



PLANNING BOARD MEETING
TUESDAY, APRIL 1, 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

- A. CALL TO ORDER (SILENCE PHONES)**
- B. INVOCATION & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES**
 - **March 18, 2025**
- E. NEW BUSINESS – PUBLIC HEARING(S)**
 - 1. Ratification of Missed Motion – Item 2 Of Previous Meeting**
Small Scale Comprehensive Plan Amendment
760 N. Fox Ave
Parcel ID: 06006-030-000
 - 2. Rezoning Application**
Two Parcels Between 7th St. & Hagin Dr. (West of Seneca Ave.)
Parcel ID: 24379-000-000 & 24380-000-000
 - 3. Rezoning Application**
325 Camellia Ave.
Parcel ID: 24418-050-0010
- 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
MARCH 18, 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, Spring Overway, Jeffery Carnahan, & Don Hennings were present. Board Member Ishmael Husam was not in attendance. 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

February 18, 2025

Motion:

A motion was made by Board Member Carnahan and seconded by Board Member Overway to approve the minutes of February 18, 2025. The motion carried unanimously.

NEW BUSINESS

- 1. Petition for Voluntary Annexation**
760 N. Fox Ave
Parcel ID 06006-030-000

Bill Frye, Director of Public Works reviewed the Petition for Voluntary Annexation.

Board Member Carnahan asked if these are within the city limits and if it would create an island?

Vice-Chair Dougall and Chairman Hagan corrected, stating it's an enclave.

Director Frye stated this has tried to be annexed in before but previously an enclave was illegal at the time but since then changes have been made making this a legal annexation.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Conte and seconded by Vice-Chair Dougall to approve the Petition for Voluntary Annexation. The motion carried unanimously upon roll-call vote.

2. Small Scale Comprehensive Plan Amendment

760 N. Fox Ave

Parcel ID 06006-030-000

Bill Frye, Director of Public Works reviewed the Small-Scale Comprehensive Plan Amendment.
States drawing on the map are conceptual and have not been approved.

Vice-Chair Dougall asked if the density will be same on the North and South
Director Frye states they have not gotten there yet.

Engineer, Scott Bolo, states it will be the slightest bit lower

Board Member Carnahan believed if they do Phase 2 there was going to be some recreational plan which he does not see in the conceptual drawing,

Director Frye states that is why the drawing is conceptual and it will meet the LDR prior to coming to this board for approval of a Development Order.

Chairman Hagan calls for Public Participation, there was none.

Motion:

No motion was made.

3. Rezoning Application

760 N. Fox Ave

Parcel ID 06006-030-000

Bill Frye, Director of Public Works reviewed the Rezoning Application

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the rezoning application. The motion carried unanimously upon roll-call vote.

4. Petition for Voluntary Annexation

235 Hill Drive

Parcel ID 06109-000-000

Bill Frye, Director of Public Works reviewed the Petition for Voluntary Annexation.

Christine Smallwood, lawyer who represents one of the homeowners, goes into reasoning for requesting annexation.

Board Member Carnahan asked what the rezoning will be.

Director Frye states they have not applied for that.

Vice-Chair Dougall asks if a certain spot if a certain spot will be annexed in

Director Frye addresses sign concern.

Chairman Hagan calls for Public Participation.

Teresa Langston – 6031 Lance St – Concerned with once this is annexed, will it get zoned too Commercial. Also concerned with sign placement of notice of this meeting in the neighborhood.

Chairman Hagan informs if the property owners wanted to rezone, it would come before the board.

Vice-Chair Dougall asks for confirmation the trailer in black will not be included in the annexation.

Director Frye confirms.

Vice-Chair Dougall asks whose utilities is being used, Callaway or the County.

Director Frye believes water and sewer is with Callaway.

Director Frye explains how the reasoning for sign placement.

Anna Pelletier – 7724 Shadow Bay Dr. – Wonders what the zoning of the property is in Bay County and will that carry over to Callaway when annexed in.

Chairman Hagan states it will have to follow City of Callaway Zoning Regulations.

Director Frye believes Future Land Use Map change will have to be made if annexed in, which must be applied for.

Motion:

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Petition for Voluntary Annexation. The motion carried unanimously upon roll-call vote.

5. Development Order Review- Tyndall Parkway Coffee Shop
271 N. Tyndall Parkway
Parcel ID 24460-000-000

Bill Frye, Director of Public Works reviewed the Development Order Review.

Board Member Hennings asked why there is no turn lane
Director Frye states that is a DOT question.

Garrett, a Representative, said they submitted a request to DOT, and they do not want a turn lane there because to meet code, the turn lane would have to go up to 22 and that brings up a lot of utility issues?

Director Frye gives history of the area.

Board Member Hennings asked when DOT does a flyover, will that affect anything.

Director Frye responds.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Carnahan to approve the Development Order Review. The motion carried unanimously upon roll-call vote.

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**

**SMALL SCALE COMPREHENSIVE PLAN AMENDMENT – REQUEST TO CHANGE THE
FUTURE LAND USE MAP FOR THE PROPERTY AT 760 N. FOX AVENUE**

Date: March 18, 2025

Applicant: Scott Bolo, PE

Property owner: Insite Land Development FG1 Inc.

Location: 760 N Fox Ave. (Parcel No. 06006-030-000)

**Current Future
Land Use:** Bay County Residential

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

**Adjacent Future
Land Uses:** North – Residential
South – Residential
East – Agricultural / Timberland
West – Undesignated

Background:

Scott Bolo, PE of Insite Land Development FG1 Inc. 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 Bay County 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 8.47 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 and change the property designation to High Density Residential.



