

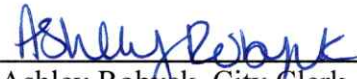


PLANNING BOARD MEETING
TUESDAY, JULY 1, 2025 - 6:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

BOARD MEMBERS
John Hagan, Chairman
James Dougall, Vice-Chair
Theodore Conte
Spring Overway
Jeffrey Carnahan
Don Hennings
Teresa Langston

AGENDA

- A. CALL TO ORDER (SILENCE PHONES)**
- B. INVOCATION & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES**
 - **April 01, 2025**
- E. NEW BUSINESS – PUBLIC HEARING(S)**
 - 1. Review of Ordinance #1122 and Resolution 25-12**
Restricting Heavy Commercial Vehicles on Certain Residential Roads
 - 2. Review of Planned Development for Fox Glenn Phase 2**
700 Block of N. Ave Fox Ave.
- 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
APRIL 1, 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. Vice-Chair Dougall 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.

ASC, Jay, announces opening board seat due to resignation of Ishmael Husam.

APPROVAL OF MINUTES

March 18, 2025

Chairman Carnahan had questions about the contents in the minutes.
Jay, ASC, addressed.

Motion:

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

NEW BUSINESS

- 1. Ratification of Missed Motion – Item 2 Of Previous Meeting**
Small Scale Comprehensive Plan Amendment
760 N. Fox Ave
Parcel ID: 06006-030-000

Jay Mitchell, Administrative Support Clerk, reviewed the ratification of missed motion.

Chairman Hagan calls for Public Participation, there was none.

Motion:

A motion was made by Board Member Conte and seconded by Board Member Overway to approve the Small-Scale Comprehensive Plan. The motion carried unanimously upon roll-call vote.

2. Rezoning Application

Two Parcels Between 7th St. & Hagin Dr. (West of Seneca Ave.)

Parcel ID: 24379-000-000 & 24380-000-000

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

Board Member Carnahan asked for confirmation this would take away mobile homes and change it to residential homes.

Chairman Hagan and Director Frye confirm.

Chairman Hagan calls for Public Participation.

Sean McNeal, represents applicant, Thomas Steele, briefly describes plan.

Motion:

A motion was made by Board Member Carnahan and seconded by Board Member Conte to approve the Rezoning Application. The motion carried unanimously upon roll-call vote.

3. Rezoning Application

325 Camellia Ave.

Parcel ID: 24418-050-0010

Bill Frye, Director of Public Works reviewed the Rezoning Application

Board Member Carnahan mentions this was talked about before and how he will have a tricky time.

Director Frye says he will need to get a Development Order and lot owner is aware.

Board Member Hennings asked what is on the lot of 327.

Director Frye states, mobile homes.

Chairman Hagan calls for Public Participation, there was none.

Motion:

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

ADJOURNMENT

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

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

**REVIEW OF ORDINANCE # 1122 & RESOLUTION # 25-12
Restricting heavy commercial vehicles on certain residential roads**

Date: July 1, 2025

Background:

The City has received complaints of commercial trucks driving on residential roads unnecessarily. Ordinance # 1122 and Resolution # 25-12 will prohibit these actions.

Staff Recommendation:

Staff recommends that the Planning Board convey recommendations of approval for Ord. # 1122 & Res. 25-12 to the City Commission.



Bill Frye
Director of Public Works & Planning

Enclosures: Ordinance # 1122
Resolution # 25-12

AN ORDINANCE OF THE CITY OF CALLAWAY, FLORIDA, AMENDING THE CITY'S CODE RELATED TO TRAFFIC AND MOTOR VEHICLES; AUTHORIZING THE COMMISSION TO PROHIBIT THE USE OF CERTAIN STREETS BY HEAVY COMMERCIAL TRUCKS; PROVIDING FOR EXEMPTIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; SCRIVENER'S ERRORS; LIBERAL INTERPRETATION; MODIFICATIONS; CODIFICATION; EFFECT ON EXISTING TERMS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 316.008, Florida Statutes, authorizes cities to regulate traffic on City streets, including prohibiting or regulating the use of controlled access roadways by any class or kind of traffic, or prohibiting or regulating the use of heavily traveled streets by any class or kind of traffic found to be incompatible with the normal and safe movement of traffic; and

WHEREAS, the City finds that delivery trucks are cutting through residential neighborhoods, and determines that prohibiting the use of certain streets by commercial trucks will reduce noise, improve safety and protect infrastructure.

NOW THEREFORE, BE IT ENACTED BY THE CITY OF CALLAWAY, FLORIDA:

SECTION 1. REPEAL OF ORDINANCE 621. From and after the effective date of this Ordinance, Ordinance 621 shall be repealed and of no further force and effect.

SECTION 2. From and after the effective date of this ordinance, Section 17-3 of the City of Callaway Code of Ordinances, related to Traffic and Motor Vehicles is amended to read as follows (new text **bold and underlined**, deleted text ~~struck through~~):

Sec. 17-3. – Heavy Commercial Trucks prohibited on certain streets.

- (a) Except as provided in subsection (b), commercial delivery trucks and construction vehicles, which trucks or vehicles have three or more axles and a gross weight in excess of 10,000 pounds including load and any attached trailer, are hereby prohibited from passage on certain streets within the city, as such streets shall be set by resolution and from time to time amended by the City Commission.
- (b) Exemptions.
 - a. Public utility trucks.
 - b. Moving and parcel delivery trucks shall not be prohibited from making deliveries or pickups to customers whose homes are businesses are located on a portion of restricted roadway.

- c. Heavy construction trucks shall not be prohibited from traveling on a restricted roadway for the purpose of undertaking construction or repairs to a property located on a portion of restricted roadway.

SECTION 3. CONFLICT WITH OTHER ORDINANCES OR CODES. All Ordinances or parts of Ordinances of the Code of Ordinances of Callaway, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any provision of this Ordinance is held to be illegal, invalid, or unconstitutional by a court of competent jurisdiction, the other provisions of this ordinance shall remain in full force and effect.

SECTION 5. SCRIVENER'S ERRORS. It is the intention of the City, and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Callaway, Florida, and to that end, the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Attorney without public hearing, by filing a corrected or recodified copy with the City Clerk.

SECTION 6. ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 7. MODIFICATIONS. It is the intent of the City that the provisions of this Ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the Ordinance adopted by the City.

SECTION 8. CODIFICATION. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Callaway Code of Ordinances, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 9. EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, this ____ day of _____, 2025.

CITY OF CALLAWAY, FLORIDA

By: _____
Pamn Henderson, Mayor

ATTEST: _____
Ashley Robyck, City Clerk

PASSED ON FIRST READING: _____

NOTICE PUBLISHED ON: _____

PASSED ON SECOND READING: _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE CITY OF CALLAWAY
ONLY:

City Attorney

VOTE OF COMMISSION:

Ayers _____

Davis _____

Griggs _____

Henderson _____

Pelletier _____

RESOLUTION NO. 25-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA, PROHIBTING HEAVY COMMERCIAL TRUCKS FROM TRAVELING ON CAMELLIA AVENUE, SENECA AVENUE, SIMS AVENUE, N. GAY AVENUE, S. GAY AVENUE, AND N. KIMBREL AVENUE; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Callaway, Florida formally adopted Ordinance [], authorizing the City Commission to adopt a resolution identifying City roads on which passage by heavy commercial trucks shall be prohibited; and

WHEREAS, the City Commission finds and determines that to promote public safety it is in the best interests of the City to prohibit the passage of heavy commercial trucks on portions of certain City roads which primary serve residential uses.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CALLAWAY, FLORIDA:

SECTION 1. Restricted Roadways. From and after the effective date of this Resolution, heavy commercial vehicles described in Section 17-3 of the City's Code of Ordinances shall be prohibited from traveling on the following roadways:

Camellia Avenue
Seneca Avenue
Sims Avenue
N. Gay Avenue
S. Gay Avenue
N. Kimbrel Avenue

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this Resolution, including Exhibit A, is for any reason held invalid or unconstitutional by the decision of any court or regulatory body of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this ____ day of _____, 2025, by the CALLAWAY CITY COMMISSION meeting in regular session.

