



CITY OF CALLAWAY BOARD OF COMMISSIONERS

TUESDAY, OCTOBER 14, 2025 – 6:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

MAYOR

PAMN HENDERSON

COMMISSIONERS

DAVID GRIGGS

BOB PELLETIER

KENNETH AYERS, JR.

KEVIN OBOS, CITY ATTORNEY

KEITH "EDDIE" COOK, CITY MANAGER

ASHLEY ROBYCK, CITY CLERK

REGULAR MEETING AGENDA "AMENDED"

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION

- **Presentation** BCSO Statistics - September Deputy Kip McKenzie
- **Presentation** Tourism Presentation Jennifer Vigil

MAYOR'S INSTRUCTIONS - Call for Additions/Deletions to the Agenda.

PUBLIC PARTICIPATION

- Speakers must come to the podium to be heard.
- Public Participation will be heard at the end of Commission discussion.
for each item and at the end of the meeting for non-agenda items.
- Comments are limited to three (3) minutes.

APPROVAL OF MINUTES

- **September 23, 2025** Regular Meeting

REGULAR AGENDA

1. **Ordinance 1124** SSCPA – 1023 Primrose St
2. **Ordinance 1125** Rezoning – 1023 Primrose St
3. **Resolution 25-23** 2026 Meeting & Holiday Schedule
4. **Resolution 25-24** Code Enforcement Abatement Lien – 306 S. Gay
5. **Development Order Review** Water Spigot – 5806 Hwy 22
6. **Development Order Review** Main Street Urgent Care – 532 N. Tyndall Pkwy
7. **Change Order** FlexNet Ice Bridge
8. **Commission Vacancy** Ward I

COMMISSION/STAFF COMMENTS

ANNOUNCEMENTS

All meetings will be held at the Callaway Arts & Conference Center, 500 Callaway Park Way, Callaway, FL, unless otherwise noted.

- **October 21, 2025** Planning Board Meeting 6:00 p.m.
- **October 16, 2025** Historical Society Meeting 5:30 p.m.
- **October 28, 2025** Commission Meeting 6:00 p.m.

PUBLIC PARTICIPATION

ADJOURNMENT



Ashley Robyck, City Clerk for

PURSUANT TO FLORIDA STATUTE 286.0105: Any person who decides to appeal any decision made at a meeting(s) announced in this notice with respect to any matter considered at such meeting(s) will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings 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 Callaway's City Clerk, at 6601 E. Highway 22, Callaway, FL 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).



MONTHLY ACTIVITY LIST

September 2025

Accidents:	28	Citations:	92
Arrests:	34	Miles Patrolled:	28,267
Calls for Service:	1,029	Traffic Stops:	148

2025 ANNUAL TOTALS

	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	12-Month	
													Annual Totals	Monthly Average
Accidents	33	19	33	33	46	41	39	32	28				304	34
Arrests	40	41	45	52	51	37	51	47	34				398	44
Calls for Service	932	929	1,135	1,130	1,077	957	1,152	1,174	1,029				9,515	1,057
Citations	81	70	139	97	90	86	122	139	92				916	102
Miles Patrolled	22,796	17,963	24,461	32,159	23,845	24,285	24,765	21,921	28,267				220,462	24,496
Traffic Stops	126	102	206	185	140	134	194	253	148				1,488	165

* February Stats are not accurate due to the installation of a new computer program *

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
SEPTEMBER 23, 2025– 6:00 P.M.**

The City of Callaway Commission met in a Regular Session on September 23, 2025. In attendance were Pamn Henderson, Mayor, David Griggs, Mayor Pro tem, and Commissioners Bob Pelletier, and Kenneth Ayers. Also in attendance were Eddie Cook, City Manager; Kevin Obos, City Attorney; Ashley Robyck, City Clerk; David Schultz, Director of Finance; Caleb Chappell, Leisure Services Athletic/Events Coordinator; and David Joyner, Fire Chief.

The meeting was called to order by Mayor Henderson, followed by Invocation, the Pledge of Allegiance and roll call.

Mayor Henderson called for additions or deletions to the agenda. There were none.

APPROVAL OF MINUTES

September 9, 2025	Regular Meeting
September 18, 2025	Final Budget Hearing

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the minutes of & September 9, 2025 & September 18, 2025, as amended. Motion carried unanimously.

PUBLIC HEARING

Ordinance 1130 - Rezoning Parcel ID 07261-000-010

City Attorney Obos read the ordinance as follows:

AN ORDINANCE REZONING FROM RESIDENTIAL R-9 TO RESIDENTIAL R-6 A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY .482 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT WALLACE ROAD AND COMET AVENUE, CALLAWAY, FLORIDA, PARCEL ID 07261-000-010; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Pelletier and seconded by Ayers to approve the final reading of Ordinance 1130, Rezoning Parcel ID 07261-000-010. The motion carried unanimously upon roll-call vote.

REGULAR AGENDA

Special Magistrate Appointment

City Attorney Obos advised that Holly Melzer has moved her office and is no longer able to represent Callaway and Julia Maddalena has offered to represent the City.

Discussion ensued regarding how often the services of the Special Magistrate is needed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Pelletier to approve Julia Maddalena as Special Magistrate. The motion carried unanimously.

Bid Award – CM2025-09 East Bay Paver & Drainage Project

City Manager Cook advised that staff issued an invitation to bid on August 29, 2025 with a closing date of September 15, 2025 for the East Bay Paver & Drainage project. Six bids were received with Gulf Coast Utility Contractors having the lowest bid at \$271,403.61. She advised that staff recommendation is to award to Gulf Coast Utility Contractors.

Commissioner Pelletier asked what roads are included. City Clerk Robyck advised that she will send the plan set that was included in the bid packet. Discussion ensued.

Mayor Henderson called for public participation;

William Troup 11713 Poston Road, commented on how well run the City is and asked about easement areas and drainage issues near his home in this area, and worries about the construction vehicles tearing up new pavers.

Motion:

Motion made by Commissioner Pelletier and seconded by Commissioner Griggs to award to Gulf Coast Utility Contractors in the not-to-exceed amount of \$271,403.61. The motion carried unanimously.

Budget Amendment – Remove the grant funding and expenditures for CDBG Beacon Point

City Manager Cook advised that with Beacon Point being sold and the grant being canceled, we need to remove the grant funds and remaining expenditures from our operating budget for fiscal year 2025. He also advised that the reimbursement for costs incurred will be moved to “Miscellaneous Revenue” as it is no longer grant related.

Commissioner Pelletier asked what the status of the closing the project out is. City Manager Cook addressed. Discussion ensued.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Griggs to approve the Budget Amendment. The motion carried unanimously.

Task Order – Stormwater Master Study

City Manager Cook advised that the city is in need of a stormwater master plan to identify problematic areas and prioritize stormwater problems.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Griggs and seconded by Commissioner Ayers to approve the task order for the Stormwater Study not-to-exceed \$285,975.00. The motion carried unanimously.

Task Order – Lift Station Rehabilitation Redesign

City Manager Cook advised this is a change task order to revise the design of CA-01 (originally approved under RFQ Bid No. PW2022-07 for the rehabilitation design of 14 lift stations) per recent updates to the established floodplain elevations by FEMA. Engineering design for CA-01 and all other included stations under that contract was completed and submitted to the city prior to these federal elevation updates. BDI notified the city when we learned of the newly established floodplain, explaining the need to raise the wet well top and electrical panel accordingly and avoid future problems. The scope of work outlined in this task order to raise the lift station.

Commissioner Ayers asked if this is just for redesign. City Manager Cook confirmed.

Director Schultz asked if this will be included in the grant. City Manager Cook confirmed.

Mayor Henderson called for public participation; there was none.

Motion:

Motion made by Commissioner Ayers and seconded by Commissioner Pelletier to approve the Task Order for the Lift Station Rehabilitation Redesign. The motion carried unanimously.