Bill Frye
Director of Public Works & Planning

Enclosures: Application for Small Scale Comprehensive Plan Amendment
 Deed
 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: Insite Land Development FGI Inc.
2. Mailing address: 7901 4th Street #300 St Pete, FL 33702
3. Phone: 9045372880 Fax: _____ Email: office@insiteusa.net
4. Authorized agent name: SCOTT BOLO PE
5. Mailing address: 130 CORRIDOR DR # 574
6. Phone: 8506405959 Fax: _____ Email: SCOTTB@C-EPC.NET

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

change designation to PD consistent with the
the plans shown in the included sections

November 29, 2023

C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:

760 N FOX AVE.

2. Tax ID: 06006-030-000

3. Acreage of property: 8.41 Parcel B

4. Existing Tax Classification: VACANT

5. Proposed Tax Classification: RESIDENTIAL

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.

The parcel is urban infill and the PD is not represented in available land parcels.

This type of housing meets the needs for work force housing in short supply and very much needed by community.

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 Calloway, FL

3. **Sewage Disposal Source -**

Private septic tanks:

Private sewage system provider:

Public sewage system provider: City of Calloway, FL

4. Storm water control

Describe how the storm water will be controlled and treated:

The site has ponds sized to manage storm events
The site is located on a primary drainage
ditch and is well - drained to local creek

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.

Scott Bow
Applicant's name (please print)

[Signature]
Applicant's signature *member / manager*

InSite Land Development LLC Inc.
Company name

STATE OF FLORIDA
COUNTY OF BAY

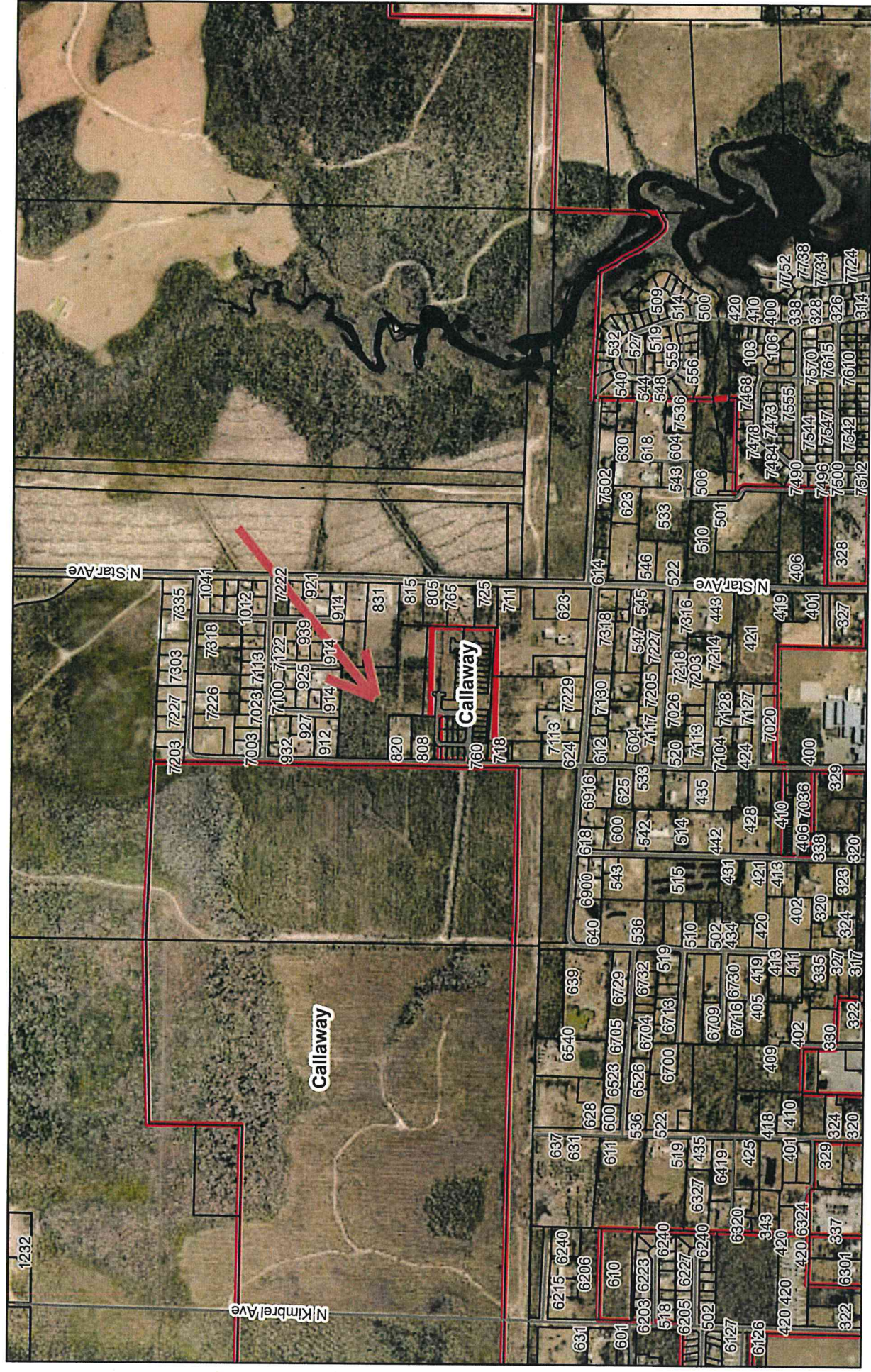
Sworn to and subscribed before me this 24 day of 02 2025, by
Scott Bow, who is personally known to me or who has produced
_____ as identification and who did/did not take an oath.

NOTARY PUBLIC [Signature]
PRINT NAME Kaelyne F. Burke
MY COMMISSION EXPIRES 11-22-28



November 29, 2023

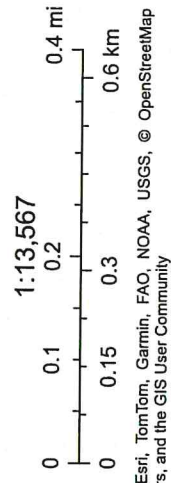
760 N. Fox Ave.