CITY OF CALLAWAY, FLORIDA

By: _____
Pamn Henderson, Mayor

Attest: _____
Ashley Robyck, City Clerk

VOTE OF COMMISSION:

Ayers _____
Davis _____

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY FOR THE CITY OF CALLAWAY
ONLY:

Griggs _____
Henderson _____
Pelletier _____

Kevin Obos, City Attorney

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

Review of Planned Development for Fox Glenn Phase 2

Date: July 1, 2025

**Applicant: Scott Bolo
Insite Land Development FG1**

Property Owner: Cara Glenn

**Property Location: 700 Block of N. Fox Avenue, approximately 3000 feet North of Hwy. 22
Just North of Phase 1**

Background:

Scott Bolo and associates of Insite Land Development FG! have submitted a request for a planned development. The property is currently unimproved. The property is mostly pine trees and underbrush damaged by hurricane Michael.

The property was annexed into the city limits of Callaway by Ordinance #1116 on April 8, 2025.

The property was also rezoned to Planned Development by ordinance # 1118 on April 8, 2025.

This in no way permits any activity on the property. A Development orders will be issued at a later date.

Staff Recommendation:

Staff recommends that the Board approve the Planned Development Narrative and convey a recommendation of approval to the City Commission.



Bill Frye
Director of Public Works & Planning

Enclosures: Planned development narrative
Section 15.565 of the LDR

SECTION 15.565 PLANNED DEVELOPMENT-ZONING REGULATIONS

(a) **Purpose:** The purpose of the planned development zoning district is to provide an alternative method of land development not available within the framework of the other zoning districts of the City. This classification may be assigned to land which is to be developed as a whole or in a single development, or programmed series of development operations, utilizing innovative design techniques not possible through the structure of other zoning districts of the City, for the purpose of achieving one or more of the following development objectives:

- (1) To preserve or be otherwise sensitive to significant environmental or topographical features which exist on the site.
- (2) To accommodate a mixture of uses on one or more parcels of land with single or multiple ownerships, zoned, approved, operated and developed as a single unit and made internally and externally compatible through use limitations, sign control, cross easements for access and utilities, coordinated building orientation, design, aesthetics and buffering, with principal and accessory structures substantially related to the character of the development and the context of the neighborhood of which they are a part.
- (3) To accommodate a comprehensively planned and phased redevelopment project involving multiple ownerships which provides for interrelated uses, circulation patterns (both vehicular and pedestrian), building orientation, parking areas, architectural motif, signs, open space, amenity areas and like features, which positively contribute to the area being redeveloped and the City. Planned development shall be designed according to comprehensive plans which provide for interrelated uses, circulation patterns (both vehicular and pedestrian), streets, utilities, lots, building orientation, parking areas, architectural motif, signs, open space, amenity areas and like features with a program to provide for the maintenance and operation of all such areas. Planned developments must also provide improvements and facilities for the common use of all or some of the occupants of the development and a provision for the maintenance and operation of all necessary services which the City of Callaway does not agree, in writing, to provide, maintain or operate.

(b) **Permitted areas:** Planned developments of mixed commercial and residential uses, more than one residential use, or more than one commercial use are permitted within the following areas:

- (1) All areas shown on the 1990 official zoning map of the City of Callaway, Florida.
- (2) All areas annexed into the City of Callaway after January 1, 1991.

(c) **Application for planned development:** The proponents of a planned development shall make a written application in accordance with the provisions of this chapter, to the Callaway City Commission for the approval of a planned development zoning classification.

(d) **Permitted uses:** All uses permitted in a planned development shall be consistent with the comprehensive land use plan designation for the subject site, including densities and intensities of use. Uses permitted in a planned development may include and shall be limited to:

- (1) Dwelling units in detached, semi-detached, attached or multi-family structures, or combinations thereof.
- (2) Non-residential uses such as commercial, religious, cultural, recreational, governmental, and other uses which are compatible and harmoniously incorporated into a unitary design of the planned development.
- (3) Combination of dwelling units and non-residential uses as described in (1) and (2) above.

(e) Submission of plans and action thereon: The development plan of the planned development shall meet the requirements of professional land-planning services, promote public health, safety and general welfare; provide adequate light, air, privacy and convenience, conserve the values of surrounding property, and protect against fire, panic, explosion, noxious fumes, flooding among natural watercourses, and other hazards.

Development plans for all planned developments shall be submitted in accordance with City general site specific development plan requirements contained in Section 15.630 (site specific) of the Callaway Code of Ordinances and, where applicable, in accordance with City subdivision regulations contained in Article VII of this Chapter.

In addition to the submission requirements described above, the applicant shall submit a detailed textual statement containing all proposed uses within the planned development and including all restrictions, covenants, limitations, hours of operation, rules, regulations and such other data and information as the City shall require, which the applicant intends to place on the property. Upon approval by the City Commission, this textual statement shall become a part of the City's zoning regulations for that planned development. After final approval of the planned development, including the textual statement, any amendment to the provisions of the textual statement must be made in accordance with this Section.

(f) Public hearing and zoning action.

(1) Upon review of the final site plan and consideration of the recommendations of the Director of Planning, the City Commission shall, by resolution, set a public hearing to obtain public input on the proposed planned development rezoning, in accordance with the applicable Florida Statutes and City ordinances.

(2) Following receipt of the recommendations of the Director of Planning and the Planning Board, and upon consideration of public input obtained at the public hearing, and review of the planned development, the City Commission shall, within sixty (60) days from the conclusion of the public hearing, adopt a resolution either denying the application or instructing the City Attorney to draft the appropriate ordinance to establish the planned development zoning classification on the specified parcel.

(g) Time periods and extensions thereof:

(1) Construction shall begin within a period of two (2) years, beginning with the enactment date of the ordinance creating the planned development. Upon the applicant's failure to begin construction within this two (2) year period, the City Commission may rescind or modify the ordinance establishing the planned unit development, unless a request for an extension of time is granted.

(2) An application for an extension of the two (2) year period shall be made to the City Commission of Callaway and shall be accompanied by such evidence as shall be necessary to show substantial need and shall be made before the expiration of the two (2) year period. In its sole discretion, the City Commission may, by resolution, grant the extension; provided, however, that the petitioner shall have no vested right to receive such an extension.

(3) After a planned development has been approved by the City Commission, no substantial modification to the approved plan of development shall be made unless submitted to City Commission and approved by the City Commission.

(4) If the City Commission determines that (1) the plan is abandoned or (2) if construction is terminated after the completion of any state, or (3) if construction is abandoned or discontinued for a period of two years, or (4) if there is evidence that further development is not contemplated, City Commission may rescind or modify the ordinance establishing the planned development.

(h) Modifications of ordinances and codes: The requirements of Chapter 15, including, but not limited to, off street parking, landscaping, lot coverage, building heights, setbacks, buffers and walls, of the zoning district most closely resembling the proposed use shall apply to the planned development. The City Commission may waive or modify said requirements on finding that such modifications are not required in the interest of the planned development and that the modification is not inconsistent with the interest of the City and with the uniqueness of the planned development.