COMMISSION/STAFF COMMENTS – The following were points of discussion:

Pamn Henderson, Mayor

- Bay County League of Cities Holiday Dinner
- NWFL League of Cities Executive Board meeting
- Military Affairs Committee
- Meeting with Representative Griffiths
- D.A.R. Luncheon
- Bay Way Day
- ECRC Meeting

David Griggs, Commissioner Ward II

- Asked if Rep. Griffiths spoke on Ad Valorem taxes
- Non-Compliant Solid Waste piles around the city
- Asked about responsibility of killing plants on opposite side of fence or tree roots breaking fences

Bob Pelletier, Commissioner Ward III

- YouTube
- Asked about interviewing candidates for Ward 1 Commissioner
- 501c Not-for-Profit for the City

Kenneth Ayers Jr, Commissioner Ward IV

- Events attended
- Reported needed asphalt repairs
- Meeting with City Manager

Eddie Cook, City Manager

- Cherry Street project update
- Hugh Thomas project update
- Lift Station Rehab update
- Roundabout project update
- Sandy Creek update
- Hurricane Preparation Manual
- FlexNet update
- Milling spreading in East Bay with the county
- Water Sewer Master Study

ANNOUNCEMENTS

Mayor Henderson read the announcements as follows:

- **October 7, 2025** **Planning Board Meeting (Potential)** **6:00 p.m.**
- **October 14, 2025** **Commission Meeting** **6:00 p.m.**
- **October 17 & 18** **Bay County Landfield Amnesty Days**

PUBLIC PARTICIPATION

Anna Pelleiter, 7724 Shadow Bay Drive, commented on Commissioner Ayers' lack of response to her email, and asked if the City worked with citizens to repair houses after the Hurricane Michael or if the City took homes from citizens that could not fix their home.

Tim Brewer, Cherry St., asked if the City was planning on having a memorial service for the 25th Anniversary of 9/11 and asked if a decision was made about Conex containers. Mayor Henderson advised.

Ron Shaner 5711 Kevin Cir., asked about the containers as well and would like to know what the issue is with them and why it was decided to ban them.

Bill Troup, 11713 Poston Road, agreed with Commissioner Pelletier that the City should create a 501c and spoke on his work applying for grants for Cities.

Teresa Langston, 6031 Lance St., advised that she will not be at the next meeting and asked how important it is to the appointee for Ward 1 to attend meetings previously, asked if the issue of emails from citizens going to spam folders was resolved, and commented on Commissioner Ayers' comment about responding to Mrs. Pelletier's email.

Billy Hall, 504 Camellia Ave., advised of a pothole at 4th Street and Bob Little and asked if that can be fixed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:18 p.m.

Attest: _____
Ashley Robyck, City Clerk

Pamn Henderson, Mayor

DRAFT

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: ORDINANCE NO. 1124 – SMALL SCALE COMP PLAN AMENDMENT – 1023 PRIMROSE ST, PARCEL ID 07384-277-000. (1ST READING)

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager

And

Bill Frye, Planning/Public Works Director

2. AGENDA:

PRESENTATION ☐

PUBLIC HEARING ☐

OLD BUSINESS ☐

REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

The request is 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 Undesignated. The applicant, Rodrick Trail, property owner, is requesting that the City of Callaway amend the Future Land Use Map to provide the property with a "Commercial" designation.

The subject property is approximately 2.718 acres.

The Planning Department has reviewed the proposed SSCPA 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.

The Planning Board met on August 5, 2025, and did not recommend that the City Commission approve the SSCPA.

ATTACHMENTS:

- Ordinance No. 1124
- Application for SSCPA
- Future Land Use Map Area
- Letter from Property Owner

5. REQUESTED MOTION/ACTION: Approval of the 1st reading of Ordinance No. 1124 upon roll-call vote.

ORDINANCE NO. 1124

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF CALLAWAY, ACTING UPON THE APPLICATION OF RODRICK TRAIL, DESIGNATING FOR COMMERCIAL FUTURE LAND USE A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000, AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; AMENDING THE CITY'S FUTURE LAND USE MAP FOR COMMERCIAL DESIGNATION FOR THE PARCEL; REPEALING ORDINANCES OR PARTS OF ORDINANCE IN CONFLICT HERewith; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AS PROVIDED BY LAW.

WHEREAS, the Callaway City Commission approved Ordinance No. 664, known as "The City of Callaway Comprehensive Growth Development Plan"; and

WHEREAS, the City Commission desires to amend the Future Land Use Map ("FLUM") contained within the City of Callaway Comprehensive Growth Development Plan to change the future land use designation for a certain parcel of land within the City; and

WHEREAS, the Rodrick Trail (the "Applicant"), submitted an application requesting an amendment to the Comprehensive Plan designating a certain parcel as "Commercial"; and

WHEREAS, the Callaway Planning Board reviewed the proposed amendment, conducted a public hearing pursuant to Section 163.3174, Florida Statutes, on August 5, 2025, and did not recommend approval; and

WHEREAS, the Applicant and the City have agreed that the property should be designated "Commercial"; and

WHEREAS, the City Commission conducted a public hearing and two separate readings of the Applicant's request; and

WHEREAS, on _____, the City Commission conducted a properly noticed adoption hearing as required by Sections 163.3184 and 163.3187, Florida Statutes, and adopted this Ordinance in the course of that hearing; and

WHEREAS, the subject property involves a use of fifty (50) acres or less and the subject parcel otherwise qualifies for a small scale amendment pursuant to Section 163.3187(1), Florida Statutes; and

WHEREAS, all conditions required for the enactment of this Ordinance to amend the City of Callaway Comprehensive Growth Development Plan to make respective FLUM designation for the subject parcel have been met;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE OF THE CITY OF CALLAWAY, FLORIDA AS FOLLOWS:

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Callaway, Florida, is designated for Commercial future land use under the City's Comprehensive Plan, to wit,

BOAT STORAGE, EASTBAY PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 60-66, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

PARCEL NUMBER: 07384-277-000

and the City's Future Land Use Map is amended accordingly.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. CONFLICTS AND REPEALER. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

SECTION 4. EFFECTIVE DATE. The Ordinance shall take effect as provided by law.

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:

Davis	_____
Ayers	_____
Griggs	_____
Henderson	_____
Pelletier	_____



Planning Department
324 S Berthe Avenue Callaway, FL 32404
Phone (850) 871-1033

www.panamacity.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: Rodrick Trail, Krystals Kreations, LLC
2. Mailing address 11711 Poston Rd Panama City, FL 32404
3. Phone: 478 320-2083 Fax: _____ Email: turbo50stang@yahoo.com
4. Authorized agent name Self
5. Mailing address: SAME AS ABOVE
6. Phone _____ Fax: _____ Email: _____

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: Establish a baseline zoning designation for the current undesignated area for parcel 07384-277-000. The original East Bay site development plan (approved in the early 2000's), listed this area to be designated as a boat storage area and all parcel information still refers to this being a boat storage area to support the community. Current East Bay advertising and entry signage still advertise this as Boat Storage area (Photo Attached)

November 29, 2023

C. PROPERTY INFORMATION

1. Address of site for which amendment is requested:

1023 Primrose ST Panama City

2. Tax ID: 01384 - 277-000

3. Acreage of property: 2.71

4. Existing Tax Classification _____

5. Proposed Tax Classification _____

D. SITE INFORMATION

The following information must be provided along with this application:

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

E.

Justification: Rejuvenate the original East Bay Site Development Plan that included a Boat Storage area and establish the proper zoning classification accordingly. All future planning has included future boat storage area and there's an immediate need for this service in the East Easy 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:

N/A

Private community system provider:

Public water system provider:

3. **Sewage Disposal Source -**

Private septic tanks:

N/A

Private sewage system provider:

Public sewage system provider:

4.

Storm water control: Total parcel size is approximately 117,885 Sq ft. that consists of vegetation and trees. The proposed site will have a maximum impervious surface area of 4,500 square feet. Open Boat Storage will not impact current storm water drainage or treatment requirements for this parcel. However, a 11,500 sq ft retention pond currently exists on the property for future use if required.

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

Redneck Trail
Applicant's name (please print)

[Signature]
Applicant's signature

Krystals Kreations, LLC
Company name

STATE OF FLORIDA
COUNTY OF BAY

Sworn to and subscribed before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

NOTARY PUBLIC: _____
PRINT NAME: _____
MY COMMISSION EXPIRES _____

November 29, 2023

Zoning & Future Land Use Designation



7/25/2025, 11:49:31 AM

Parcels

1:4,884

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

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

Introduction:

Good evening! My name is Roderick Trail, the owner of the proposed site for commercial rezoning located at 1023 Primrose St, and owner of 11711 Poston Rd, which is my personal home located directly across the street from subject property.

The purpose today is to obtain a proper zoning classification to support my personal antique automobile storage structure and a secure boat storage area (approximately 30 boats) that will provide a community service and amenity to the East Bay and Cooks Bayou waterfront residents

Events leading up to Rezoning request:

Prior to purchasing this lot being advertised as Boat Storage, I inquired with the City of Callaway Planning department regarding if Boat Storage is allowed and if a metal structure could be built on the property.

I was informed that the previously approved Land Development planning documents indicate this as a future boat storage area, but this parcel is currently listed as undesignated zoning. Therefore, a rezoning request would be required for this parcel to establish a zoning designation.

