



PLANNING BOARD MEETING
TUESDAY, SEPTEMBER 02, 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

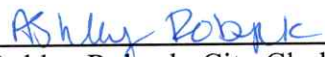
- A. **CALL TO ORDER (SILENCE PHONES)**
- B. **INVOCATION & PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **APPROVAL OF MINUTES**

- **August 05, 2025**

- E. **NEW BUSINESS – PUBLIC HEARING(S)**

- 1. **Rezoning Application**
SE Corner Wallace Rd. & Comet Ave.
Parcel ID 07261-000-010

- 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
AUGUST 5, 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, & Teresa Langston were present. Board Member Don Hennings was not in attendance. Bill Frye, Public Works/Planning Director, Jay Mitchell, Administrative Support Clerk were also present.

Chairman 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

July 15, 2025

Motion:

A motion was made by Board Member Carnahan and seconded by Vice-Chair Dougall to approve the minutes of July 15, 2025. The motion carried unanimously.

NEW BUSINESS

- 1. Review of Development Order for Grand Oaks Subdivision
Seneca Ave, from 7th St to Hagin Dr.
Parcel ID 24379-000-000 & 24380-000-000**

Bill Frye, Public Works Director, reviewed the Development Order for Grand Oaks Subdivision. States Mr. Steel (engineer) and Mr. McNeil (developer) are here tonight.

Chairman Hagan asks if a fence be required around pond.

Director Frye replies that the stormwater pond won't meet slope requirement needed for a fence.

Chairman Hagan asks what will be in the open space.

Mr. Steele there will be equipment but haven't gotten far enough into what exactly.

Chairman Hagan calls for Public Participation; there was none

Motion:

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

**2. Small Scale Comprehensive Plan Amendment
1023 Primrose St.
Parcel ID 07384-277-000**

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

Mr. Trail gives thorough presentation of intent and design of property, however, is cut off by Chairman Hagan and not allowed to finish.

Board Member Langston mentions there is a brick road, expressing concern about the maintenance of it opening it up to boats and trailers.

Chairman Hagan calls for Public Participation,

- Matt Bullard, 11533 Poston Rd – single family dwelling, concerned with this being spot zoning, and losing value in people's property. Also mentions all that can be built within the Commercial zoning.
- Lloyd Hildreth, 11923 Poston Rd – When this property was built, beautiful but it went dead and bankrupt, designed as a free place for neighbors to store boats not as a commercial property. States Poston Rd is a mess with sinkholes and the stormwater system is horrible and everything floods and goes into the Bay. If the city can't take care of a residential area, it can't handle it as commercial.
- Brian Lamoreaux, 11409 Godart St. – Originally residential boat storage, doesn't want this rezoning to open the door for more commercial. Moved from Utah for peace, not commercial.
- Julia Ritchie, 1204 Pitts St – Roads are caving in and how the city fixes it is just with tar / pavement, ruining the cobblestone. There are curbs are also caving in and the eye appeal is being lost.
- Donna Yielding, 11413 Fowler St – She asks if any board members have driven to this area. (a few members say yes.) Continues to say this building would be at the entrance and is against it; their community is still being developed.
- William Troup, 11733 Poston Rd – Goes into the environmental and safety concern of a commercial property. Offers concerns about property values and appeal. Mentions fire protection concerns and how this would impact their community.

- Jannet Allen, 1214 Primrose Ln – Agrees with what has been said, also is aware of HOA in their community and living under certain rules, how would this property live within HOA rules.
- Christina Bair 11725, Poston Rd. – Echoes what neighbors have said and also she bought property under impression there would be no commercial and would like to keep it that way.
- Linda Bullard, 11533 Poston Rd. – agreed with comments tonight, concerned, picks up kids and concerned with bus stop and the small size of the road and speed people go down it, with boats coming in and out, adds concern.

Jay Mitchell, ASC, reminds public to limit public commentary while others are speaking.

Motion:

A motion was made by Board Member Conte and seconded by Vice-Chair Dougall to approve the Small-Scale Comprehensive Plan Amendment. The motion did not carry upon roll-call vote with Board Member Conte being the only yes.