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Detail by Entity Name

Florida Profit Corporation

INSITE LAND DEVELOPMENT FG1 INC.

Filing Information

Document Number	P23000028699
FEI/EIN Number	92-3335679
Date Filed	04/13/2023
Effective Date	04/07/2023
State	FL
Status	ACTIVE

Principal Address

760 N FOX AVE
CALLAWAY, FL 32404

Mailing Address

7901 4th St N STE 300
st petersburg, FL 33702

Changed: 01/22/2025

Registered Agent Name & Address

Sunshine
760 N Fox Ave
Panama City, FL 32404

Name Changed: 01/22/2025

Address Changed: 02/13/2024

Officer/Director Detail**Name & Address**

Title CEO

TATE, CHARLES

239 little john trail ne

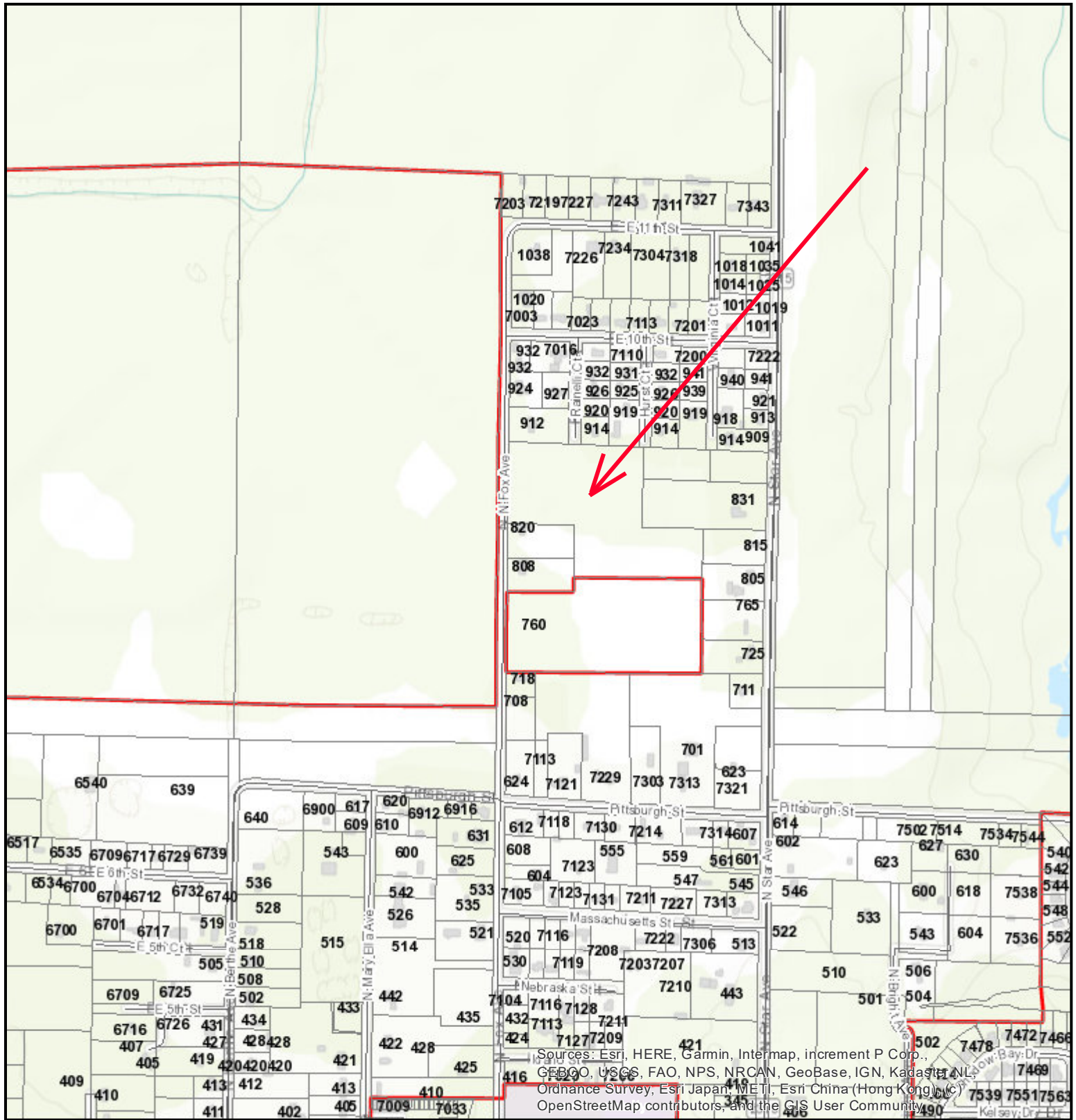
ATLANTA, GA 30309

Annual Reports

Report Year	Filed Date
2024	02/13/2024
2025	01/22/2025

Document Images

01/22/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
04/13/2023 -- Domestic Profit	View image in PDF format



Fox Glenn, Phase 2



Addresses Parcels

Roads Callaway City Limits

— Major Road

— Minor Road

PLANNED DEVELOPMENT NARRATIVE



Fox Glen Subdivision Planned Development City of Callaway, FL
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LEFT BLANK FOR REVIEWER NOTES

1.1 Applicant Information:

Insite Land Development FG1 is a Florida Corporation and is comprised of engineers and constructors. The development is motivated by a desire to provide suitable housing for Air Force personnel and those that support our military and other commercial efforts in local areas. We provide housing solutions to market rate developers, DoD, and government.

office@insiteusa.net

Address: 4500 Salisbury Rd. Jacksonville FL 32216

e-mail: office@insiteusa.net

Representative: Charles Tate CEO

For more detailed information please reference developers application

1.2 Project Narrative and Purpose

Based on the need for military housing to accommodate more than 1500 + new families in Panama City area and the growth of the labor pool and support people moving to the area to work on base and in other areaof Bay County.

The people that are relocating are entering a market with essentially no inventory in the below \$300,000 market in single family configuration. This location can serve as a medium density housing development with access to the major retail chains in the immediate area and the anticipation of local expansion as anticipated to support local industry and the military.

All of the inventory introduced to the market at this price has been adsorbed with limited sites remaining. The cost of these single family homes to the end-user is anticipated to be between \$290,000 to \$320,000.

1.3 Site Plan and Phasing Guide

The Site plan can be see in the following schematic along with the PUD Submittal elements required by The City of Callaway LDR. The overall plan is for three phases and this is the second phase of 49 dwelling units.

1.4 Project Objectives

Overall, the goal for this project is to provide workforce housing to the local market and to make sure that the development provides a superior value to the local residents as far as a choise of places to live.

1.5 Proposed Project Schedule

The project is engineering complete and will commence with construction as soon as the plans are completed review by the City of Callaway.

Phase I – Clearing and Grubbing May- September 2025

Phase II – Roadway and Stormwater Management 4Q 2025

Phase III – Sewer and water systems 1Q 2026

Phase IV Stabilization and Pads constructions 2Q 2026

Home Construction September 2026

The phasing plan and overall construction strategy allows the owners to start pn phase 2.1 and 2.2 prior to the completion of Phase 1 and 1.2 and this depends on the sale and the development plans of purchaser of finished lots for Phase 2.1 ans 2.2

1.6 Callaway Development and Planning

The following pages have the schematic of the overall project as presented to City of Callaway



4

2.1 Comprehensive Plan Considerations

The Fox Glen community is designed to serve the housing needs for the residents of City of Callaway. We also anticipate that many families will be relocating to the Callaway area from outside of the community to rebuild the Tyndall air Force Base. The need for housing in this area is a result of Hurricane Michael (and the devastation wrought on the area), in combination with the expansion and rehabilitation of the local Tyndall Air Force Base.