This site has always been designated as boat storage in the original Development Plan (in early 2000's). All tax records and property deeds to this parcel indicate this as a planned Boat Storage lot. Bay county's legal description of this parcel specifically states Boat Storage.

Based upon all this information gathered, one can deduce this is a dedicated boat storage area, so I moved forward with the purchase.

Current Actions:

In accordance with City of Callaway Land Development Regulations, Zoning Regulation Section 15.565, "Planned developments of mixed commercial and residential uses, more than one residential use, or more than one commercial use" are permitted within the current official zoning map of the City of Callaway. Other parcels in this community have previously been assigned commercial zoning designations as part of the original East Bay Development Plan.

The planned usage of this parcel is for a storage facility to support my antique automobile collection and a community boat storage area.

The antique automobile storage building will be metal construction of approximately 3600 square feet with the exterior door openings facing the interior of the lot.

Boat storage will consist of approximately 30 storage spaces located on the Southside of the property. The ground covering will be gravel, and the area will have a decorative privacy fence to keep the area secure. Landscaping, motion detection lights, and a security camera system will be installed.

Our long-term plan is also to have a custom home built on the property that faces North to Poston Rd.

The projected uses of this parcel are consistent with the comprehensive land use plan designation for the subject site; therefore, I started the process of obtaining a zoning assignment for this property.

Considering the current zoning options available, this parcel development can potentially fall within two of the three Commercial designations: Service Commercial or Community Commercial. An ideal zoning designation is Mixed Use zoning, but this option is not available in the City of Callaway.

Impact to Community:

This community contains over 175 homes that can benefit from a boat storage area located close to highway 2297 and at the entrance point of the community.

Afterall, we live in Florida and water activities is a driving factor for families to move here. These activities typically require some sort of watercraft and the majority of home sites do not have space or covenants don't allow them park on their parcel.

There's an obvious need for boat storage in the community, as seen when you enter and drive around the neighborhood, boats and trailers are parked in driveways, vacant lots, and in yards that block the view of street corners and vehicular traffic.

Long-term boat storage activities are very mundane and require no active store front. There will be no noticeable traffic increase, no retail customers, no delivery vehicles or any other escalated activity in this area. Tasks performed in the Antique Automobile Storage building are nothing more than routine projects that all homeowners perform in their attached home garages.

This entry for this site is 375 feet from the entrance of the community and only passes by 6 of the 175 homes. This parcel is one block over from Poston Road and can only be seen when directly crossing the intersection at Loftin and Poston Rd. My house on the corner of this intersection is the only home that has a direct front view of this fenced boat storage area.

This boat storage area has been part of the development plan since the early 2000's and ALL residents have been aware of this even before any home purchase. Signs are located at the neighborhood entrance that clearly indicate future boat storage, and all owners pass by this sign daily.

My intent is to move forward with assigning a proper zoning designation to support the proposed plan.

Neighbor concerns:

Out of over 175 homes in the community that would have a reasonable interest in boat storage, there have been approximately 5 or so homeowners that have expressed concerns on social media sites. I would like to address those concerns such as, "just asking for problems", "he will be charging money to store our belongings", "what will the next owner do with the property", "there will be toxic material spilling in our streets with children nearby".

"Just asking for problems" and "boat storage" will bring bad things to our neighborhood comments didn't address or substantiate any specific reasons on why a commercial zoned boat storage lot would bring problems to the neighborhood. Specific facts and data to support these statements would be beneficial to all.

To the statement "to make money", I would have to say yes, as this is one of the reasons for the business is to generate income to offset the property costs. Land developers typically oversee the initial site development, then follow-on construction and other activities are privatized to other entities.

As far as having concerns about future uses of commercial property years from now, this is no different than the two commercial properties located at the entrance of the community. Who's to say that those properties will not be sold off to someday and become convenience stores or gas station for that matter. None of us can predict the future.

To address toxins and hazardous materials, the metal building will be my personal antique vehicle storage area, containing no more oils than a regular household, and not be a retail vehicle service center. If this was a manufacturing and industrial area, then toxic materials and hazardous waste runoff would be a concern, but that's not the case. There's a significantly higher chance of house fires from lithium batteries contained in electric cars and cell phones than an antique storage area.

It should be noted that, there's many acres of undeveloped land surrounding our community that's currently undesignated zoning. Who's to say that if there's no boat storage location in our immediate area, that a future boat storage facility could be

approved in the adjacent areas, resulting in all traffic moving directly through the center of our community on the public streets.

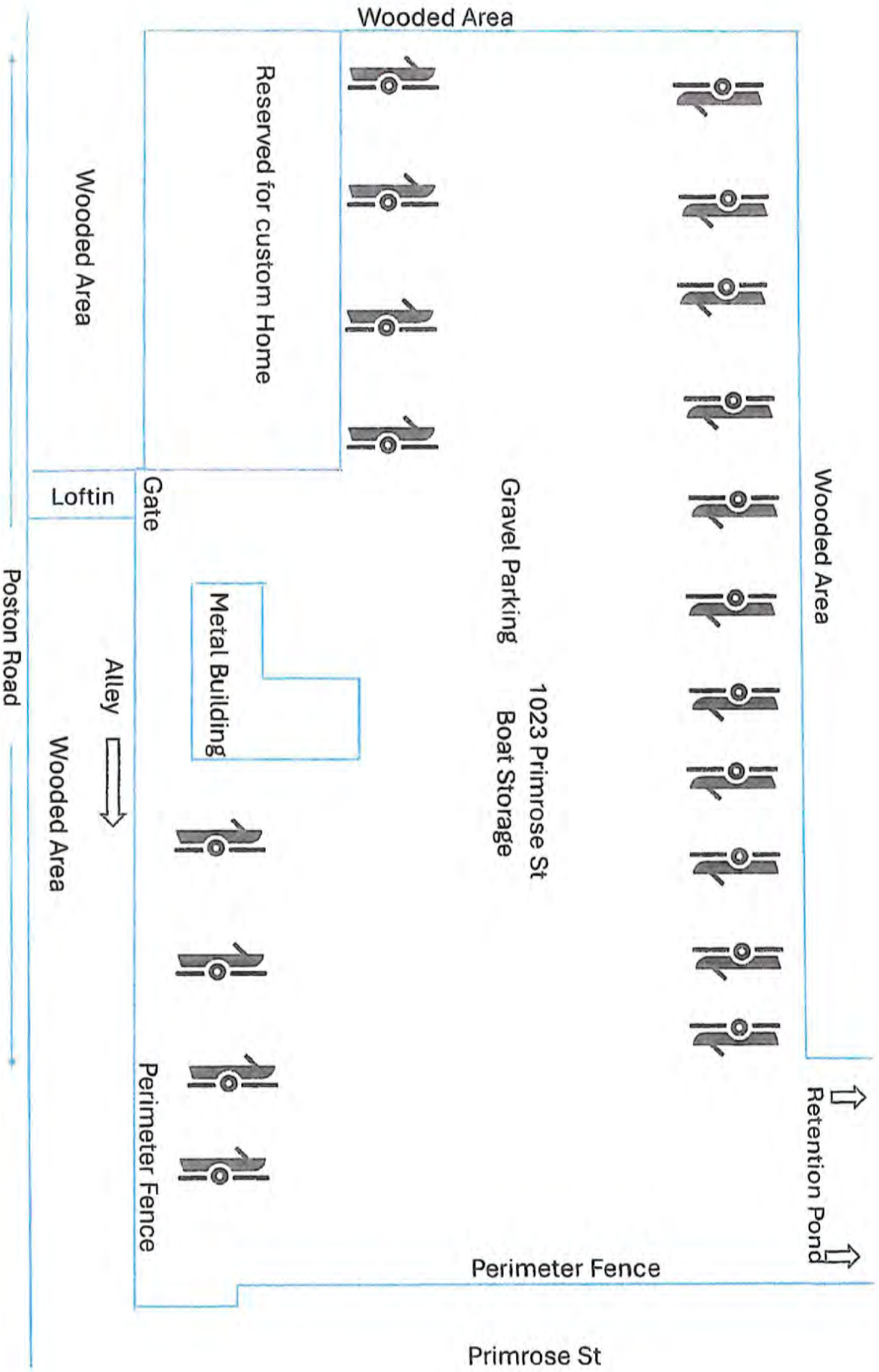
Based on the overall comments, it appears there's perceived expectations and a stigma attached to the term "commercial zoning", and it's a bad thing for a community.

Commercial zoning has various sub-zoning categories that cover activities ranging from large retail outlets to a small in-home business. Just because the designation is "commercial", that does not mean it brings negativity to an area. In this case, a nearby boat storage lot has been advertised for years as an Easy Bay amenity and this should be an attractive feature for future home buyers in the area, so I would like to provide that service to the community.