**3. Rezoning Application
1023 Primrose St.
Parcel ID 07384-277-000**

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

Vice-Chair Dougall asks for clarification on the rezoning.
Director Frye responds.

Clarifies Future Land Use Map has to match the zoning.

Chairman Hagan calls for Public Participation,

- Matt Bullard, 11533 Poston Rd – Visited City Hall asking about different categories and talks about what can be done under this rezoning. No one moved to this area for this.
- William Troup, 11733 Poston Rd – Addresses environment concerns with the water system, public safety, garage fire, etc.
- Christina Bair 11725, Poston Rd. – Sounds as if this is a gateway into commercial businesses, not what homeowners signed up for.

Mr. Trail – states not the case, he has 8 automobiles, about to retire need place to store. There are nearby commercial properties.

- Julia Ritchie, 1204 Pitts St – HOA concern with roads and fixes and what the business has to pay.
- Traci Hildreth, 11923 Poston Rd – Concern isn't what he does really but if zoned commercial and doesn't sell or sells later but it's commercial , anyone can do something later?

Director Frye states they'll need a development order

Motion:

A motion was made by Vice-Chair Dougall and seconded by Board Member Conte to approve the Rezoning Application for 1023 Primrose St. The motion did not carry with Chairman Hagan and Board Member Conte being the only 'Yes' vote.

**4. Small Scale Comprehensive Plan Amendment
NW Corner of Anita Dr. & Douglas St.
Parcel ID 06258-010-000**

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

Vice-Chair Dougall asks what kind of commercial.

Director Frye responds, service commercial, discussion ensued.

Board Member Langston asks if the property is currently for sale?

Director Frye states yes.

Board Member Overway asks where the access will be.

Director Frye responds; discussion ensued.

Vice-Chair Dougall asked about the 'No Trucks' sign.

Director Frye and Deputy McKenzie respond.

Mr. McNeil, representing the owner, makes comment about zoning.

Vice-Chair Dougall states the property is very small for being commercial.

Board Member Carnahan asks if this is going to service commercial.

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 Overway to approve the Small-Scale Comprehensive Plan Amendment for the NW Corner of Anita Dr. & Douglas St. The motion carried upon roll-call vote, with Board Members Carnahan and Langston being the only 'No' vote.

**5. Rezoning Application
NW Corner of Anita Dr. & Douglas St.
Parcel ID 06258-010-000**

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 Overway to approve the Rezoning Application for the NW Corner of Anita Dr. & Douglas St. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:58 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

REZONING APPLICATION – SOUTHEAST CORNER OF WALLACE ROAD & COMET AVENUE

Date: September 2, 2025

Applicant: Joshua Hoey

Location of Subject Property: Northwest corner of Anita Drive & Douglas Street
Parcel ID# 07261-000-010

Background:

Joshua Hoey has submitted to the City of Callaway a Rezoning Application for property located at Southeast corner of Wallace Road & Comet Avenue. The property is approximately 1.065 acres.

Proposed Property Zoning Change:

From it's current zoning of: Residential R-9

To: Residential R-6

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



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

APPLICATION FOR REZONING

1. Applicant(s) name: Joshua Hoey
Applicant(s) address: 4423 Conifer Lane Panama City, FL
Applicant(s) phone: 850-803-4654 Email: josh.hoey@whenyouthink.com
Date of application: 08/13/2025
2. Rezone from: R-9 to: R-6
3. Parcel ID #: 07261-000-010
4. Legal Description of site to be rezoned: East Bay Park Lot 45 Less ELY
120' BLKA (132CV) ORB 4842 P663
5. Driving directions to site: _____

6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year 2024) Mary Katherine Bates, 734 Plowden Road
Mount Juliet, TN 37122
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): See a Hatched addendum

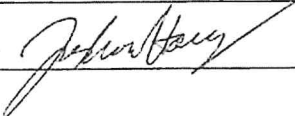
8. Property address to be rezoned: No address assigned - See parcel ID on front -7
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: _____