3/7/2025, 7:47:19 AM

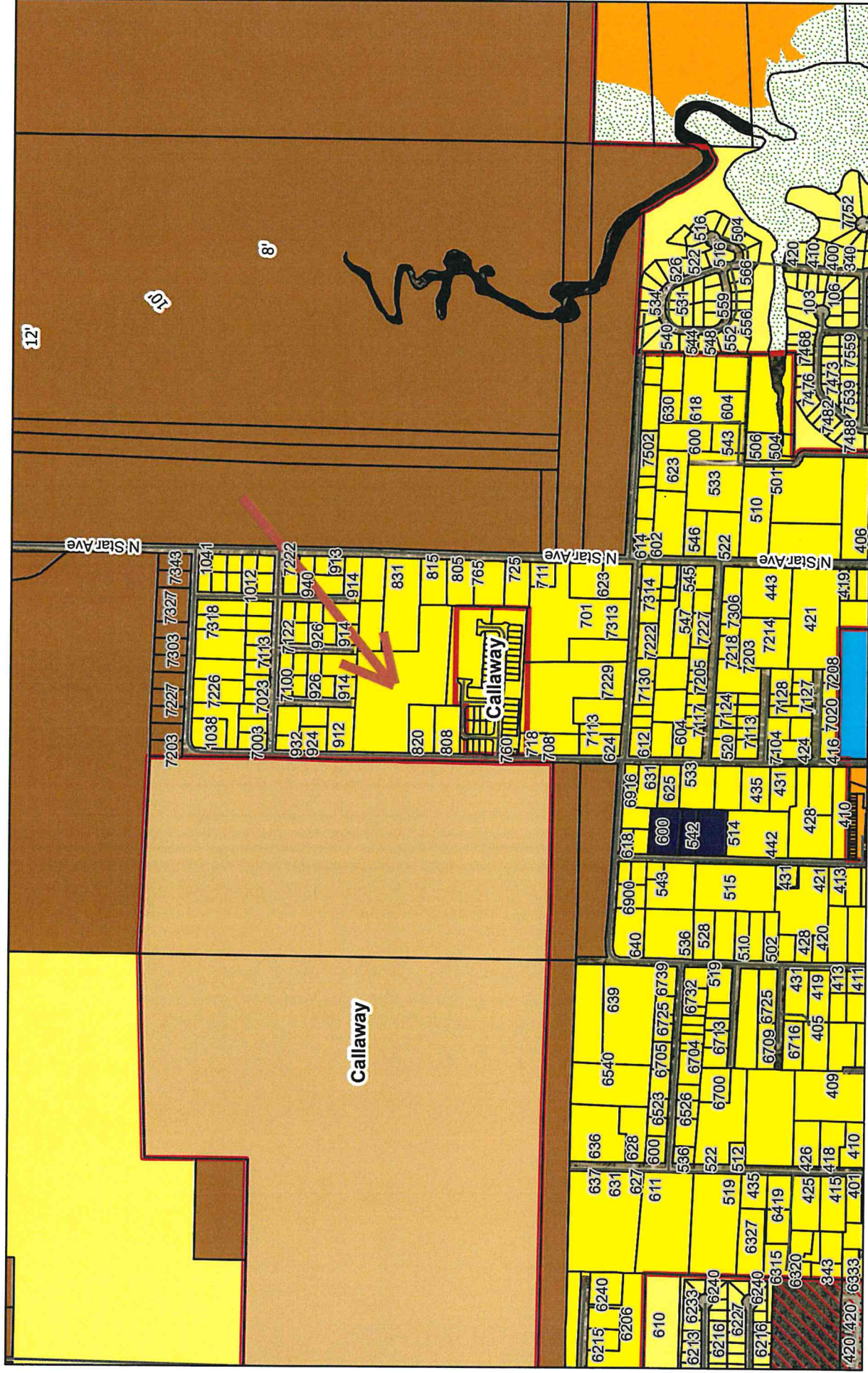
Parcels

Callaway City Limits

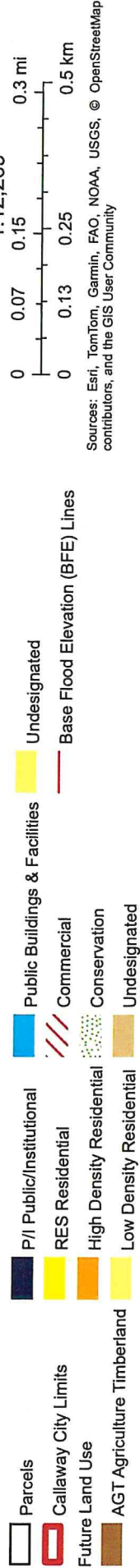


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FLU Map



3/14/2025, 8:31:43 AM



Conceptual

Conceptual

R-2

USE: RESIDENTIAL

PARCEL SIZE 8.47 AC.
Parcel 06006-030-000

ZONING: R2

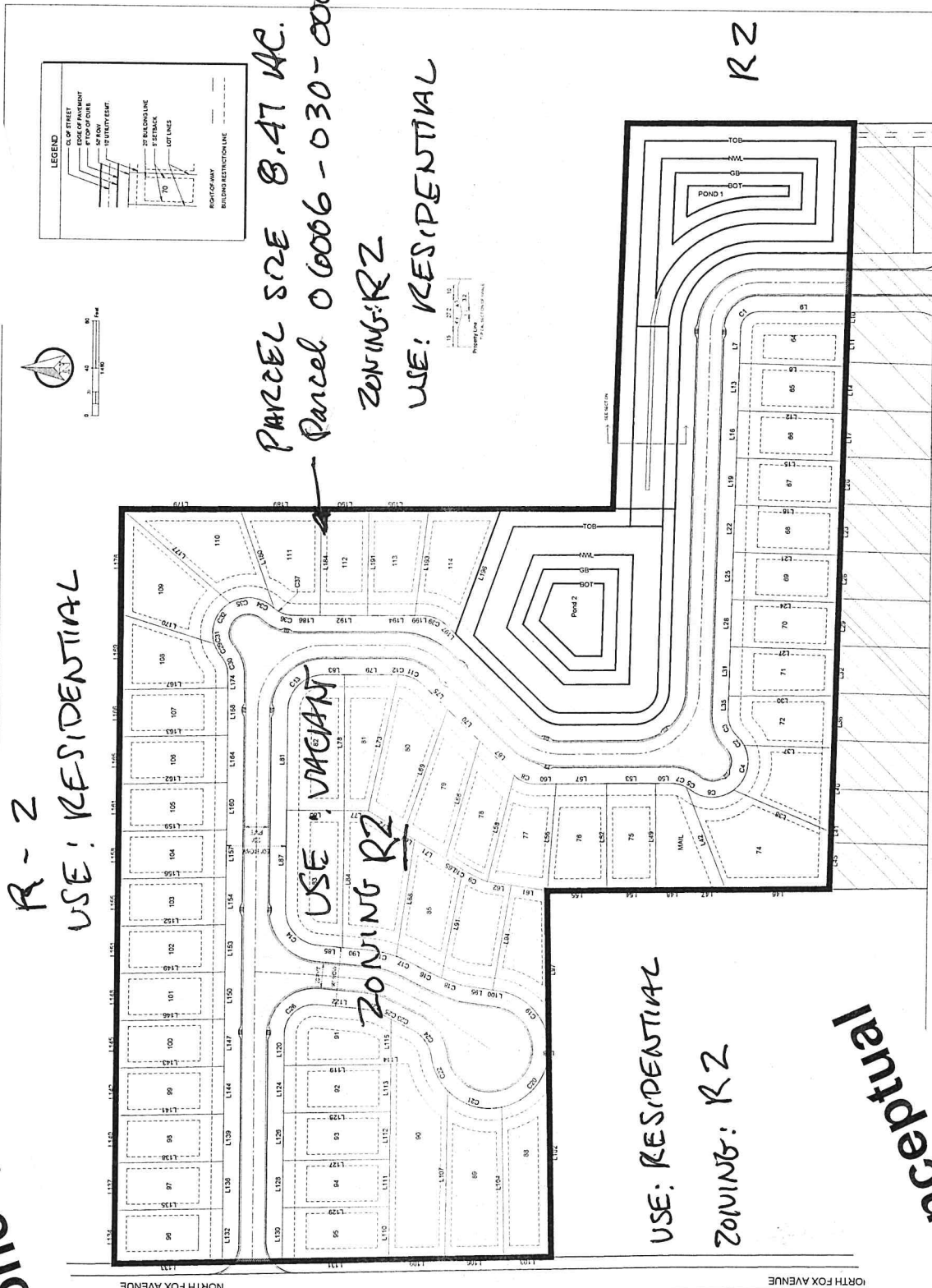
USE: RESIDENTIAL

USE: RESIDENTIAL

ZONING: R2

Conceptual

		NORTH FOX AVENUE SUBDIVISION CITY OF CALLAWAY, BAY COUNTY, FLORIDA		PHASE 2 SITE LAYOUT	
PROJECT TEAM DATA DRAWN BY: S. B. B. 08/27/2014 CHECKED BY: S. B. B. 08/27/2014 PROJECT NO.: 000		DATE: 08/27/2014 SCALE: 1" = 100'		P2.0	



TOWNSHIP, RANGE, SECTION S-4S-13W

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**REZONING APPLICATION – TWO PARCELS
SENECA AVE. FROM 7th ST. THOUGH TO HAGIN DR.**

Date: April 1, 2025

Background:

Thomas Steele, Panhandle Construction Services Group, LLC has submitted to the City of Callaway a Rezoning Application for property located at Seneca Ave. from 7th St. through to Hagin Dr. Parcel ID# 24379-000-000 & 24380-000-000. The property is approximately 7.213 acres total.

Proposed Property Zoning Change:

From it's current zoning of: R-8, Residential Single Family and
R-6M, Residential Single Family, Mobile Homes allowed

To: R-6 Residential Single Family

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

NOTICE OF PLANNING BOARD HEARING

The City of Callaway Planning Board will hold a public hearing on Tuesday, April 1 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

Property owner/applicant's name: Charles Terry / Thomas Steele