To re-iterate, this will be a low-key boat storage area that is one block off Poston Road, that will be hidden behind a privacy fence and woods with no visibility to the public. The property is less than 400 feet from the entrance of the East Bay community sign and the anticipated traffic is low and not continuous like a typical retail business.

My family loves the Easy Bay area, hence the reason for us downsizing from our home and moving directly across the bay to Poston Rd. We own a few properties in the vicinity so our vested interest in maintaining a strong East Bay community and preserving the integrity of this neighborhood is paramount, as we fully intend for this to be our forever home.

Thank you very much and I appreciate everyone's time and look forward to providing a service to the community.



Metal Building Style



Metal Building Style



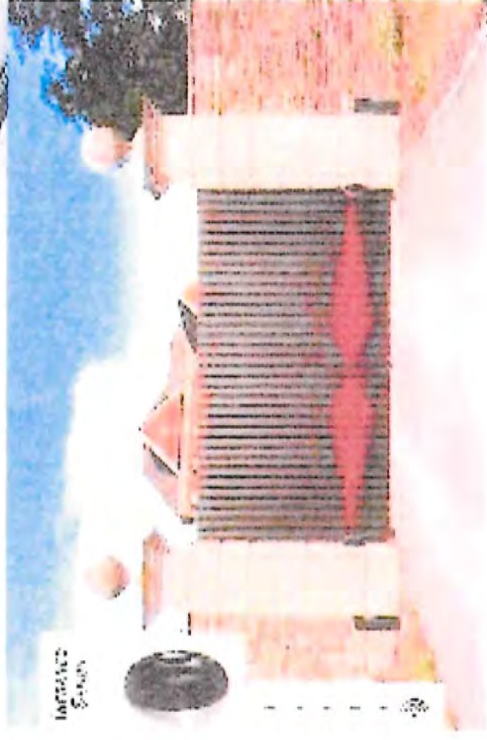
Need for Community Boat Storage



Decorative Perimeter Fence



Automatic Entry Gate Styles



Non-Impervius Gravel Parking Area



CITY OF CALLAWAY BOARD OF COMMISSIONERS AGENDA ITEM SUMMARY

DATE: OCTOBER 14, 2025

ITEM: **ORDINANCE NO. 1125** – REZONING OF 1023 PRIMROSE ST, PARCEL ID 07384-277-000 (1ST READING)

1. PLACED ON AGENDA BY:

EDDIE COOK, CITY MANAGER

&

BILL FRYE, PLANNING/PUBLIC WORKS DIRECTOR

2. AGENDA:

PRESENTATION	☐
PUBLIC HEARING	☐
OLD BUSINESS	☐
REGULAR	☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)? YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Rodrick Trail, property owner, has submitted to the City of Callaway a Rezoning Application for property located at 1023 Primrose St, Parcel ID 07384-277-000. The property is approximately 2.718 acres in total.

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.

The Planning Board met on August 5, 2025 and did not recommend that the City Commission approve the rezoning.

ATTACHMENTS:

- Ordinance No. 1125
- Application for Rezoning
- Zoning Map
- Deed
- Letter from Property Owner

REQUESTED MOTION/ACTION: Approval of the 1st reading of Ordinance No. 1125 for Rezoning, upon roll-call vote.

ORDINANCE NO. 1125

AN ORDINANCE REZONING FROM UNDESIGNATED TO COMMUNITY COMMERCIAL, A CERTAIN PARCEL OF LAND LYING WITHIN THE CITY OF CALLAWAY, FLORIDA, CONSISTING OF APPROXIMATELY 2.718 MORE OR LESS ACRES; SAID PARCEL IS LOCATED AT 1023 PRIMROSE STREET, CALLAWAY, FLORIDA, PARCEL ID 07384-277-000; ALL AS MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE.

WHEREAS, Rodrick Trail, the owner of the real property designated herein, has initiated this ordinance by filing a petition with the City praying that said real property, being more particularly described below, be rezoned from Undesignated to Community Commercial as shown below; and

WHEREAS, this ordinance changes only the zoning map designation of the real property described herein; and

WHEREAS, the City of Callaway Planning Board reviewed the proposed zoning change, conducted a public hearing on August 5, 2025 and recommended approval; and

WHEREAS, based upon competent substantial evidence adduced in a properly advertised public hearing conducted on _____, the City found the requested change to be consistent with the currently applicable Comprehensive Growth Development Plan and to reasonably accomplish a legitimate public purpose.

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

SECTION 1. The following described parcel of real property situated within the municipal limits of the City of Callaway, Florida, is rezoned from Undesignated to Community Commercial to wit,

BOAT STORAGE, EASTBAY PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE(S) 60-66, OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA

PARCEL NUMBER: 07384-277-000

and the City's zoning map is amended accordingly.

SECTION 2. All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Commission of the City of Callaway, Florida, 26th day of August, 2025.

CITY OF CALLAWAY, FLORIDA

ATTEST: _____
Ashley Robyck, City Clerk

By: _____
Pamn Henderson, Mayor

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	_____



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

APPLICATION FOR REZONING

1. Applicant(s) name: Rodrick Trail
Applicant(s) address: 11711 Poston Rd Panama City, FL 32404
Applicant(s) phone: 478-320-2083 Email: turbo50stang@yahoo.com
Date of application: Jul 22, 2025
2. Rezone from: Undesignated to: _____
3. Parcel ID #: 07384-277-000
4. Legal Description of site to be rezoned: East Bay Phase 1 A 163C Boat Storage
5. Driving directions to site: Hwy 22 to 2297; 2297 to Poston Rd ;
Poston Rd to Primrose St on left
6. Name and address of property owner(s) according to most recent ad valorem-tax records:
(Year 2024) Rodrick Trail, Krystals Kreations, LLC
old 542 Mills Ln - New 11711 Poston Rd 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): owns

8. Property address to be rezoned: 1023 Primrose St Panama City, FL 32404
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: _____

10. Proposed Property Tax Classification: _____

11. Purpose of rezoning: Establish baseline zoning for previously
planned Boat Storage area

12. Additional pertinent information: Boat Storage area has been
planned since the early 2000's.

Signature of applicant(s): RM 122 Date: Jul 22, 2025

Date: _____

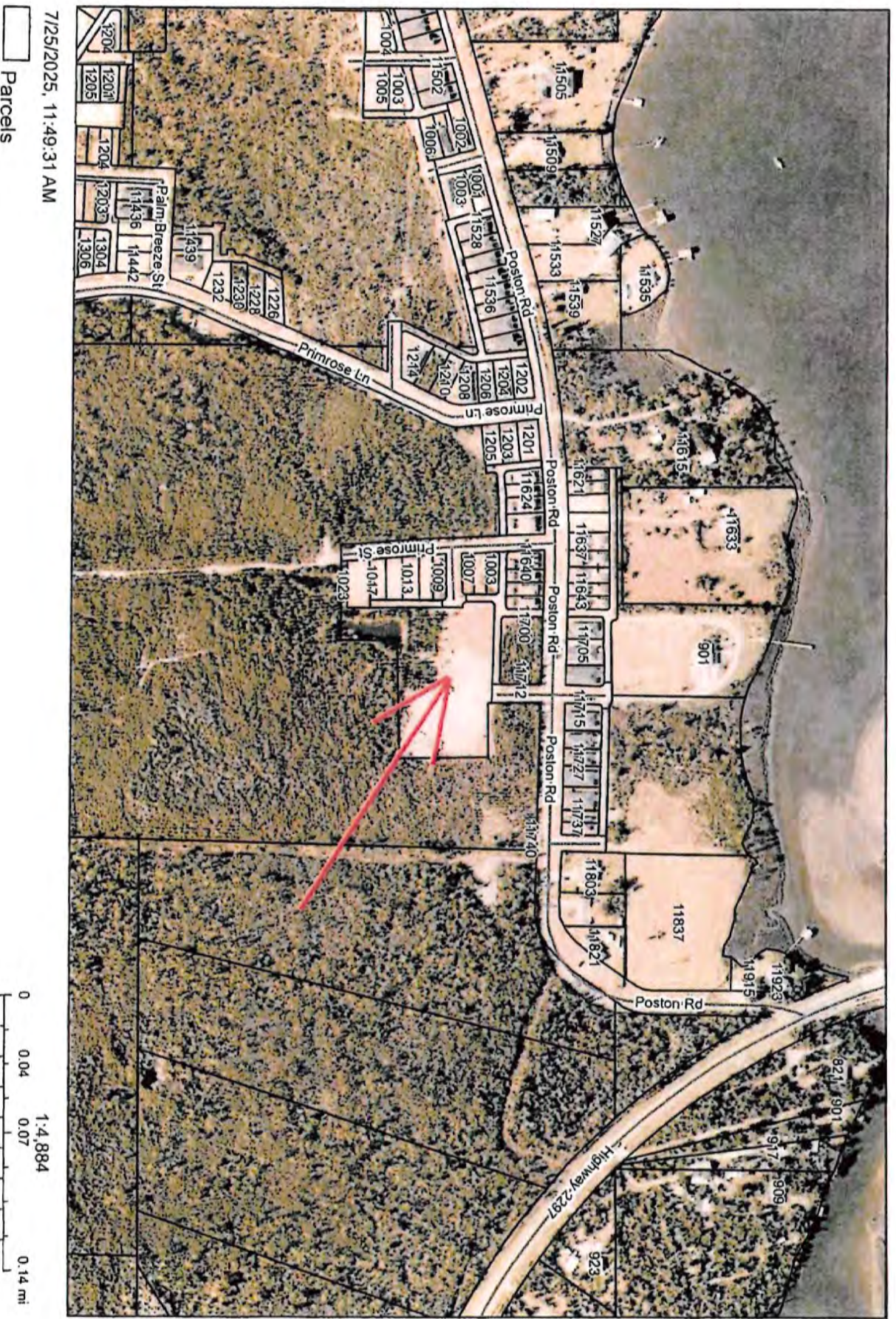
To be submitted with application:
Incomplete submittals will not be reviewed

