care of the open space.

Frye states whoever owns the property, but this issue will be part of the developmental orders and will be ironed out by then.

Board Member Husam asks if an HOA is possible
Director Frye says yes.

Teresa Langston – 6031 Lance St. – Doesn't understand how 18 townhomes are easier on drainage than 9 homes. Should stay zoned as single-family. Believes families and military don't want townhomes and that this decision was mainly driven by finances and less for the community.

Mr. Harris expresses they spent a year planning this out as single-family homes. The cost of field dirt is more for single family homes. The town homes are 2 story at 900 sq ft and single-family homes are one story at 1500 – 1800 sq ft so this route produces more green space. This route also lessens the costs for field dirt, less slab, foundation work, and less roofing material. These are 4-plex units apart from one 6-plex all with front and back yards. There will be an open space for a privately maintained park at the end of the street, could be turned into a public park if the developer wants since it's on a public road. Yes, finances are considered in this but other things like drainage is too.

Renee Major – 726 Buddy Dr. – States 4-plexes and 6-plexes look like base housing so this might as well be base housing.

Mr. Napoleon talks about his dedication to build his community.

Motion:

A motion was made by Vice-chair Dougall and seconded by Board Member Conte to approve the Small-Scale Comprehensive Plan Amendment for 1200 Block of S. Katherine Ave. The motion carried upon roll-call vote.

Chairman Hagan: Yes

Vice-Chair Dougall: Yes

Board Member Husam: Yes

Board Member Conte: Yes

Board Member Overway: No

Board Member Carnahan: No

Board Member Hennings: Yes

2. Rezoning Application

1200 Block of S. Katherine Ave.

Parcel ID: 07295-000-000

Bill Frye, Director of Public Works reviewed the Rezoning Application.

Board Member Husam asked for confirmation no mobile homes will be placed with the change.

Mr. Napoleon confirms.

Chairman Hagan calls for Public Participation; there was none.

Mr. Harris mentions townhomes will have enclosed garage and will be aesthetically appealing.

Board Member Husam states he believes townhomes are not what people want and goes into why, however, he appreciates the work being done, especially with the playground.

Mr. Napoleon will be donating 10% to a foundation of his choice recognizing service men and women and would like the park to be dedicated to a hero within Callaway of a specific ranking.

Motion:

A motion was made by Vice Chair Dougall and seconded by Board Member Husam to approve the rezoning application for 1200 Block of S. Katherine Ave. The motion carried upon roll-call vote.

Chairman Hagan: Yes

Vice-Chair Dougall: Yes

Board Member Husam: Yes

Board Member Conte: Yes

Board Member Overway: No

Board Member Carnahan: No

Board Member Hennings: Yes

ADJOURNMENT

There being no further business, the meeting adjourned at 6:31 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

Variance / Exemption from the Land Development Regulations

Date: February 18, 2025

Applicant: Shannon Maddox
Hot & Cold Investments, LLC

Location of Subject Property: 271 N. Tyndall Pkwy.
Callaway, FL 32404 (Parcel ID No. 24460-000-000)

Findings:

The applicant would like to submit a development order application to put in a Human Bean Coffee, drive through only establishment. The Central Corridors Urban Design Overlay District, Sub District #1, Town Center prohibits drive through only uses.

Land Development Regulations, SECTION 15.562 CENTRAL CORRIDORS URBAN DESIGN OVERLAY DISTRICT

15.562.1 Sub District #1 – Town Center

(c) Prohibited uses: The following uses are not permitted within the sub district.

- 1) Residential - single-family detached use (except as exempted by this ordinance), group foster homes, and adult congregate living facilities.
- 2) Commercial – gasoline service stations, “drive-thru” only uses (not part of or accessory to an allowable primary use), automobile or engine repair, construction storage yards, self-storage, farm equipment, car wash, vehicle sales, mobile home and recreational vehicle sales, mini-warehouse storage facilities, delivery facilities, minor repair and other uses deemed detrimental to or inconsistent with the character or purpose of the Town Center Sub District.
- 3) Public Facilities - adult congregate living facilities, large commercial scale day-care centers, and major maintenance facilities.
- 4) Recreation - utilities or maintenance facilities.