Property location: Two parcels between 7th St. & Hagin Dr.
just West of Seneca Ave.

Parcel ID: #'s 24379-000-000 & 24380-000-000

Property Size: 7.213 Total 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.



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

APPLICATION FOR REZONING

1. Applicant(s) name: Thomas Steele; Panhandle Construction Service Group, LLC
Applicant(s) address: P.O. Box 611413, Rosemary Beach, FL 32461
Applicant(s) phone: 850-348-8401 Email: panahandlecsgllc@gmail.com
Date of application: 3/12/2025
2. Rezone from: R-8 and R-6M to: R-6
3. Parcel ID #: 24380-000-000 & 24379-000-000
4. Legal Description of site to be rezoned: Please see attached legal descriptions for both parcels.
5. Driving directions to site: Approximately 0.25 miles west of the Hwy 98 & E 7th Street intersection
located between Seneca Avenue, Hagin Drive, and E 7th Street.
6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year 2025) Charles E. Terry
5242 Melissa Drive, Panama City, FL 32404
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):
Please see attached consent form.

8. Property address to be rezoned:
615 Seneca Avenue, Panama City, FL 32404
 (Address must be obtained from County prior to Planning Board Meeting)
9. Present Property Tax Classification: Single Family and Vacant
10. Proposed Property Tax Classification: Single Family
11. Purpose of rezoning: To develop a single family residential subdivision. And,
to ensure the zoning, R-6, is consistent between the two parcels.
12. Additional pertinent information: _____
Attached warranty deeds and conceptual site plan.