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

(Do Not Write Below This Line)

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

Zoning & Future Land Use Designation



iii Kinsaul, Clerk Bay County, Florida D DOCTAX PD \$1,050.00 Deputy Clerk GB Trans # 1948806

This instrument prepared
by: Douglas Moore
The Panhandle Group, LLC
Post Office 19
Panama City, FL 32402-0019
File # 24.09.243

WARRANTY DEED

THIS WARRANTY DEED, executed on this 4th of October, 2024, by and between:

Tranquility East Bay, LLC, a Missouri limited liability company, whose mailing address is 848 Dielman Road, St. Louis, MO 63132 (the "Grantors"), and;

Krystals Kreations, LLC whose mailing address is 542 Mills Lane, Panama City, FL 32404 (the "Grantees").

The land described herein is not the homestead of the Grantors, and neither the Grantors nor the Grantors spouse, nor anyone for whose support the Grantors is responsible, resides on or adjacent to said land.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described real property (the "Property") lying and being in Bay County, Florida, to-wit:

Boat Storage, EASTBAY PHASE 1A, according to the Plat thereof as recorded in Plat Book 22, Page(s) 60-66, of the Public Records of Bay County, Florida.

PIN: 07384-277-000

Subject to: Taxes for the year 2024 and subsequent; and all covenants, restrictions and easements of record, if any and said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever


Initial

Initial

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in our presence:

Tranquility East Bay, LLC
A Missouri limited liability company

(Sign)

Michael J. Goeltner (Sign)
Michael J. Goeltner, Trustee of the
Michael J. Goeltner Revocable Trust dated
June 6, 2013, as sole member

Witness #1: _____ (Print)

Witness Address: _____

(Sign)

Witness #2: _____ (Print)

Witness Address: _____

STATE OF MISSOURI

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of October, 2024, Michael J. Goeltner, Trustee of the Michael J. Goeltner Revocable Trust dated June 6, 2013, as member of Tranquility East Bay, LLC. Who is ☐ personally known to me or ☐ has produced _____ as identification.

Witness by hand and official seal.

Notary Public: _____

My Commission Expires: _____

ALEXANDER E. COULTER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: April 4, 2027
Commission # 23539719

mgj
Initial

Initial

Introduction:

Good evening! My name is Roderick Trail, the owner of the proposed site for commercial rezoning located at 1023 Primrose St, and owner of 11711 Poston Rd, which is my personal home located directly across the street from subject property.

The purpose today is to obtain a proper zoning classification to support my personal antique automobile storage structure and a secure boat storage area (approximately 30 boats) that will provide a community service and amenity to the East Bay and Cooks Bayou waterfront residents

Events leading up to Rezoning request:

Prior to purchasing this lot being advertised as Boat Storage, I inquired with the City of Callaway Planning department regarding if Boat Storage is allowed and if a metal structure could be built on the property.

I was informed that the previously approved Land Development planning documents indicate this as a future boat storage area, but this parcel is currently listed as undesignated zoning. Therefore, a rezoning request would be required for this parcel to establish a zoning designation.

This site has always been designated as boat storage in the original Development Plan (in early 2000's). All tax records and property deeds to this parcel indicate this as a planned Boat Storage lot. Bay county's legal description of this parcel specifically states Boat Storage.

Based upon all this information gathered, one can deduce this is a dedicated boat storage area, so I moved forward with the purchase.

Current Actions:

In accordance with City of Callaway Land Development Regulations, Zoning Regulation Section 15.565, "Planned developments of mixed commercial and residential uses, more than one residential use, or more than one commercial use" are permitted within the current official zoning map of the City of Callaway. Other parcels in this community have previously been assigned commercial zoning designations as part of the original East Bay Development Plan.

The planned usage of this parcel is for a storage facility to support my antique automobile collection and a community boat storage area.

The antique automobile storage building will be metal construction of approximately 3600 square feet with the exterior door openings facing the interior of the lot.

Boat storage will consist of approximately 30 storage spaces located on the Southside of the property. The ground covering will be gravel, and the area will have a decorative privacy fence to keep the area secure. Landscaping, motion detection lights, and a security camera system will be installed.

Our long-term plan is also to have a custom home built on the property that faces North to Poston Rd.

The projected uses of this parcel are consistent with the comprehensive land use plan designation for the subject site; therefore, I started the process of obtaining a zoning assignment for this property.

Considering the current zoning options available, this parcel development can potentially fall within two of the three Commercial designations: Service Commercial or Community Commercial. An ideal zoning designation is Mixed Use zoning, but this option is not available in the City of Callaway.

Impact to Community:

This community contains over 175 homes that can benefit from a boat storage area located close to highway 2297 and at the entrance point of the community.

Afterall, we live in Florida and water activities is a driving factor for families to move here. These activities typically require some sort of watercraft and the majority of home sites do not have space or covenants don't allow them park on their parcel.

There's an obvious need for boat storage in the community, as seen when you enter and drive around the neighborhood, boats and trailers are parked in driveways, vacant lots, and in yards that block the view of street corners and vehicular traffic.

Long-term boat storage activities are very mundane and require no active store front. There will be no noticeable traffic increase, no retail customers, no delivery vehicles or any other escalated activity in this area. Tasks performed in the Antique Automobile Storage building are nothing more than routine projects that all homeowners perform in their attached home garages.

This entry for this site is 375 feet from the entrance of the community and only passes by 6 of the 175 homes. This parcel is one block over from Poston Road and can only be seen when directly crossing the intersection at Loftin and Poston Rd. My house on the corner of this intersection is the only home that has a direct front view of this fenced boat storage area.

This boat storage area has been part of the development plan since the early 2000's and ALL residents have been aware of this even before any home purchase. Signs are located at the neighborhood entrance that clearly indicate future boat storage, and all owners pass by this sign daily.

My intent is to move forward with assigning a proper zoning designation to support the proposed plan.

Neighbor concerns:

Out of over 175 homes in the community that would have a reasonable interest in boat storage, there have been approximately 5 or so homeowners that have expressed concerns on social media sites. I would like to address those concerns such as, "just asking for problems", "he will be charging money to store our belongings", "what will the next owner do with the property", "there will be toxic material spilling in our streets with children nearby".

"Just asking for problems" and "boat storage" will bring bad things to our neighborhood comments didn't address or substantiate any specific reasons on why a commercial zoned boat storage lot would bring problems to the neighborhood. Specific facts and data to support these statements would be beneficial to all.

To the statement "to make money", I would have to say yes, as this is one of the reasons for the business is to generate income to offset the property costs. Land developers typically oversee the initial site development, then follow-on construction and other activities are privatized to other entities.

As far as having concerns about future uses of commercial property years from now, this is no different than the two commercial properties located at the entrance of the community. Who's to say that those properties will not be sold off to someday and become convenience stores or gas station for that matter. None of us can predict the future.

To address toxins and hazardous materials, the metal building will be my personal antique vehicle storage area, containing no more oils than a regular household, and not be a retail vehicle service center. If this was a manufacturing and industrial area, then toxic materials and hazardous waste runoff would be a concern, but that's not the case. There's a significantly higher chance of house fires from lithium batteries contained in electric cars and cell phones than an antique storage area.