Staff Findings:

The applicant has requested a Variance / Exemption from The City's Land Development Regulations, Section 15.562.1(c) 2). A sign has been placed on the property with a Notice stating that a Variance / Exemption was going to be brought before the Planning Board. The Notice has also been mailed out to all property owners within 100 feet of the properties.

REQUESTED MOTION/ACTION:

Consider variance and convey a recommendation to City Commission.



Bill Frye

Director of Public Works & Planning

Enclosures: Vicinity Map
Variance Application



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

REQUEST FOR A VARIANCE

A copy of your current deed or most recent property tax bill is required. In addition, a survey may be required for some applications.

Non refundable fee of \$250 due when application submitted

Date: 01/21/25

Applicant's name: Shannon Maddox

Applicant's address: 1396 Highway 71 Marianna, FL 32448

Phone: 850-372-3627 Email: shannon.maddox@maddoxms.com

Street address or location of proposed variance request: Parcel #: 24460-000-000

Legal description of property of variance: See attached sheet
(Attach)

Type of variance requested: Variance on parcel size (Section 15.532.1 (1) Required Lot Size
"Side Yard") and Business Type (Section 15.532.1 (2) Commerical "drive-thru")

Present zoning classification: Commercial sub district #1

Action taken on any prior applications: (part or all of land) N/A

List the names and address of **all** owners and occupants at the property:

Hot and Cold Investments <i>LLC</i>	1396 Highway 71, Marianna, FL 32448
Name	Address
<i>by SHANNON MADDOX, MANAGER</i>	
Name	Address
<i>Shannon Madox</i>	
Name	Address
Name	Address
<i>Shannon Madox</i>	<i>1/27/25</i>
Applicant's signature	Date

A lot or parcel of land being located in the City of Calloway, Bay County, Florida, and being more particularly described as follows:

[illegible]

ELEVATIONS DETERMINED, AND FLOOD ZONE "X" UNSHADED" (DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN), AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 364 OF 517, MAP NUMBER 1200500364, DATED OCTOBER 24, 2024.

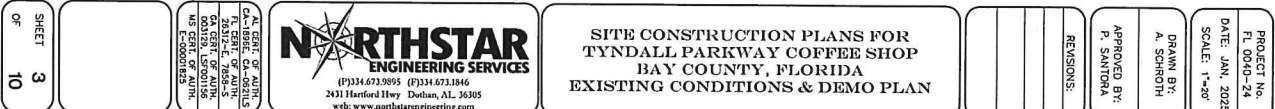
MAGNOL IN CONCRETE LOCATED IN THE SOUTHWEST INTERSECTION OF NORTH TYNDALE PARKWAY WITH EAST HIGHWAY 22

SET IRON PIN (SIP) LOCATED ON THE WEST RIGHT-
OF-WAY (R/W) OF NORTH TINDALL PARKWAY AT
THE SOUTHEAST CORNER OF THE PROPERTY.
N: 420598.7790
E: 162359.5770
TOP ELEV: 26.334

SIDE: 19 FT
REAR: 19 FT

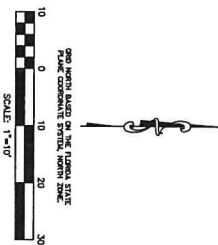
NOTE: VERTICAL DATUM SHOWN HEREON IS REFERENCED TO
MONTGOMERY, GEOD18.

NOTE: POSITIONAL DATA IS BASED ON THE U.S. SURVEY FOOT
AND THE FLORIDA STATE PLANE COORDINATE SYSTEM,
NORTH ZONE.

[illegible]

CELL OF CALVARY MONKS COMMERCIAL SUB DISTRICT #
BEAUFORT SEYMOUR
FRONT: 10 FT
SIDE: 10 FT
REAR: 10 FT

Point #	North	East
10	420772.9625	1623471.2725
11	420772.6366	1623453.2820
12	420704.6005	1623496.0642
13	420693.5737	1623469.3062
14	420639.3254	1623405.9970
15	420624.0062	1623532.3971
16	420638.2847	1623535.4954
17	420703.9087	1623549.5935
18	420762.1461	1623577.0215
19	420761.5466	1623577.0215
20	420668.1146	1623605.0019
21	420765.1389	1623606.1061



- [illegible]

- [illegible]

NORTHSTAR
ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hasford Hwy Dothan, AL 36305
web: www.northstarengineering.com