Signature of applicant(s): _____ Date: _____

_____ 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 _____	

STATEMENT OF CONSENT

Owners Charles and Gregory Terry hereby provide consent for the application for rezoning as attached below:

In agreement are:

Owner: Charles E. Terry
5242 Melissa Dr., Panama City, FL 32404
Phone: (850) 258-7678

Charles Terry

dotloop verified
03/14/25 5:57 PM CDT
FONN-FR9G-ZANE-FXJB

Owner: Gregory Brian Terry
557 Terry Circle, Satellite Beach, FL 32937
Phone: (321) 652-5620

Gregory B. Terry

dotloop verified
03/15/25 3:50 PM EDT
9QCZ-KHT1-ABKX-AY5Q

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

APPLICATION FOR REZONING

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Applicant(s) address: P.O. Box 611413, Rosemary Beach, FL 32461
Applicant(s) phone: 850-348-8401 Email: panahandlecsgllc@gmail.com
Date of application: 3/12/2025
2. Rezone from: R-8 and R-6M to: R-6
3. Parcel ID #: 24380-000-000 & 24379-000-000

Prepared by:
Adam L. Hood
626 Magnolia Avenue
Panama City, Florida 32401

(Space above this line reserved for recording office use only)

PERSONAL REPRESENTATIVE'S DEED

STATEMENT OF FACTS:

A. Frances A. Terry ("Decedent"), a resident of Panama City, Florida, died on 12/29/2020.

B. At the time of Decedent's death, Decedent was the owner of the Real Property described below.

C. Grantor is the Personal Representative of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court for Bay County, Florida in Case No. 21000329CP.

CONVEYANCE:

1. IDENTIFICATION OF GRANTOR

Name and address of Grantor: Charles E. Terry
as Personal Representative of the Estate of Frances
A. Terry, Deceased
5242 Melissa Drive
Panama City, FL 32404

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Names and addresses of Grantees: Charles E. Terry
5242 Melissa Drive
Panama City, Florida 32404

Gregory B. Terry
557 Carriage Circle
Satellite Beach, Florida 32937

The word "you" as hereafter used means the Grantees.

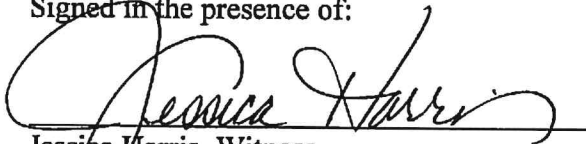
must execute deeds conveying their interests in the subject property.

Executed on January 29, 2025.

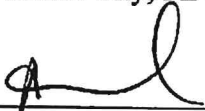


Charles E. Terry
5242 Melissa Drive
Panama City, FL 32404
as Personal Representative of the Estate of
Frances A. Terry, Deceased, Grantor

Signed in the presence of:



Jessica Harris, Witness
626 Magnolia Avenue
Panama City, FL 32401



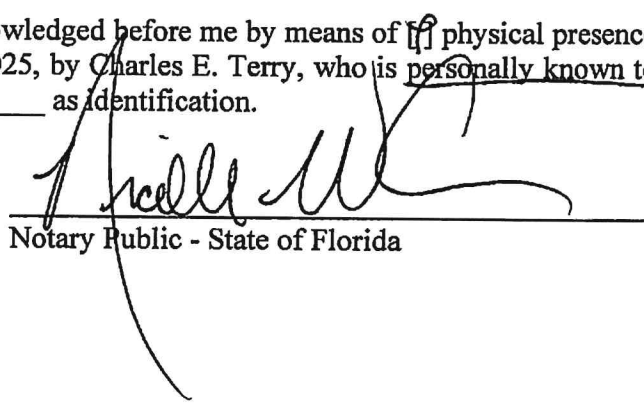
Adam L. Hood, Witness
626 Magnolia Avenue
Panama City, FL 32401

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on January 29, 2025, by Charles E. Terry, who is personally known to me or has produced _____ as identification.



NICOLE W CONRAD
Commission # HH 431938
Expires August 10, 2027



Notary Public - State of Florida



Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

 Parcels

Parcel ID	24379-000-000	Owner	TERRY, CHARLES E	Last 2 Sales		
Class Code	VACANT		ETAL	Date	Price Reason	Qual
Taxing District	2		5242 MELISSA DR	1/30/2025	0 UNQUAL/CORRECTIVE/QCD,TD	U
	PANAMA CITY		PANAMA CITY, FL	1/29/2025	\$100 UNQUAL/BANKRPTCY,EXECUTRS,GUAD	U
Acres	4.729		32404	MLS		
		Physical Address	12 4S 14W -67.1-			
		Just Value	Value \$154246			

(Note: Not to be used on legal documents)

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Bay County Property Appraiser's Office assumes NO responsibility for errors and/or omissions that may be contained herein. **THIS MAP IS NOT A SURVEY**

Date created: 3/7/2025

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Developed by  **SCHNEIDER**
GEOSPATIAL



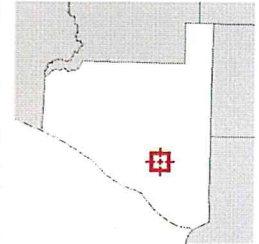
Bay County Property Appraiser - Dan Sowell, CFA

Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401

Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

 Parcels

Parcel ID	24380-000-000	Owner	TERRY, CHARLES E	Last 2 Sales		
Class Code	SINGLE FAMILY		ETAL	Date	Price Reason	Qual
Taxing District	2		5242 MELISSA DR	1/30/2025	0 UNQUAL/CORRECTIVE/QCD,TD	U
	PANAMA CITY		PANAMA CITY, FL	1/29/2025	\$100 UNQUAL/BANKRPTCY,EXECUTRS,GUAD	U
Acres	2.484		32404	MLS		
		Physical Address	615 SENECA AVE			
		Just Value	Value \$152831			

(Note: Not to be used on legal documents)