It should be noted that, there's many acres of undeveloped land surrounding our community that's currently undesignated zoning. Who's to say that if there's no boat storage location in our immediate area, that a future boat storage facility could be

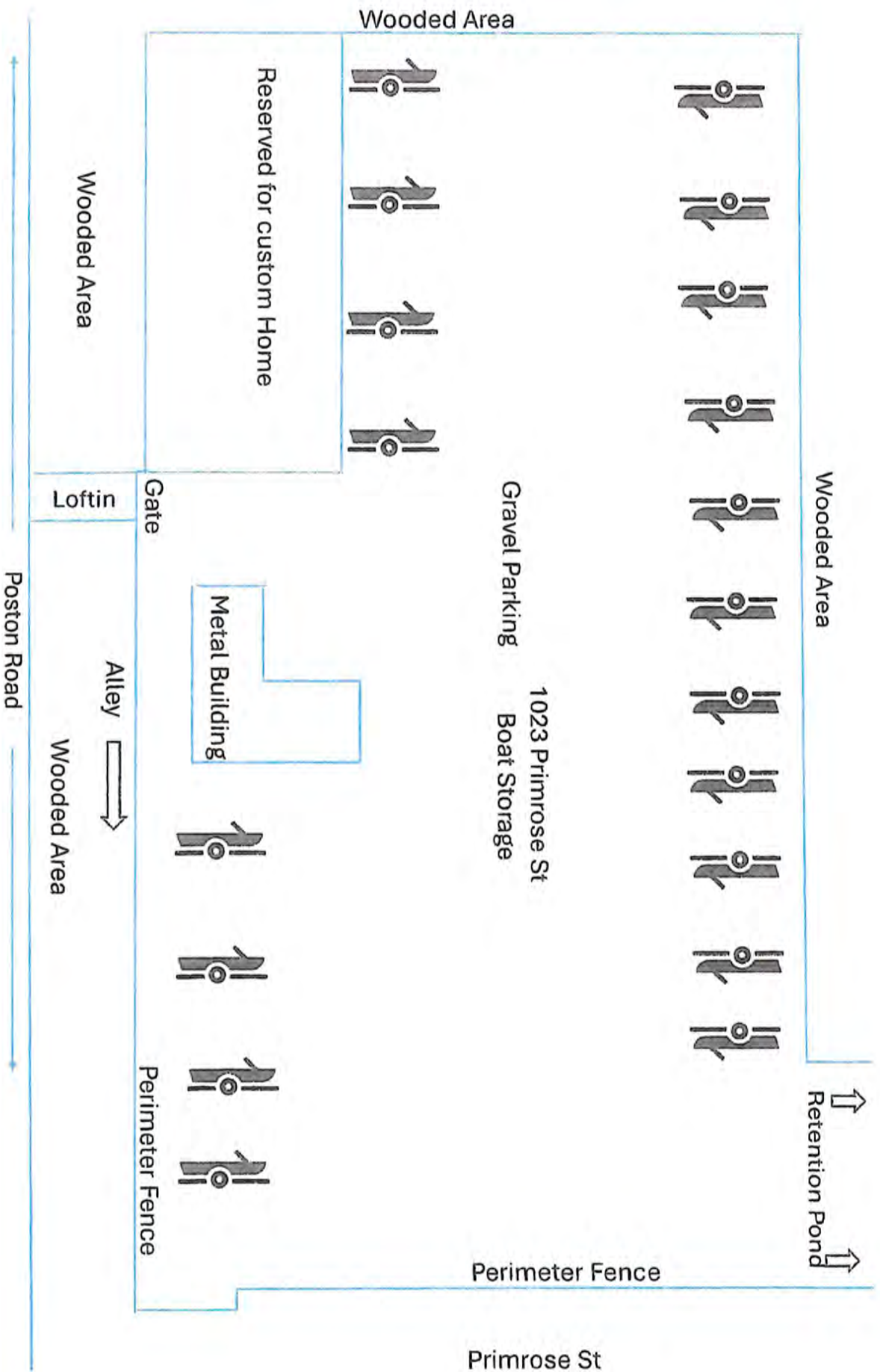
approved in the adjacent areas, resulting in all traffic moving directly through the center of our community on the public streets.

Based on the overall comments, it appears there's perceived expectations and a stigma attached to the term "commercial zoning", and it's a bad thing for a community. Commercial zoning has various sub-zoning categories that cover activities ranging from large retail outlets to a small in-home business. Just because the designation is "commercial", that does not mean it brings negativity to an area. In this case, a nearby boat storage lot has been advertised for years as an Easy Bay amenity and this should be an attractive feature for future home buyers in the area, so I would like to provide that service to the community.

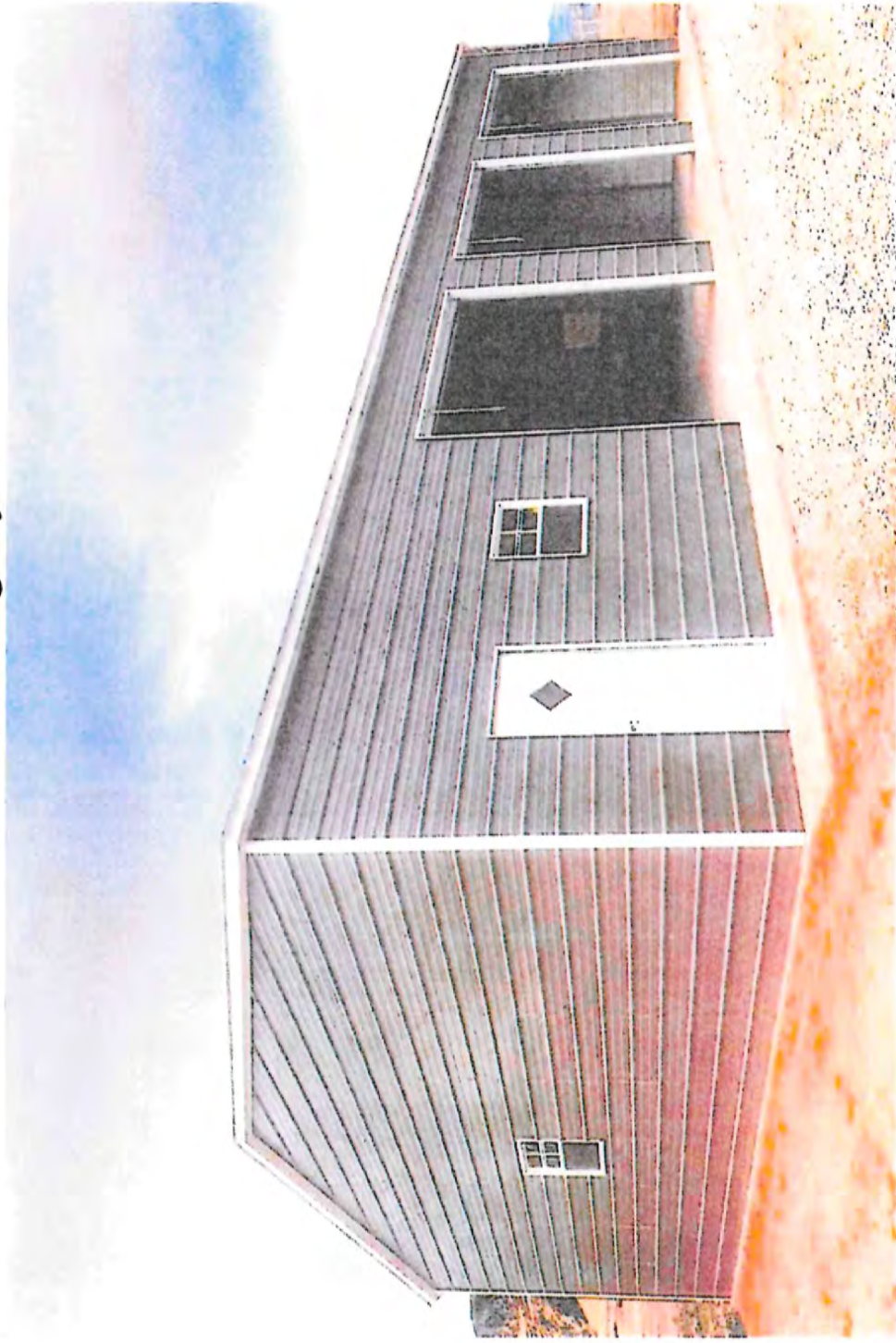
To re-iterate, this will be a low-key boat storage area that is one block off Poston Road, that will be hidden behind a privacy fence and woods with no visibility to the public. The property is less than 400 feet from the entrance of the East Bay community sign and the anticipated traffic is low and not continuous like a typical retail business.