**SITE CONSTRUCTION PLANS FOR
TYNDALL PARKWAY COFFEE SHOP
BAY COUNTY, FLORIDA
LAYOUT PLAN**

DRAWN BY:
A. SCHROTH

PROJECT NO.
FL 0040-24

SHEET 4
OF 10



CITY OF CALLAWAY
CITY HALL
6601 EAST HIGHWAY 22
CALLAWAY, FL 32404
PHONE: 850-871-6000
WWW.CITYOFCALLAWAY.COM

MAYOR
PAMN HENDERSON

COMMISSIONERS
SCOTT DAVIS, WARD I
DAVID GRIGGS, WARD II
BOB PELLETIER, WARD III
KENNETH AYERS, WARD IV

Kevin Obos, City Attorney

Keith "Eddie" Cook, City Manager

Ashley Robyck, City Clerk

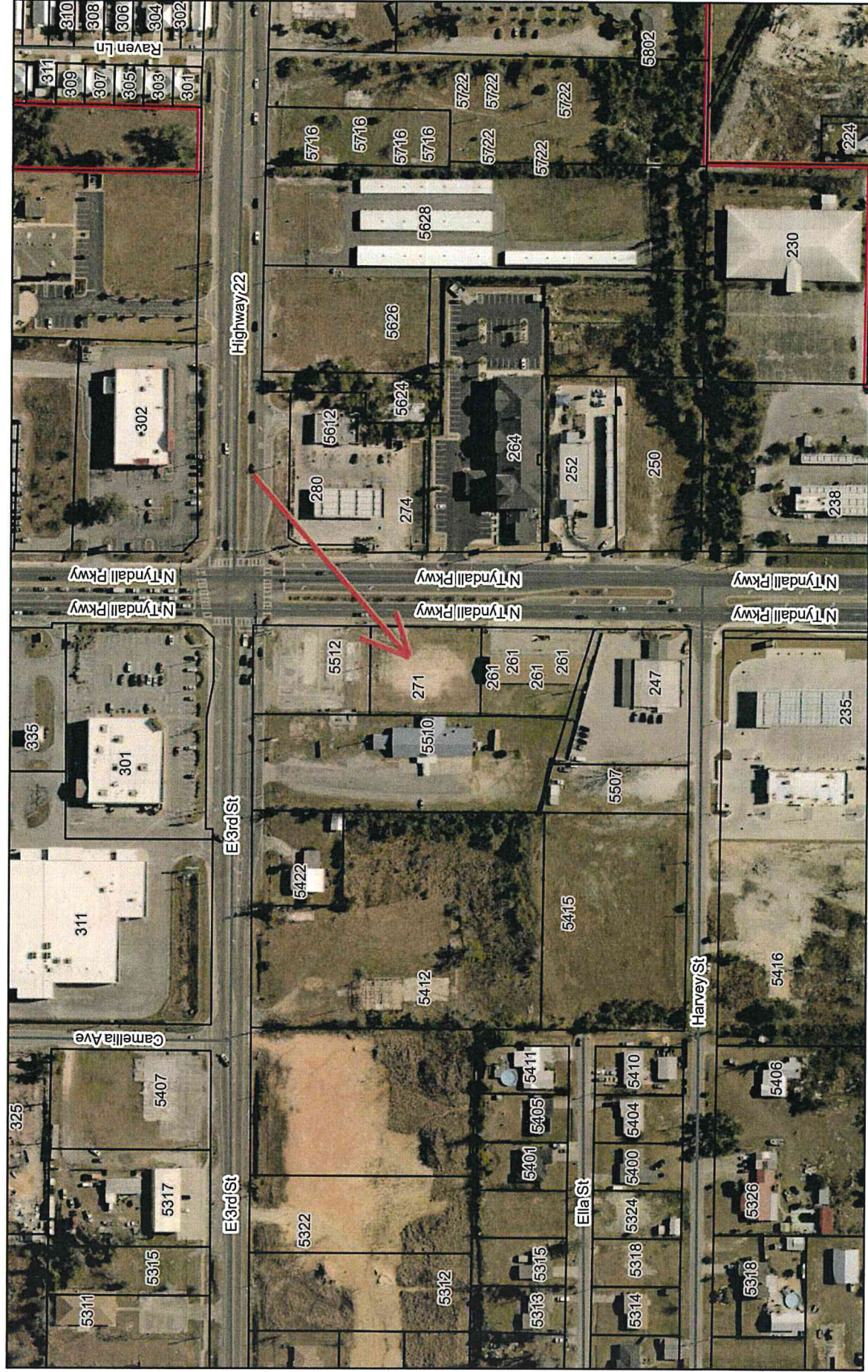
NOTICE

NOTICE IS HEREBY GIVEN that the City of Callaway Planning Board will consider a request for a variance from the Land Development Regulations at a regular meeting to be conducted at 6:00 p.m. on Tuesday, February 18, 2025, at the City of Callaway Arts and Conference Center, 500 Callaway Park Way, Callaway, Florida.

A request for a variance from the requirements of the City of Callaway Land Development Regulations at 271 N. Tyndall Parkway, Parcel ID # 24460-000-000 Callaway, FL. If approved, the variance would allow a drive through only use commercial development.

The submittal documentation for the request may be reviewed by the public during normal office hours (M-F, 8:00-4:00) at the City Planning Department located at 324 S. Berthe Avenue.

271 N. Tyndall Pkwy.



2/3/2025, 9:50:20 AM

Parcels

Callaway City Limits

1:2,924

0.08 mi

0.13 km

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**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT – REQUEST TO CHANGE THE
FUTURE LAND USE MAP FOR THE PROPERTY AT 174 N. STAR AVENUE**

Date: February 18, 2025

Applicant: Bryon Keith Cliett

Property owner: Mary Ann Walden

Location: 174 N. Star Ave. Parcel ID# 06513-000-000

**Current Future
Land Use:** Low Density Residential (Max – 6.99 units per acre)

**Proposed Future
Land Use:** Medium Density Residential (Max – 8.99 units per acre)

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

Background:

Bryon Keith Cliett 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 Medium Density Residential designation.

Staff Findings:

The subject property is approximately 4.3 acres. (see attached map). There are a mixture of property uses and allowances in that area. Therefore, changing the Future Land Use of the subject property would be consistent with the surrounding area.