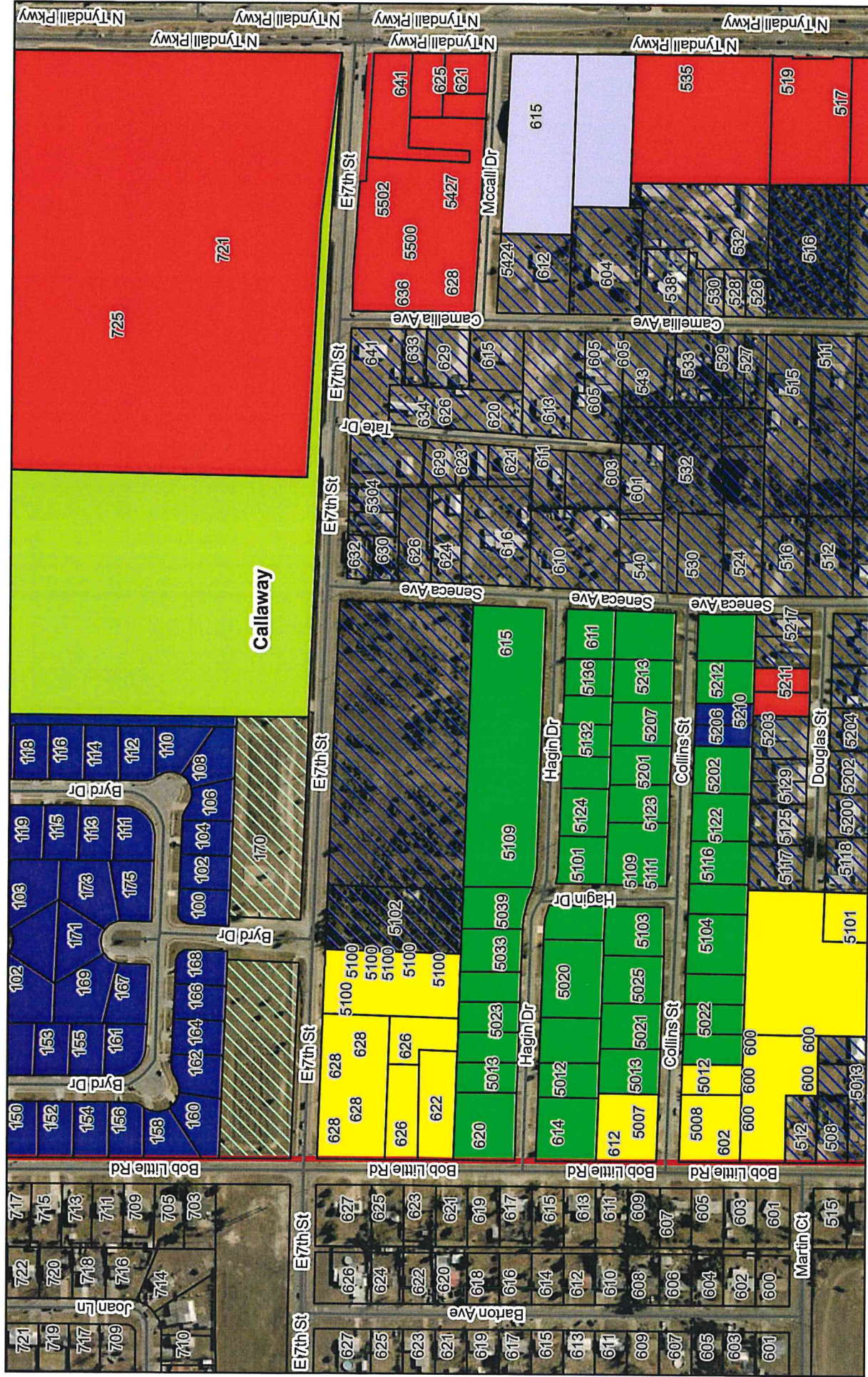
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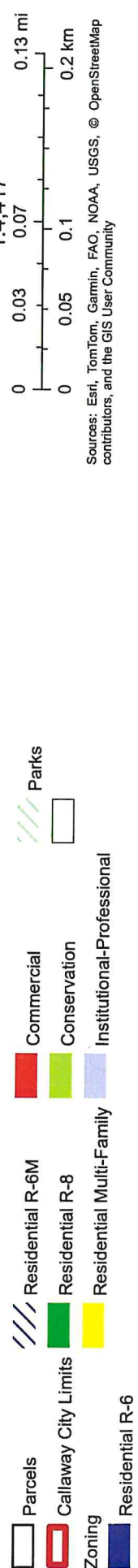
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Developed by  **SCHNEIDER**
GEOSPATIAL