10. Proposed Property Tax Classification: _____

11. Purpose of rezoning: Single family residential construction ~

12. Additional pertinent information: I am purchasing this property to build cottage style single family homes.

Signature of applicant(s):  Date: 08/13/2025
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 _____

IN THE CIRCUIT COURT OF THE
FOURTEENTH JUDICIAL CIRCUIT
IN AND FOR BAY COUNTY, FLORIDA

DIVISION: PROBATE

IN RE: ESTATE OF
BARBARA SCHWARZAUER

File No. 24-824-CP

ORDER OF SUMMARY ADMINISTRATION

(Intestate-Ancillary)

THIS MATTER having come before the Court on the Petition of Mary Katherine Bates for Summary Administration of the estate of Barbara Scharzauer, deceased; the court finding that the decedent died on February 14, 2019, intestate; that all interested persons have been served proper notice of the Petition or have waived notice thereof; that the material allegation in the Petition are true; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

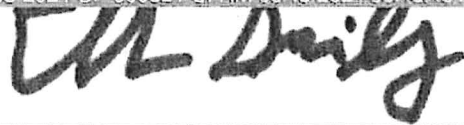
1. An immediate distribution of the assets of the decedent as follows:

Name	Asset	Share or Amount
Mary Katherine Bates	.482 acre lot in Panama City, Bay County, Florida EAST BAY PARK LOT 45 LESS ELY 120' BLK A (132C4) ORB 3131 P 1460	1/3 share
Samuel Kelton Scharzauer	.482 acre lot in Panama City, Bay County, Florida EAST BAY PARK LOT 45 LESS ELY 120' BLK A (132C4) ORB 3131 P 1460	1/3 share
Harold Ratcliff Scharzauer	.482 acre lot in Panama City, Bay County, Florida EAST BAY PARK LOT 45 LESS ELY 120' BLK A (132C4) ORB 3131 P 1460	1/3 share

2. Those to whom specified parts of the decedent's estate are distributed by this Order shall be entitled to receive and collect the same, and to maintain actions to enforce the right.
3. All assets of the decedent's estate shall be administered in accordance with Florida laws of intestacy.
4. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and empowered to comply with this Order by paying, delivering, or transferring to those specified parts set forth herein of the decedent's estate distributed to them by this Order, and those persons shall not be accountable to anyone else for the property.

DONE AND ORDERED in Panama City, Bay County, Florida on this Wednesday, September 18, 2024.

03-2024-CP-000824-CPAM 09/18/2024 08:49:46 AM

A handwritten signature in black ink, appearing to read "Elijah Smiley", written over a horizontal line.

Elijah Smiley, Judge
03-2024-CP-000824-CPAM 09/18/2024 08:49:46 AM

Addendum to Contract



Addendum No. 1 to the Contract with the Effective Date of 08/12/2025 between

Mary Katherine Bates ETAL (Seller)

and JAH RENTALS LLC (Buyer)

concerning the property described as: X Wallace Road Panama City, FL 32404

Parcel ID: 07261-000-010

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:

Sellers allow buyer authorization to request a rezoning of the property to R-6 zoning.

Buyer:	<i>Joshua Hoy</i>	dotloop verified 08/13/25 12:09 PM CDT F2HA-UXQJ-6I7C-6CWN
Buyer:		
Seller:	<i>Samuel Kelton Schwaner</i>	dotloop verified 08/13/25 12:12 PM CDT 02FD-3NJ6-B0DR-DA7P
Seller:	<i>Mary Katherine Bates</i>	dotloop verified 08/13/25 12:14 PM CDT 3BHN-ANPD-FPMX-VINI
	<i>Harold Schwaner</i>	dotloop verified 08/13/25 1:50 PM CDT GIVW-DU2M-4UWM-NLVM