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 Public Facilities.



Bill Frye
Director of Public Works & Planning

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



Planning Department
324 S Berthe Avenue, Callaway, FL 32404
Phone (850) 871-1033
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: Mary Ann Walden Trust
2. Mailing address: 1400 Harvard Blvd Lyn Haven, FL 32444
3. Phone: _____ Fax: _____ Email: _____
4. Authorized agent name: Inga Brown
5. Mailing address: 3009 Hwy 77 Suite H Panama City, FL 32405
6. Phone: _____ Fax: _____ Email: Inga@coventsrealstate.com

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

~~Re-zoned to Medium Density~~
Small Scale

November 29, 2023

C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:

174 Star Ave Panama City 32404

2. Tax ID: 06513-000-000

3. Acreage of property: 4.9 acres

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.

I would like to have the property rezoned to medium density to match the adjacent property.

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)

2. **Potable Water Source -**

Private water wells:

Private community system provider:

Public water system provider:

City of Callaway

3. **Sewage Disposal Source -**

Private septic tanks:

Private sewage system provider:

Public sewage system provider:

City of Callaway

4. Storm water control

Describe how the storm water will be controlled and treated:

Controlled 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.

Bayon K Clieff
Applicant's name (please print)

B-K Clieff
Applicant's signature

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 12 day of January, 2011, by MARY ANN WALDEN, GRANTOR, whose address is 1400 Harvard Blvd, Lynn Haven, Florida 32444, first party, to MARY ANN WALDEN as Trustee of THE MARY ANN WALDEN TRUST DATED MAY 29, 2002, GRANTEE, whose address is 1400 Harvard Blvd., Lynn Haven, Florida 32444, second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of BAY, State of Florida, to-wit:

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) South, Range Thirteen (13) West, containing five (5) acres more or less.

Parcel ID#: 06513-000-000

The above property does not constitute the homestead of the Grantor.