Based on our analysis of the market there are very few remaining homes available for sale in the City of Callaway market. When it comes to new construction the choices are even harder to find. Most of the newer homes are occupied. People relocating to the area are actively looking and there is a need for housing in the market. The Callaway community has an opportunity to grow with the expansion and renovation of the local Tyndall AFB. This project can help to meet the need for new single family and multi-family housing at a price point with a great deal of need.

Housing trends for the Callaway Community:

Traditionally the housing model has been 1400-2500 square foot home on an acre or more. The maintenance for larger lots can be more than many people want to manage between the trees and the grass cutting it is significant. Many of the buyers today do not want the responsibility for taking care of a large yard. Smaller homes and smaller lots are sought after in this market.

Low County and Coastal living architectural styles embrace the warm colors and vibrant nature of beach towns of the past. Our community seeks to blend traditional structural elements with a newer design and layout to meet the needs of the present market conditions.

The local Callaway Corners development is a good example of what the market is asking for. The smaller lots and attractive cottage styled homes are both beautiful and environmentally responsible. The development has been very successful with 40-foot lots. Our development offers the same lot with a 95-foot average depth. Phase II of this development will offer homes sites exactly as in phase one.

2.2 Traffic and Circulation:

While the roadways are mostly comprised of the standard 50 ft. right of way (ROW). The amount of pavement and curbing and structures associated with this type of roadway is significant. All Roadway section are 20' wide with 50' ROW while the private roads are 12' wide maintaining 30' ROW for access to lots which are not in direct contact with streets.

Traffic Analysis:

112 lots at an estimated 20 trips per day. If the peak hour is very conservatively estimated at 20 percent of the total daily traffic there would be only 448 trips in that hour. N. Fox Avenue is a County Paved Road and could accommodate more than 1500 cars per hour. The roadway presently has an "A" level of service.

Adjacent intersections – Both of the local intersections at N. Star and at Pittsburgh have reasonable levels of service at all times and will not be adversely impacted by this development. Traffic traveling to the North will travel down N Fox to the intersection with N. Star and this intersection also has a very high level of service.

Traffic traveling and turning right on Pittsburgh will not have a problem with making this turn during peak hour traffic. Informal traffic counts at this intersection indicated very low traffic flows and A level of service.

The effect of spreading of this traffic into these three roadways will mitigate any potential congestion and will not be an issue even when there are 150 or more units in the development. The addition of a second entrance on N. Fox will further alleviate any possible congestion at the intersection of the development roadway and N Fox roadway.



Fig: Road Connections and Intersection

2.3 Water and Sewer Availability:

Discussions with the City of Callaway have indicated that there is a 18" water line on Pittsburgh Street and there are plans to bring the water line up North Fox Avenue. The connections have been confirmed and offsite engineering is relatively simple with few obstructions. A connection is successfully completed for the phase I of Fox Glen.

Discussions with City of Callaway identified to possible connection points and available right of way to access. A sewer main may be a consideration for CoC given this is area for robust growth. Many of these parcels will likely be developed over time. The connection point is made on Route 22 approximately 2600 feet from the proposed wet-well location on N Fox. N. Fox and the line has been installed and inspected and approved.

N Fox Avenue is a Bay County paved and maintained roadway. The developer will build this City infrastructure and donate it to the City.

2.4 Zoning of adjacent parcels and Land Planning:

The adjacent parcels are all zoned for manufactured housing R-3 and this allows for 5 dwelling units per acre in a rural setting. Our proposed density is rather modest at 49 lots in 8.34 acres or about **5.8** units per acre. The lots are large enough to afford private backyard

Regulation	RESIDENTIAL		
	R-1	R-2	R-3
	Single-Family	Single-Family and Duplex Dwellings	Duplex, Triplex and Quadraplex (and all R-1 uses)
Minimum Lot Area	\	\	\
Maximum Density ³	\	\	\
Urban	8 du/acre	15 du/acre	15 du/acre
Suburban	5 du/acre	5 du/acre	5 du/acre
Rural Community (paved road)	1 du/acre	1 du/acre	1 du/acre
Rural Community (unpaved road)	1 du/3 acres	1 du/3 acres	1 du/3 acres
Minimum Lot Frontage ^{1, 8} (in feet)	\	\	\
Square or Rectangular	35	50	50
Irregular or Cul-de-sac	20	20	20
Yard Setbacks ^{1 8} (in feet)			
Front	20	15	20
Side	5	5	5
Side when adjacent to 'R' Zones	\	\	\
Rear	10	10	10
Maximum Building Height (in feet)	\	\	\
Urban Areas	45	45	45
Suburban Areas	45	45	45
Impervious Surface Ratio	60%	60%	60%
Floor Area Ratio	\	\	\

space, a location for pet relief and opportunities for gardening and other outdoor activities. While this area is not “urban” as far as Bay County may be concerned; it could be the start of the growth to connect this area with other areas to make for a City of Callaway local hub and spoke. The moderate density combined with significant green spaces and open areas allows for a progressive community that is focused on serving the hard working folks at Tyndall Air Force base the shipyard and so many other places that need homes for employees

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Fig: Land Plan with Survey Data and Adjacent Parcels

2.5 Wetland and Adjacent Land Considerations

A survey of the property has indicated no wetland species. A Phase I survey completed by third party inspectors identified no wetlands in this parcel.

The adjacent properties are zoned for residential housing and there is no change to the land planned use. The planned use for this development is also consistent and is a very small change in density from what it is already zoned for. The property has no wetlands and has excellent drainage making it an ideal piece for development.

There are no trees to speak of after the hurricane and scrub one and debris need to be cleaned. Furthermore the subject property has been in agricultural use for the last 50 plus years and there are no wetlands on the property. The adjacent wetland areas and drainage buffers will create an overall very low-density development when taken in whole with the surrounding areas.

Future Use:

The close proximity to utilities, the need for housing, the ability to have elementary students walking to the school all of these speak to the need for higher density. The adjacent areas are filled with wetlands and this area overall needs this high density to achieve an acceptable density for this sector of Callaway. The overall density for this area will have to be low because the adjacent wetlands are significant on the other side of N. Fox Avenue.

In summary, this area is not anticipated to be rural and the request for additional density is consistent with suburban development densities. This development will foster other development in the area and taking the zoning up a notch could serve dividends for additional development sites. There are compelling reasons for the City to limit the amount of street footage and water and sewer line lengths on a per lot basis to address sustainability and capital cost offsets to the City.

The need for housing units may be another compelling reason to increase the density for this parcel. It makes sense to increase the density to make the most of the opportunity to bring these houses to market sooner not later. Projects take time to build and permit and they don't always even get to move forward. There is either very little or no available new construction housing at this price point and offering a "in town" location will benefit all of the local businesses.

Callaway offers better housing and better living in general and will attract more people the tax base for Callaway. Even local businesses could anticipate more revenues. Adding density makes sense to realize better housing now and win new residents into the community. As people relocate to meet the operational needs of Tyndall Air force base this community could help to bring them to Callaway.

2.7 Residential

There are 49 single family residential Dwelling units intended for use. All lots are 40' wide except for end lots which are incrementally wider. The residential density of approximately 5.8 is not much different than the permitted density of 5 per acre; and overall residential experience should be fine with associated green space.

2.8 Recreation

The development provides for significant interconnected green space and the easements between properties provide spaces for gathering and recreation. Pet parks are strategically placed near the pond areas and the resident will never be far.