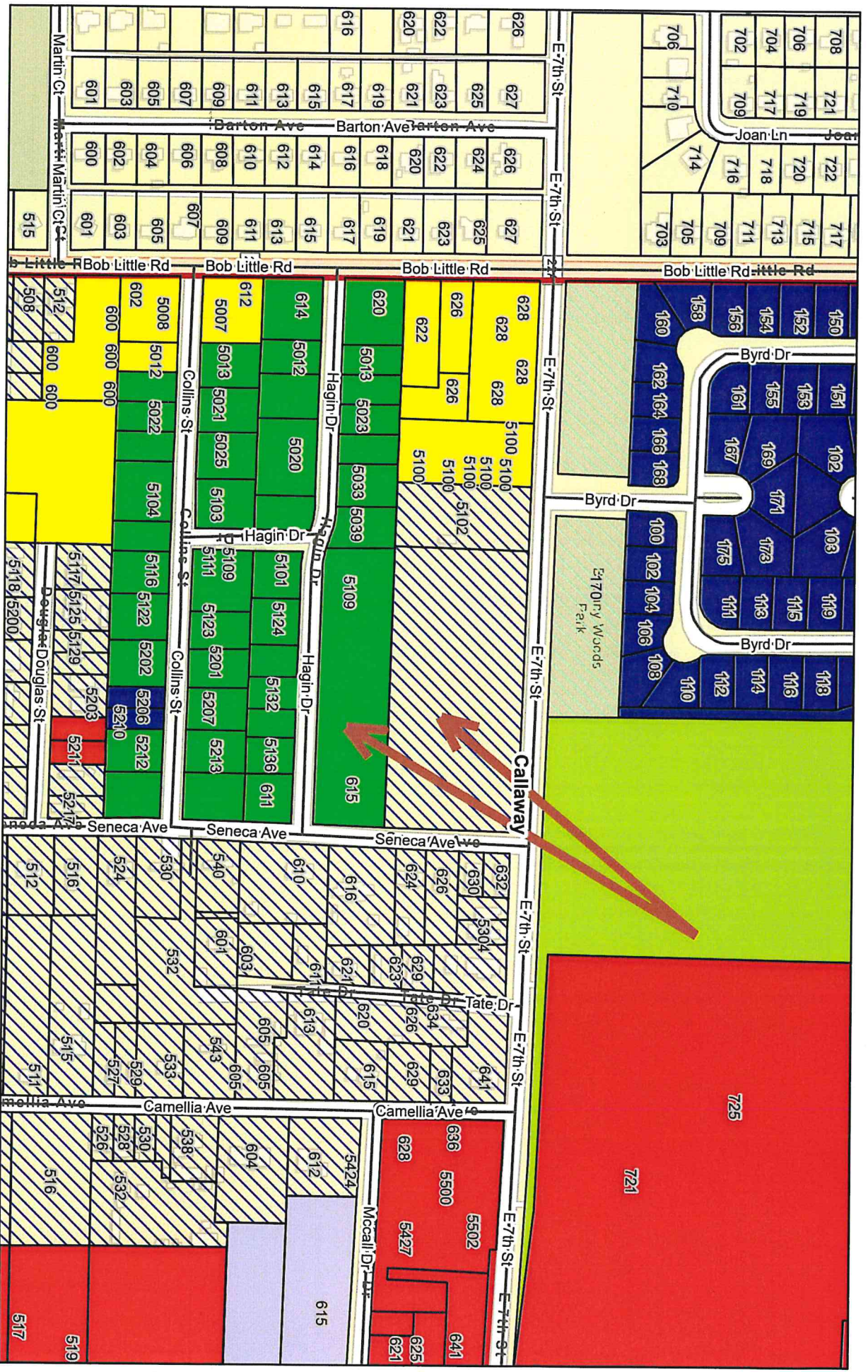
Zoning



3/13/2025, 1:12:18 PM



Zoning Map



3/14/2025, 12:31:10 PM

- Parcels
- Callaway City Limits
- Zoning
- Residential R-6
- Residential R-6M
- Residential R-8
- Residential Multi-Family
- Commercial
- Conservation
- Institutional-Professional
- Parks

0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km
1:4,417
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**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

REZONING APPLICATION – PARCEL ID # 24418-050-010

Date: April 1, 2025

Background:

Jackee Panyasang has submitted to the City of Callaway a Rezoning Application for property located behind 327 Camellia Avenue. Parcel ID # 24418-050-010. The property is approximately 0.33 acres total.

Proposed Property Zoning Change:

From it's current zoning of: R-6M, Residential Sigle Family, Mobile Homes allowed

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

NOTICE OF PLANNING BOARD HEARING

The City of Callaway Planning Board will hold a public hearing on Tuesday, April 1, 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 –Camellia Avenue
Property owner/applicant's name: Jackree Panyasang
Property location: 325 Camellia Avenue
Parcel ID: 24418-050-0010
Property Size: .238 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.



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

APPLICATION FOR REZONING

1. Applicant(s) name: PanyaSang Sackee
Applicant(s) address: 377 Camilla ave
Applicant(s) phone: 850 851 5257 Email: _____
Date of application: R 6 M M.F.M.D.
2. Rezone from: Multi Family Medium to: Commercial
3. Parcel ID #: 24418-050-010
4. Legal Description of site to be rezoned: 325
5. Driving directions to site: Take Berthe to Hwy 22
take left on 22 STAY 22 until you hit Camilla. Turn Right
Be on Left
6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year 2024) PanyaSang Sackee
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): _____

8. Property address to be rezoned:

325 Camilla
(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: So we can Build 3
Houses on IT.

12. Additional pertinent information: We are putting 325
and The Back half of 327 as one
property

Signature of applicant(s):  Date: 03/14/25

PARVASHAH JAKREEB Date: _____

To be submitted with application:
Incomplete submittals will not be reviewed

JAKREEB.E@yahoo.com

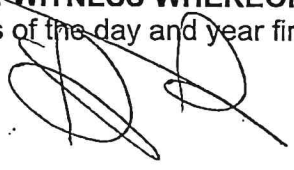
- a) 3 copies of the deed to the property.
- b) 3 copies of a survey of the property.
- c) A copy of the most recent Ad Valorem tax statement.
- d) A check for \$300. If the Zoning Application is submitted with a Petition for Annexation, the fee is \$500 for both.

(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 _____

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for 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, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first above written.



Grantor's Signature

PANYASANG JAKREE

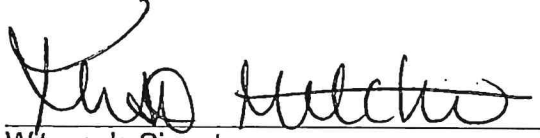
Grantor's Name

377 CAMELLIA AVE

Address

PANAMA CITY FLORIDA 32404

City, State, and Zip



Witness's Signature

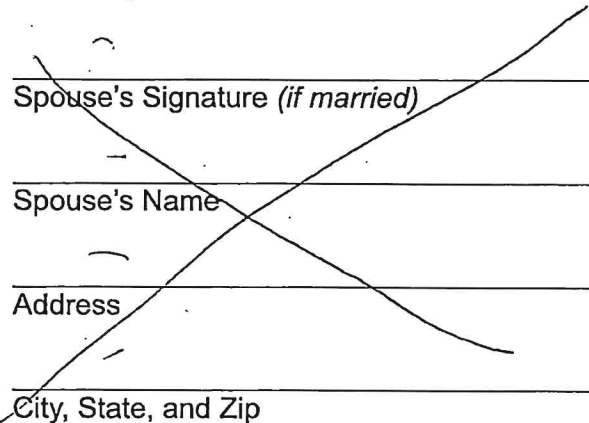
Kristi Mitchell

Witness's Name

300 E. 4th St

Panama City, FL 32401

Witness's Address

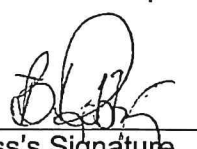


Spouse's Signature (if married)

Spouse's Name

Address

City, State, and Zip



Witness's Signature

Becky Ribbing

Witness's Name

300 E 4th St

Panama City, FL 32401

Witness's Address

STATE OF FLORIDA)

COUNTY OF Bay)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of October, 2021, by Panyasang Jakree who is personally known to me or who has produced FLDL as identification.