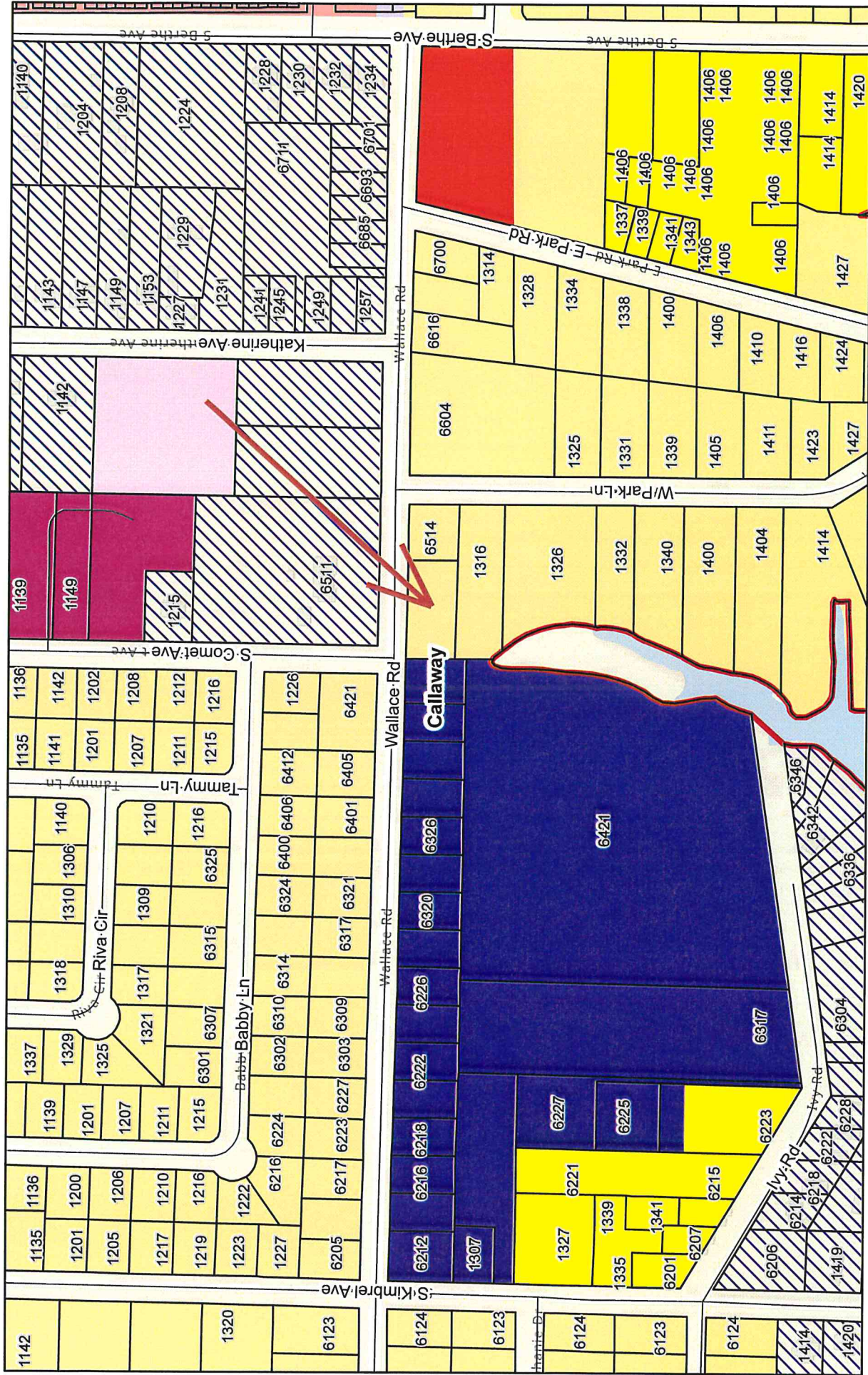
Date: _____

Date: _____

Date: _____

Date: _____

Vicinity / Zoning Map



8/19/2025, 10:27:59 AM

- Roads**
- Major Road Zoning
 - Minor Road
 - Parcels
- Callaway City Limits**
- Residential R-6M
 - Residential R-9
 - Residential R-5
 - Residential R-6
 - Planned Development
 - Commercial
 - Institutional-Professional
 - World_Hillshade

1:4,044

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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