2.9 Conservation and Pet Parks

The design of the drainage features and interconnected green space allows for wet habitat and the developer intends to construct wetlands and introduce wetland species. The species will be labeled and a nature walk along some of these features will be provided. These also serve as pet park areas for dual use of space and time.

3.0 Planned Development Elements

3.1 Streets

The streets have all been designed to City of Callaway Standards in all radii and geometry.

THE DEVELOPER IS RECCOMENDING A 20' PAVEMENT WIDTH

Included is a schematic of a typical road and showing the 20-foot pavement width and 18" curbs for a total width of 23'

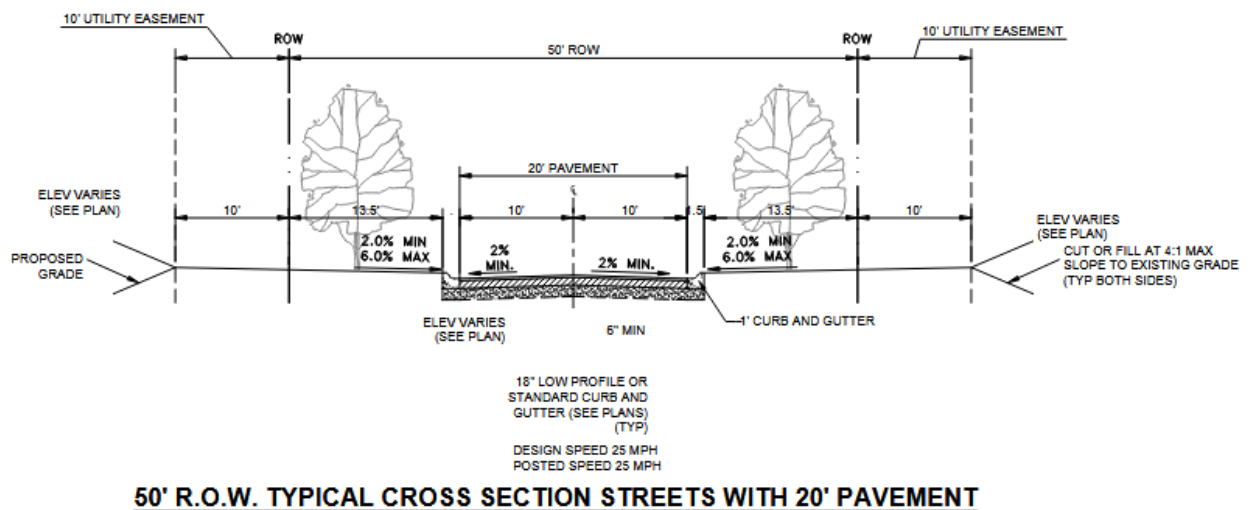


Fig: Roads with 50' ROW

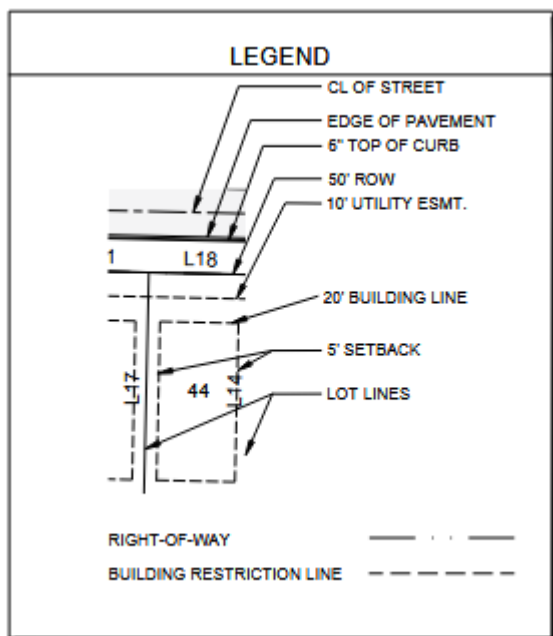
3.2 Utilities

The utilities are all in accord with the plans for the City of Callaway. This includes the lift station and additional capacity the developer is designing into the structures for public use. The design of phase I took into account the utilities for phase II. There has been no issue with utilitties and all parties have indicated the system has plenty of capacity.

3.3 Lots

The lots in general are 40' wide for interior lot while 40+ feet wide for corner lot. While the depth of all lots are more than 95 ft some are significantly larger. The drainage easements has been placed strategically to allow for the drainage of the development even under 25-year flood events. This is a great improvement over what is already built in certain areas. The lots will also be padded to afford drainage away from all structures and to the receiving drainage in the roadways or in swales placed strategically around the property.

Each of the lots has been studied for impervious area and run off characteristics and is Included in the table below. Details are also shown in the engineering plans provided to City of Callaway in full 24 x 36 size sheets



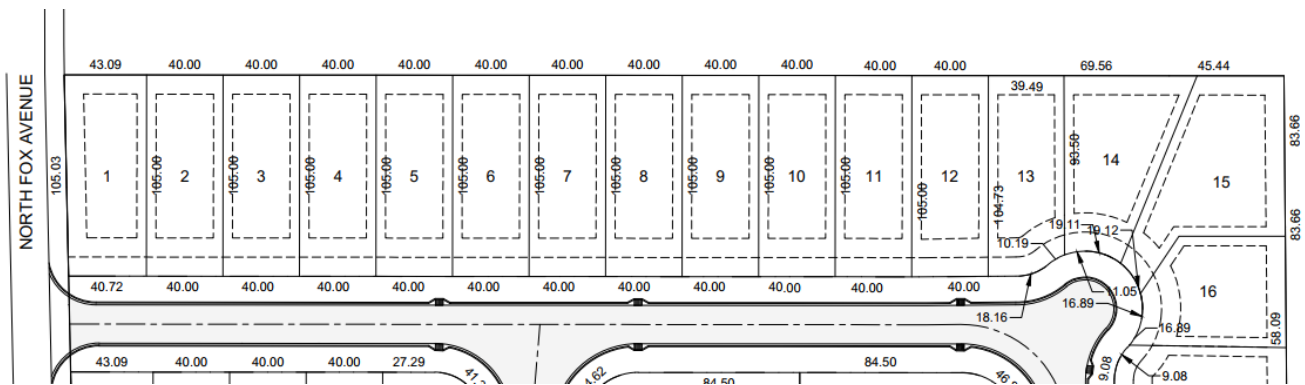


Fig: Summary of Lot Characteristics and Dimensions

3.4 Typical Lot Layout and Building Set-Backs

The buildings will have 5-foot setbacks on each side for corner house and the front setback will be 20' with the rear set back set at 10' in general. The schematic above provides all of the details one would expect in a typical lot.

The lots have been designed to make the best use of open space and to back to green areas where possible

3.5 Building Orientation

All of the buildings shall be designed to face the roadway and shall also be designed to present a "front" of the building to the street in accord with the style and motif one would expect to see in a low country or cottage style development.

3.6 Parking

One car will be parked in a garage or covered parking space or parked in drive (depending on building type) and the other car (if any) will be parked on the driveway. Due to the 20' wide pavement there will be room for on street parking but double parking should not be permitted.

3.7 Architectural Motif

The architectural motif is anticipated to be low county style. This is sometimes referred to as “Cracker Style” or beach cottage style. Included are architectural renderings of the general motif. While these are not intended to be exact models they are examples of similar models the developer has under consideration for construction at this time.



Fig: 4 Typical House Plan

For illustration purposes only. Units may vary in finish and motif. Not intended for sales use.