MARY ANN WALDEN shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

MARY ANN WALDEN shall serve as Trustee. If MARY ANN WALDEN cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be GERALD J. WALDEN. If GERALD J. WALDEN cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be HAROLD L. WALDEN.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this

right being reserved to GRANTOR, MARY ANN WALDEN.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Christine J. White
WITNESS
(print or type name as above)

Stacy Sauls
WITNESS
(print or type name as above)

Mary Ann Walden
MARY ANN WALDEN, Grantor

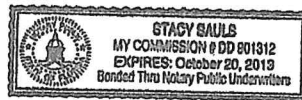
STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 12
day of January, 2011 by MARY ANN WALDEN,
[] who is personally known to me;
[☒] or who has produced FL Drivers License as
identification.

Stacy Sauls
NOTARY PUBLIC: Stacy Sauls
Commission No: DD90312
My Commission Expires: 10-20-13

This Instrument Prepared By:
C. Jason White, Esq.
JELKS & WHITE, P.A.
516 McKenzie Ave.
Panama City, Florida 32401
(850) 784-0809

from information, including the legal
description, supplied by one or both
of the Parties herein without title search.
No Warranties are made as to title.



January 24, 2025

RE: 174 N Star Ave Panama City, Florida 32404- Re-Zoning

To whom it may concern:

The Mary Ann Walden Trust gives Mr. Bryon Cliett permission to bring the above property before the City of Callaway Commission for the purposes of Re-Zoning. Mr. Cliett is currently under contract to purchase the above property.

Thank You,

x Mary Ann Walden Trust by Gerald J Walden Trustee

The Mary Ann Walden Trust

Gerald J Walden, Trustee

Future Land Use Map



2/4/2025, 11:12:28 AM

- Parcels
- Callaway City Limits
- Future Land Use
- RES Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Public Buildings & Facilities
- Commercial
- Conservation

1:4,884
0 0.04 0.07 0.14 mi
0 0.05 0.1 0.2 km

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**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

REZONING APPLICATION – 174 N. Star Avenue

Date: February 18, 2025

Background:

Bryon Keith Cliett has submitted to the City of Callaway a Rezoning Application for property located at 174 N. Star Ave. Parcel ID# 06513-000-000. The property is approximately 4.3 acres.

Proposed Property Zoning Change:

From it's current zoning of: R-5, Residential Single Family

To: Residential Multi Family Medium Density

Findings:

Planning staff has analyzed the proposed rezoning and finds that all of 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.



Bill Frye
Director of Public Works & Planning

Enclosures: Rezoning Application
Deed
Vicinity Map
Zoning Map of area



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

APPLICATION FOR REZONING

1. Applicant(s) name: Bryon Keith Cliett
Applicant(s) address: 8700 Front Beach Rd., # 6310, PCB 32408
Applicant(s) phone: 850/866.0434 Email: bryon.Cliett@gmail.com
Date of application: 01/27/ 2025
2. Rezone from: R-5 to: R-MFMD (Medium Density)
3. Parcel ID #: 06513-000-000
4. Legal Description of site to be rezoned: 174 North Star Ave., Callaway 32404
8 4S 13W 5A N 1/2 OF NW 1/4 OF SE 1/4 less Rd. R/W
OR B 3296 P 2066
5. Driving directions to site: 174 North Star Ave., Callaway 32404
6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year _____)
Mary Ann Walden Trust
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): Attached.

8. Property address to be rezoned:
174 North Star Ave, 32404
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: _____

10. Proposed Property Tax Classification: _____

11. Purpose of rezoning: Development and in accordance
with adjacent property zoning.

12. Additional pertinent information: _____

Signature of applicant(s): Trk Chew Date: 1/27/2025

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 _____

QUIT-CLAIM DEED

12 THIS QUIT-CLAIM DEED, executed this day of January, 2011, by MARY ANN WALDEN, GRANTOR, whose address is 1400 Harvard Blvd, Lynn Haven, Florida 32444, first party, to MARY ANN WALDEN as Trustee of THE MARY ANN WALDEN TRUST DATED MAY 29, 2002, GRANTEE, whose address is 1400 Harvard Blvd., Lynn Haven, Florida 32444, second party:

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of BAY, State of Florida, to-wit:

The North Half (N $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Four (4) South, Range Thirteen (13) West, containing five (5) acres more or less.

Parcel ID#: 06513-000-000

The above property does not constitute the homestead of the Grantor.

MARY ANN WALDEN shall have the independent power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this deed.