My family loves the Easy Bay area, hence the reason for us downsizing from our home and moving directly across the bay to Poston Rd. We own a few properties in the vicinity so our vested interest in maintaining a strong East Bay community and preserving the integrity of this neighborhood is paramount, as we fully intend for this to be our forever home.

Thank you very much and I appreciate everyone's time and look forward to providing a service to the community.



Metal Building Style



Metal Building Style



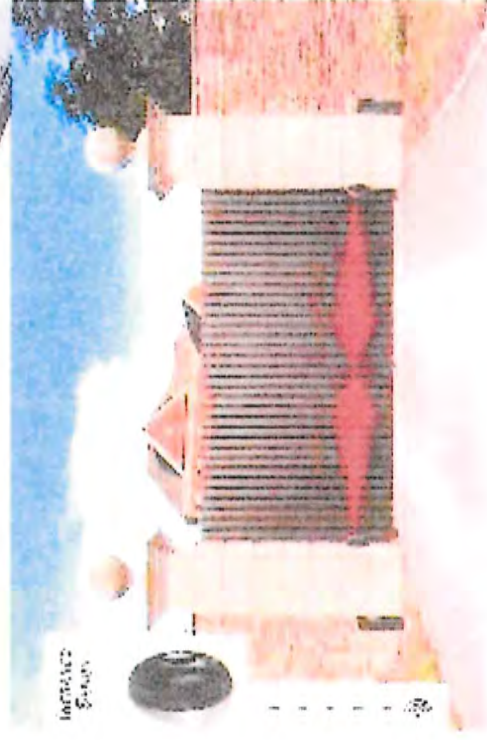
Need for Community Boat Storage



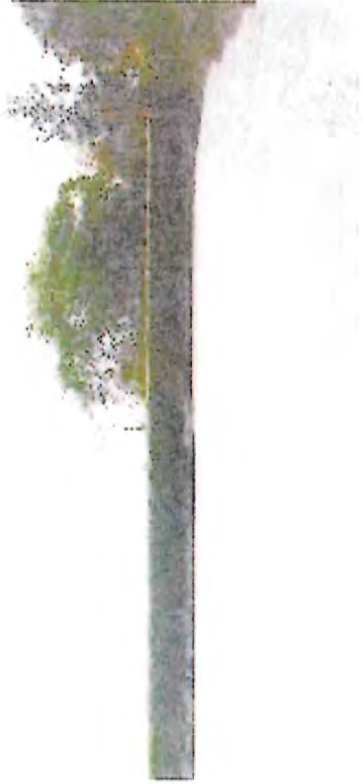
Decorative Perimeter Fence



Automatic Entry Gate Styles



Non-Impervius Gravel Parking Area



**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: RESOLUTION NO. 25-23 ANNUAL MEETINGS & HOLIDAYS FOR 2026

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager
and
Ashley Robyck, City Clerk

2. AGENDA:

PRESENTATION	☐
PUBLIC HEARING	☐
OLD BUSINESS	☐
REGULAR	☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Ordinance 927 requires adoption of a resolution reflecting dates and times of all regular meetings, City holidays and other appropriate events as may be determined by City Commission. Commission typically only holds one meeting in the months of November and December but two are listed for Commission decision.

ATTACHMENT:

- Resolution No. 25-23
- Schedule of Meetings & Holidays

5. REQUESTED MOTION/ACTION: Commission approval of Resolution No. 25-23 for the 2026 Schedule of Meetings & Holidays, upon roll-call vote.

RESOLUTION 25-23

A RESOLUTION TO ADOPT A MEETING SCHEDULE FOR THE REGULAR MEETINGS, WORKSHOPS, AND HOLIDAYS OF THE CITY OF CALLAWAY BOARD OF CITY COMMISSIONERS FOR THE CALENDAR YEAR 2026; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND RECITING AN EFFECTIVE DATE.

WHEREAS, the City of Callaway Board of City Commissioners, on September 25, 2012, adopted Ordinance No. 927 allowing for the adoption, by Resolution, of an annual calendar, which shall indicate the dates and times of all regular meetings of the City Commission, City Holidays, and other appropriate events as may be determined by the City Commission.

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

SECTION 1. The City Commission of the City of Callaway adopts the "2025" Annual Calendar for Regular Commission meetings, workshops, and holidays, as identified in Exhibit "A".

SECTION 2. REPEAL. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this 14th day of October 2025, in regular session, by the CALLAWAY CITY COMMISSION.

CITY OF CALLAWAY, FLORIDA

By: _____
Pamn Henderson, Mayor

ATTEST: _____
Ashley Robyck, City Clerk

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

Kevin Obos, City Attorney

VOTE OF COMMISSION:

Ayers	_____
Griggs	_____
Henderson	_____
Pelletier	_____

EXHIBIT "A"
CALLAWAY CITY COMMISSION
REGULAR MEETING & HOLIDAY SCHEDULE
CALENDAR YEAR 2026

MEETING/HOLIDAY	DATE	TIME
New Year's Day Holiday	January 1, 2026	
Dr. MLK, Jr.'s Birthday	January 19, 2026	
Regular Meeting	January 13, 2026	6:00 P.M.
Regular Meeting	January 27, 2026	6:00 P.M.
Regular Meeting	February 10, 2026	6:00 P.M.
Regular Meeting	February 24, 2026	6:00 P.M.
Regular Meeting	March 10, 2026	6:00 P.M.
Regular Meeting	March 24, 2026	6:00 P.M.
Good Friday	April 3, 2026	
Regular Meeting	April 14, 2026	6:00 P.M.
Regular Meeting	April 28, 2026	6:00 P.M.
Regular Meeting	May 12, 2026	6:00 P.M.
Regular Meeting	May 26, 2026	6:00 P.M.
Memorial Day Holiday	May 25, 2026	
Regular Meeting	June 9, 2026	6:00 P.M.
Juneteenth Holiday	June 19, 2026	
Regular Meeting	June 23, 2026	6:00 P.M.
Independence Day Holiday	July 3, 2026	
Regular Meeting	July 14, 2026	6:00 P.M.
Regular Meeting	July 28, 2026	6:00 P.M.
Budget Workshops	To Be Determined	
Regular Meeting	August 11, 2026	6:00 P.M.
Regular Meeting	August 25, 2026	6:00 P.M.
Labor Day Holiday	September 7, 2026	
1 ST & Final Budget Hearings	To Be Determined	
Regular Meeting	September 8, 2026.....	6:00 P.M.
Regular Meeting	September 22, 2026.....	6:00 P.M.
Regular Meeting	October 13, 2026.....	6:00 P.M.
Regular Meeting	October 27, 2026.....	6:00 P.M.
Veterans Day	November 11, 2026	
Regular Meeting	November 10, 2026.....	6:00 P.M.
Regular Meeting	November 24, 2026.....	6:00 P.M.
Thanksgiving Holiday	November 26-27, 2026	
Regular Meeting	December 08, 2026	6:00 P.M.
Regular Meeting	December 22, 2026	6:00 P.M.
Christmas Holiday	December 24-25, 2026	

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: RESOLUTION NO. 25-24 – CODE ENFORCEMENT LIENS FOR NUISANCE ABATEMENT

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager

Presented By:

Kevin Obos, City Attorney

Bonnie Poole, Director of Code Enforcement

2. AGENDA:

PRESENTATION ☐

PUBLIC HEARING ☐

OLD BUSINESS ☐

REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Due to the presence of nuisances, Code Enforcement issued orders of nuisance abatement for Code violations occurring on the following property in the City of Callaway:

PROPERTY ID NO.	PRESENT OWNERS	ADDRESS OF SUBJECT PROPERTY	AMOUNT OF LIEN
07056-000-000	Charles S. Rogers, Estate	306 S. Gay Ave Callaway Fl, 32404	\$203.08

Code Enforcement recommends that the City Commission authorize staff to file and record the nuisance abatement lien on the above listed property. The amount of the abatement lien may also be placed on the property owner's tax bill for collection pursuant to Ordinances 949 and 950.

Attachments

- Resolution No. 25-24
- Nuisance Abatement Liens

5. REQUESTED MOTION/ACTION: Approval of Resolution No. 25-24 upon roll-call vote.

RESOLUTION 25-24

A RESOLUTION OF THE CITY OF CALLAWAY, FLORIDA, APPROVING AMOUNTS TO BE LIENED ON CERTAIN PROPERTIES WITHIN THE CITY, TO WIT: 306 SOUTH GAY AVENUE., FOR COSTS INCURRED IN THE ABATEMENT OF NUISANCES UPON SUCH PROPERTIES, AUTHORIZING THE APPROPRIATE OFFICERS OF THE CITY TO RECORD THE LIENS AND NOTIFY INTERESTED PARTIES OF SUCH LIENS, AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

WHEREAS, pursuant to Section 9.7-7 of the City's Code of Ordinances, the City has undertaken the abatement of emergency conditions and a nuisance as prohibited by Section 9.7-2 of the City Code, following notice and non-action by the Owner(s) to come into compliance with the City Code; and

WHEREAS, pursuant to Section 9.7-8 of the City's Code, the City Commission shall assess the entire cost of the abatement of the emergency conditions and nuisance against the property, inclusive of all administrative, legal, postal and publication expenses, and any other direct or indirect costs associated therewith.