3.8 Open Space and Amenities

The development plan has open space as part of the design and fostered through the use of interconnected green spaces and common areas. These common areas will have seating provided and a health and fitness course designed into the common areas through use of pull up bars, sit up stations and other stations designed to foster physical fitness.

3.9 Maintenance and Operations

The development is governed by restrictions and covenants. These documents are very specific as to what is permitted and the processes for submitting complaints and regulations to abide by for home owners. This document is a living document and can be amended from time to time but is very comprehensive and allows the homeowners board to control and pay for improvements as needed. Everything from trash and yard maintainance are included.

Most of the areas will be HOA maintained and we do not anticipate issues with the maintainance of lots. The Restrictions and Covenants can be seen as filed on line with the deed to the property.

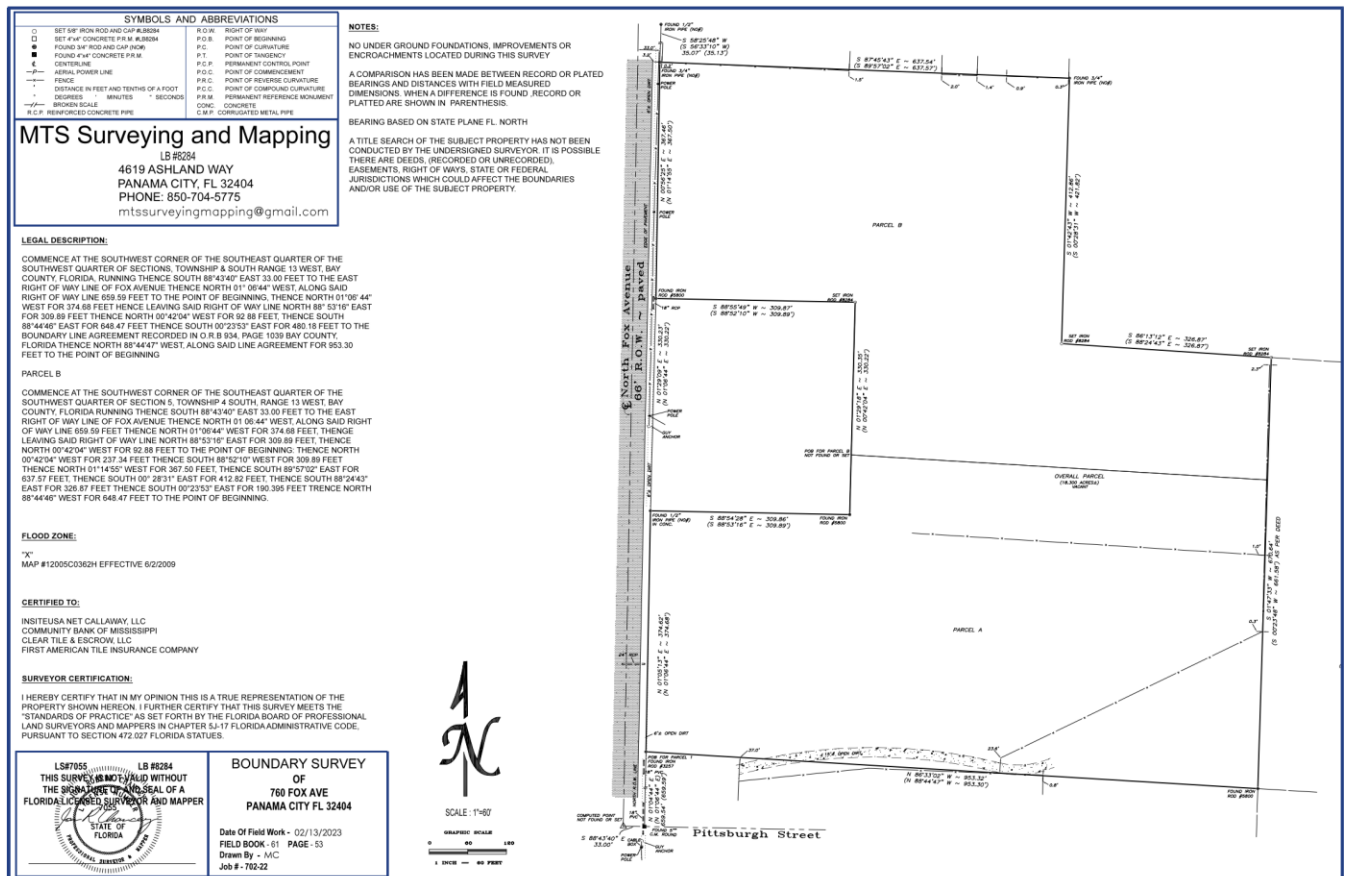
EXHIBIT "A"

LEGAL DESCRIPTION and SURVEY PH I & PH 2

Phase 2 is listed as Parcel B in Survey

PARCEL B

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 13 WEST, BAY COUNTY, FLORIDA RUNNING THENCE SOUTH 88°43'40" EAST 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF FOX AVENUE THENCE NORTH 01°06'44" WEST, ALONG SAID RIGHT OF WAY LINE 659.59 FEET THENCE NORTH 01°06'44" WEST FOR 374.68 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 88°53'16" EAST FOR 309.89 FEET, THENCE NORTH 00°42'04" WEST FOR 92.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°42'04" WEST FOR 237.34 FEET THENCE SOUTH 88°52'10" WEST FOR 309.89 FEET THENCE NORTH 01°14'55" WEST FOR 367.50 FEET, THENCE SOUTH 89°57'02" EAST FOR 637.57 FEET, THENCE SOUTH 00°28'31" EAST FOR 412.82 FEET, THENCE SOUTH 88°24'43" EAST FOR 326.87 FEET THENCE SOUTH 00°23'53" EAST FOR 190.395 FEET THENCE NORTH 88°44'46" WEST FOR 648.47 FEET TO THE POINT OF BEGINNING.



ARCHITECTURAL STANDARDS
FOX GLEN at CALLAWAY
PHASE 2 – Single Family
Homes

All of the developer built townhomes will be cottage style in the format presented previously in this document. Any of the townhomes built by third parties will require architectural review. Generally speaking the buildings must conform as follows:

1.0 Building Design and Review

The overall design of the building should resemble styles commonly referred to as “craftsman” or “cottage style” or Florida cracker style” and in general should look like these general architectural styles. The review will be completed by both the developer and an Architectural reviewer that is independent of the development and has professional training in architecture, home design or engineering.

1.1 Roof Design and Materials of Construction

The design of the roofs should be consistent with the type of architecture encountered in the style of housing described in Section 1.0. In general, higher pitched roofs are preferred over hip roofs. The materials of construction may be metal roofs or high grade dimensional architectural shingles.

1.2 Building Design and Materials of Construction

Cementitious fiber board siding and similar materials may be used as well as high quality vinyl siding. The vinyl siding should be approved and low-grade siding that does not have the Hardie board or clapboard look will be rejected. Colors should be selected from the Sherwin Williams Pastel color wheel.

The builder should take care to ensure the structure and the windows are rated to withstand storm events as may be required. Materials of construction should be selected to withstand storm events.

1.3 Fences and accessory dwellings

If not submitted at time of review these structures will also require review and approval. Any submittal with a house plan is additional \$150.00. Any independent submittal is \$250.00.

1.4 Minimum Size

The minimum allowable size will be 800 square feet of living space.

1.5 Plan Review and Fees

Plans will be reviewed by a local architect and the fees are estimated between \$400 and \$600 per plan for full review and approval. This will be based on square footage.

1.6 Appeal

Any request for appeal on decisions made by the Architect can be forwarded to the developer for appeal. House plans that deviate significantly from the overall

architectural plan will not be approved.