Tricia McGonagill
Notary Public

(SEAL)

My Commission Expires: 11/15/2027



Tricia McGonagill
Notary Public
State of Florida
Comm# HH464793
Expires 11/15/2027

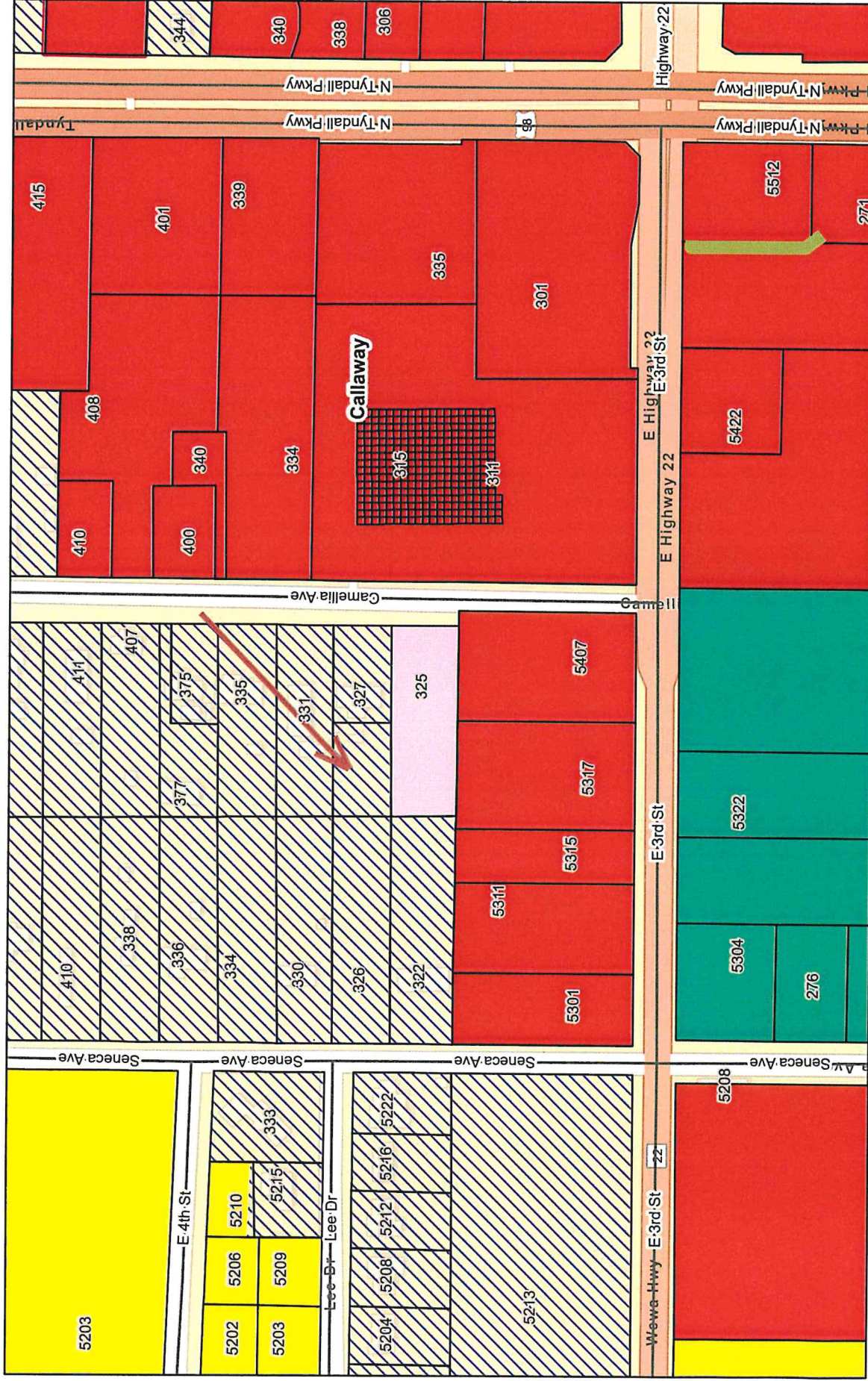
EXHIBIT A

Legal description of the real property being conveyed by this instrument.

THE WEST 130 FEET OF THE FOLLOWING PARCEL:

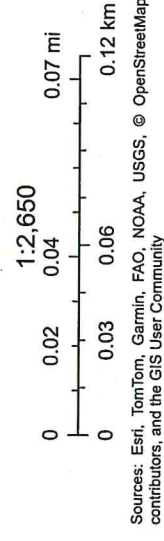
COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 14 WEST, BAY COUNTY, FLORIDA; THENCE N 88 DEGREES 00'43"W ALONG THE NORTH LINE OF SAID SECTION 12 FOR 665.68 FEET; THENCE S 00 DEGREES 47'02"W FOR 2151.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00 DEGREES 47'02"W ALONG THE WEST R/W LINE OF CAMELLIA AVENUE (AS PER MAINTENANCE CLAIM) FOR 80.00 FEET; THENCE LEAVING SAID WEST R/W LINE N89°42'08"W FOR 309.10 FEET; THENCE N00°07'38" FOR 80 FEET; THENCE S 89 DEGREES 42'08"E FOR 310.02 FEET TO THE POINT OF BEGINNING.

Zoning Map



3/17/2025, 9:46:33 AM

- Parcels
- Callaway City Limits
- Residential R-6M
- Residential Multi-Family
- Multi-Family High Density
- Commercial
- Multi-Family Medium Density
- C-3 General Commercial



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