MARY ANN WALDEN shall serve as Trustee. If MARY ANN WALDEN cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be GERALD J. WALDEN. If GERALD J. WALDEN cannot serve or continue to serve as TRUSTEE, then the Successor TRUSTEE shall be HAROLD L. WALDEN.

All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

The powers of the TRUSTEE and all Successor TRUSTEES shall extend to any and all rights which the GRANTOR possesses in the above described real property; any deed, mortgage, or other instrument executed by the TRUSTEE shall convey all rights or interests of the GRANTOR including homestead; and the TRUSTEE is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.

Any person dealing with the TRUSTEE shall deal with said TRUSTEE in the order as set forth above. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed of record in the aforementioned county:

A. The written resignation of the prior TRUSTEE sworn to and acknowledged before a notary public.

B. A certified death certificate of the prior TRUSTEE.

C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE incompetent, or removing said TRUSTEE for any reason.

D. The written certificates of two physicians currently practicing medicine that the TRUSTEE is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of TRUSTEE.

E. The written removal of a Successor TRUSTEE and/or the appointment of an additional Successor TRUSTEE by either of the GRANTORS sworn to and acknowledged before a notary public; this

right being reserved to GRANTOR, MARY ANN WALDEN.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Chris
WITNESS
Christopher J. P.A. Jr.
(print or type name as above)
Stacy Sauls
WITNESS
Stacy Sauls
(print or type name as above)

Mary Ann Walden
MARY ANN WALDEN, Grantor

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 12
day of January, 2011 by MARY ANN WALDEN,
[] who is personally known to me;
[☒] or who has produced FL Drivers License as
identification.

Stacy Sauls
NOTARY PUBLIC: Stacy Sauls
Commission No: DD9032
My Commission Expires: 10-20-13

This Instrument Prepared By:
C. Jason White, Esq.
JELES & WHITE, P.A.
516 McKenzie Ave.
Panama City, Florida 32401
(850) 784-0809

from information, including the legal
description, supplied by one or both
of the Parties herein without title search.
No Warranties are made as to title.



January 24, 2025

RE: 174 N Star Ave Panama City, Florida 32404- Re-Zoning

To whom it may concern:

The Mary Ann Walden Trust gives Mr. Bryon Cliett permission to bring the above property before the City of Callaway Commission for the purposes of Re-Zoning. Mr. Cliett is currently under contract to purchase the above property.

Thank You,

X Mary Ann Walden Trust by Gerald J Walden Trustee

The Mary Ann Walden Trust

Gerald J Walden, Trustee

Zoning Map



2/4/2025, 11:08:54 AM

- Parcels
- Callaway City Limits
- Zoning
 - R-1 Single Family
 - R-2 Duplex/Manufactured Housing
 - Residential R-5
 - Residential R-6M
 - Residential R-9
 - Residential R-10
 - Residential Multi-Family
 - Multi-Family Medium Density
 - Multi-Family High Density
 - Commercial
 - Community Commercial
 - Highway Commercial
 - Conservation
 - Institutional-Professional

1:4,884

0 0.04 0.07 0.1 0.14 mi

0 0.05 0.1 0.2 km

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NOTICE OF PLANNING BOARD HEARING

The City of Callaway Planning Board will hold a public hearing on Tuesday, February 18, 2025 at 6:00 P.M., at the Callaway Arts and Conference Center, 500 Callaway Park Way, Callaway, Florida, to consider the following items:

1. General Information: Rezoning & future land use map change
Property owner/applicant's name: Mary Ann Walden / Bryon Keith Cliett
Property location: 174 N. Star Avenue
Parcel ID: 06513-000-000
Property Size: 4.3 Acres

All interested persons are invited to attend and to present information or be heard for the Board's consideration. Further information may be obtained from the Planning Department by calling 871-1033. The public is invited to review the item at the City Clerk's office at the Callaway City Hall, 6601 East Highway 22, Callaway, Florida, between the hours of 8 a.m. and 5 p.m. Monday through Friday prior to the meeting. Anyone not appearing in person may submit written comments to the Planning Department at the above address.

If a person decides to appeal any decision made by the Planning 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 City Hall, 6601 East Highway 22, Callaway, Florida 32404 or by phone at (850) 215-6694 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 (800) 955-8770 (Voice) or (800) 955-8771 (TDD).

ALL INTERESTED PERSONS desiring to be heard on the aforementioned applications are invited to be present at the meeting.