1.7 Modifications

Modifications to this standard may be published from time to time.

The residents of this community will have the benefit of living in a community where the interconnected green space allows for walking trails and Exercise stations. The investment the developer is making in the natural areas learning centers is also a benefit that cannot be measured as the astronauts of the future learn in our nature lab.

4. Development Standards

4.1 Density

Overall the density is very similar to the density that is permitted for the parcel presently. The density is approximately 5.8 units per acre. The area is presently entitled for 5 units per acre. The use of interconnected green spaces and right of ways to provide for overflow of pedestrian and pet traffic to allocated green spaces will easily allow for this additional density.

The density also makes sense when taken as a whole in the terms of Community planning and development. The more dense areas should be closer to town center and the school and outlying areas should be designated as rural and low density.

4.2 Setbacks & Buffers

Being a good neighbor is more than keeping a good appearance. The development has strategically placed buffers on the rear of the lots on the perimeter of the neighborhood to promote privacy and green spaces. The buffers have been placed to minimize impact on adjacent properties while simultaneously protecting the privacy of the residents of Fox Glen.

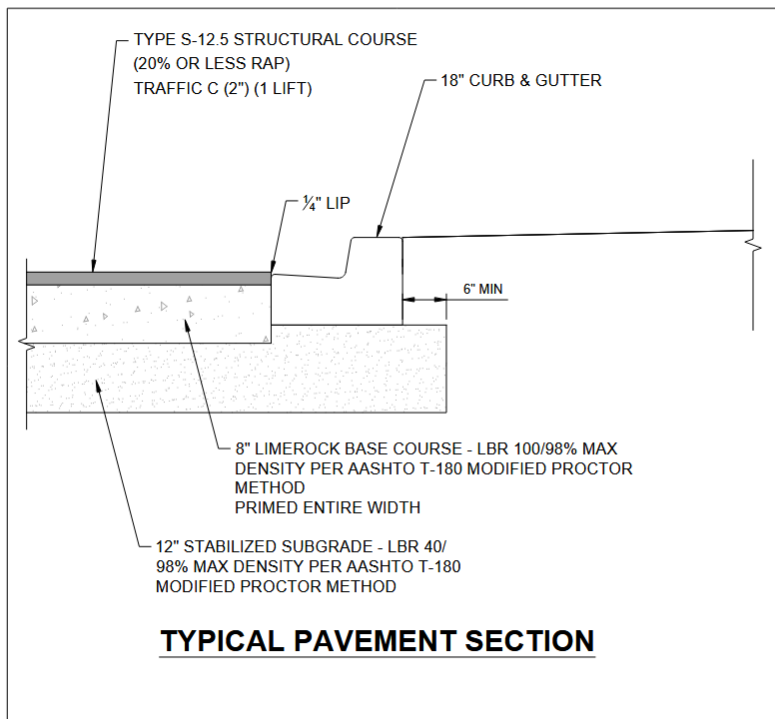
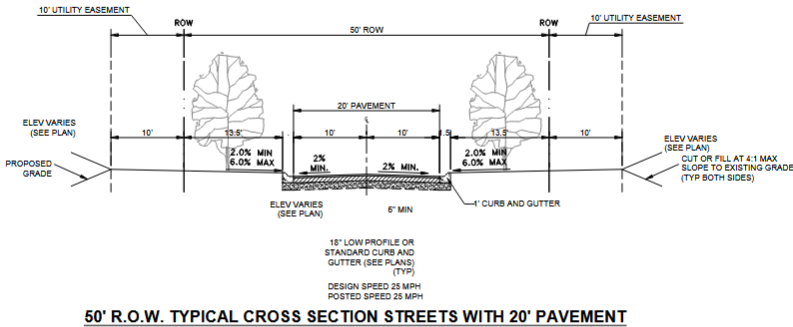
The lot setbacks are also established to ensure that the lot has sufficient parking area in the front of the lot to accommodate one car and then to supplement that with covered or garaged parking.

4.3 Environmental Protection and Conservation /Flood Protection

The entire design of the development has been centered around maintaining the drainage and stormwater capacity of the area at peak performance while simultaneously maintaining and conserving the creek-side nature of the ephemeral stream flowing through the property.

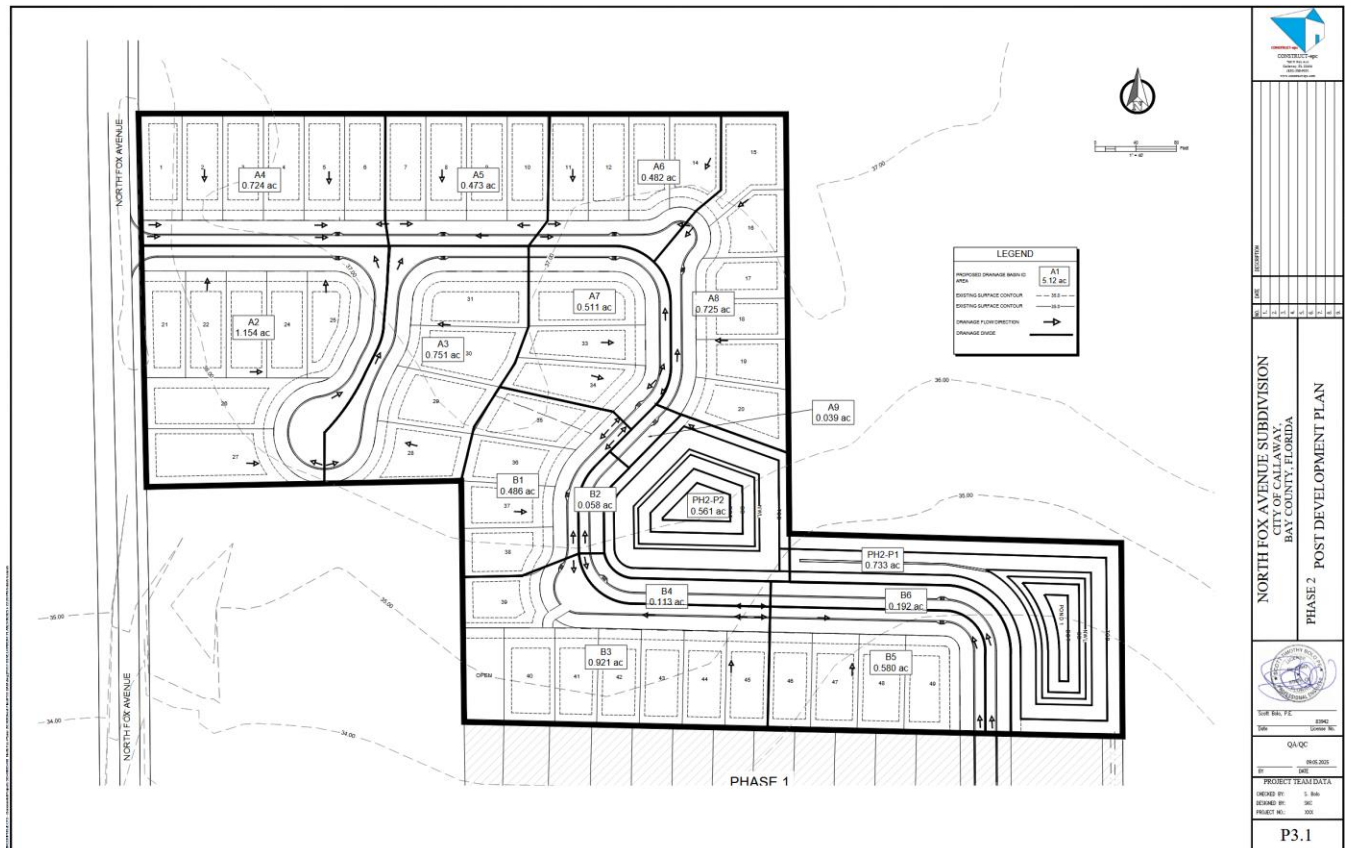
The developer has way way oversized the pond areas to create the highest possible safety factor while simultaneously promoting the habitat and water feature as a type of water garden for the enjoyment of all residents.

4.4 Street Design

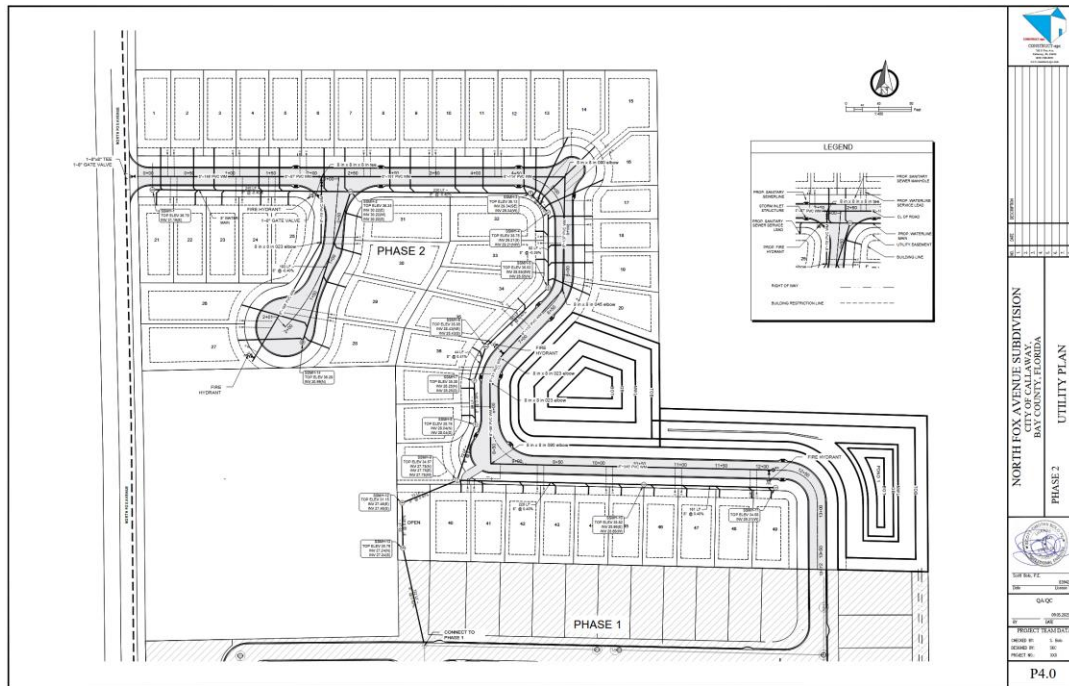


The streets are designed with a 20' pavement width and a 50' ROW as in previous Phase I.

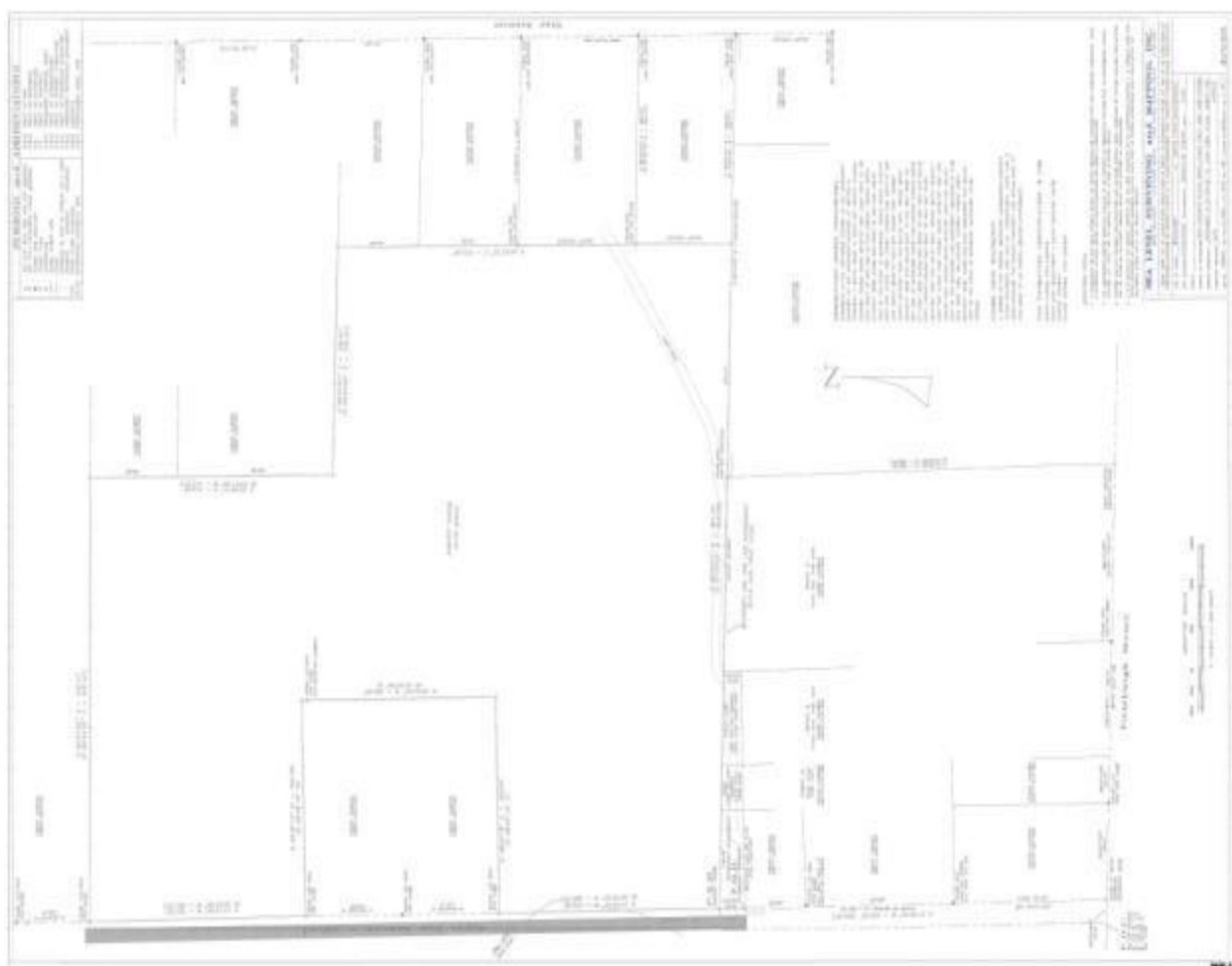
The stormwater management system is designed to comply with the City of Callaway design standards. Ponds are designed to maintain the site during storm events as required by City of Callaway.



4.6 Water and Sewer Design



The water and sewer are designed to take into account the previous phase of development and completion to City of Callaway Standards.



Survey of Subject Parcel and Fox Glen Phase I and 2

AERIAL PHOTOGRAPHY



PHASING PLAN

This development is anticipated to be a phase II completed as Phase IIA and Phase IIB with Phase IIA being the first 27 lots and the utilities and roadway will be stubbed out or a temporary hammerhead will be installed. The development will attach to the common and walking areas for the first part of Fox Glenn Development and the utilities and roadways are all designed with both of the development phases working in conjunction to provide an enjoyable and interconnected living spaces and environment.