NOW THEREFORE BE IT RESOLVED by the City Commission that liens be assessed against the following properties in the amounts set forth below:

PROPERTY ID NO.	PRESENT OWNERS	ADDRESS OF SUBJECT PROPERTY	AMOUNT OF LIEN
07056-000-000	Charles S. Rogers, Estate	306 S. Gay Ave Callaway, FL 32404	\$203.38

AND BE IT FURTHER RESOLVED that the appropriate officers of the City are hereby authorized and directed to record such lien and notify the Tax Collector and all interested parties of such liens.

This resolution shall become effective upon adoption.

PASSED AND ADOPTED this 14th day of October 2025, by the CALLAWAY CITY COMMISSION meeting in regular session.

CITY OF CALLAWAY, FLORIDA

By: _____
Pamn Henderson, Mayor

Attest: _____
Ashley Robyck, City Clerk

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

Kevin Obos, City Attorney

VOTE OF COMMISSION:

Ayers	_____
Griggs	_____
Henderson	_____
Pelletier	_____

CITY OF CALLAWAY, FLORIDA
6601 East Highway 22
Callaway, FL 32404

In Re: Property located at:
306 S. GAY AVE.
CALLAWAY, FL 32404
Parcel ID No. 07056-000-000

NOTICE OF CODE ENFORCEMENT
NUISANCE ABATEMENT LIEN

TO: CHARLES S. ROGERS, ESTATE
306 S. GAY AVE.
CALLAWAY, FL 32404

CHUCK PERDUE
BAY COUNTY TAX COLLECTOR
850 WEST 11TH STREET
PANAMA CITY, FL 32401

AND ANY AND ALL OTHER PERSONS INTERESTED IN THE FOLLOWING DESCRIBED PROPERTY:

18 4S 13W -33.4-132B2-BEG 80' S OF SE COR LOT 6 BLK B LANNIE ROWE LK EST
UNIT 2 S 80' W 120' N 80' E 120' TO POB ORB 391 P 459

- 1) Pursuant to Section 1 (1,2,4 & 13), Section 9.7-2, and LDR Section 9.7-1(3) of the City of Callaway Code of Ordinances, the city has undertaken certain actions to abate the nuisance located at: **306 S. Gay Avenue, Callaway, FL 32404**, as more particularly described above.
- 2) The amount of the City's abatement lien, for costs incurred in abating the nuisance on the subject property, is as follows:

Labor and Equipment:	\$ 184.58
Recording Fees:	\$ 18.50
TOTAL:	\$ 203.08
- 3) Pursuant to Sections 9.7-7 & 8, City of Callaway Code of Ordinances, notice is hereby given that there has been assessed, pursuant to the provisions of said law, against the above-named persons at the above stated address, the nuisance abatement costs, which amount after demand for the payment thereof remains unpaid, and by virtue of the above referenced laws, constitutes a lien in favor of the City of Callaway, Florida, upon the title to and interest in, whether legal or equitable, the property herein above described; said lien shall be prior in dignity to all other liens, excepting County taxes and taxes and liens of equal dignity therewith. Callaway, Florida may foreclose or otherwise execute on the lien as provided for by the law. This assessment may become due and payable at the same time and with the same priority as ad valorem taxes.

WITNESS: The official seal of the City of Callaway and the hand of the City Clerk thereof, City of Callaway, Bay County, Florida, Dated this 14th day of October 2025.

SEAL

By: _____
Ashley Robyck, City Clerk

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: DEVELOPMENT ORDER (DO) APPLICATION – RENOVATION/CONSTRUCTION OF WATER SPIGOT – 5806 HIGHWAY 22 CALLAWAY, FL

1. PLACED ON AGENDA BY:

EDDIE COOK – CITY MANAGER

AND

BILL FRYE, DIRECTOR OF PUBLIC WORKS

2. AGENDA:

PRESENTATION ☐

PUBLIC HEARING ☐

OLD BUSINESS ☐

REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE): YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

On behalf of Patricia Jackson of Water Spigot, Inc, Ron Rogers of Gulf Environmental Engineering LLC has submitted an application for renovate/construct the property at 5806 Highway 22. The Public Works Department and Fire Department have reviewed the plans for the project and have no outstanding issues or concerns. The Planning Department has found that the plans meet the requirements of LDR and Comprehensive Plan.

The Planning Board reviewed the DO on October 7, 2025 and recommended approval in accordance with the plans dated April 24, 2024.

ATTACHMENTS:

- Development Order Application
- Engineered Plans dated September 10, 2025
- Other documents

5. REQUESTED MOTION/ACTION: City Commission approval, allowing staff to execute the Development Order and allow construction to begin.

Date received: _____



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

COMMERCIAL DEVELOPMENT ORDER APPLICATION

A. APPLICANT INFORMATION (Please print or type)

1. Name of applicant: Water Spigot Inc
2. The applicant is the: A) Property owner x or B) Authorized agent _____
(If the applicant is an agent, attach a signed statement from the property owner granting permission for the agent to obtain any necessary permits.)
3. Applicant address: 5806 E Highway 22, Panama City, FL 32404
4. Applicant telephone: (850) 871 1900 Email: postmaster@thewaterspigit.com
5. Name of project contact: Ron Rogers
6. Project contact address: PO Box 28071, Panama City, FL 32411
7. Contact telephone: (850) 527 7003 Email: rrogers@coastalpermit.org
8. Name of person or firm the development order is to be issued to (If not same as the applicant): _____
Address of recipient: _____
9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ _____
 - Deviation from Site Plan \$500.00* \$ _____

* Plus, engineering and attorney review fees reimbursed as billed.
(For a deviation from site plan, please attach a narrative citing approved development order detailing all proposed changes from approved development order.)

B. PROJECT INFORMATION

1. Project name: The Water Spigot Renovation
2. Proposed use of site (in acres): .72
3. Number of buildings / sq. ft.: _____
4. Proposed intensity in impervious surface ratio: Existing ISR = 45.1, Proposed ISR = 37.8
5. Are proposed roads, easements, stormwater facilities, and/or on-site utilities to be private or dedicated to the city? _____ dedicated to the city x private _____ combination (attach explanation)
6. Is this project part of an **existing** multi-phase development? _____ No x Yes; this project is part of an existing office.
7. Is this project the start of a **new** multi-phase project? x No _____ Yes; this is a multi-phase project anticipated to be developed in _____ phases. This application is for phase(s) _____.
8. Has the city previously issued any development orders for the subject parcel? _____ No _____ Yes
If yes, what is status of current development order? _____
9. Height of tallest building above grade: 30
10. Is this waterfront property: x No _____ Yes
If yes, to which waterbody is this property adjacent? _____

C. DEVELOPMENT SITE INFORMATION

1. Current use of site (in acres): Office / Laboratory
2. Address of site: 5806 Highway 22
3. Property appraiser's parcel ID#(s) 06085-000-000

NOTE: Copy of deed with legal description MUST be included.

4. Size of property: .72 square feet _____ acres
5. Name(s) of adjacent street(s):
North- Highway 22 South- _____
East- _____ West- _____

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: Comm
2. Future Land Use Map Designation of adjacent parcels:
North- MU South- MU
East- MU West- MU
3. Is subject property in an overlay(s): _____ Yes x No _____ If yes, please specify _____
4. Subject property's zoning district(s) _____
5. Zoning districts of adjacent parcels:
North- R-MF South- COM-1
East- COM-1 West- R-MF

E. SITE UTILITIES (Check all applicable services)

1. Water system
available capacity: _____
Demand created by proposed development: Demand would remain the same.
2. Sewer system
available capacity: _____
Demand created by proposed development: Demand would remain the same.

F. TRAFFIC IMPACTS

Appendix A contains information on Transportation Impact Fees.

1. HURRICANE EVACUATION -The subject property occurs in the following.
Hurricane Evacuation Zone(s). Check all that apply:

☐ Tropical Storm ☐ Category 1 Hurricane ☐ Category 2 Hurricane
☐ Category 3 Hurricane ☐ Category 4-5 Hurricane ☐ N/A

G. SITE ENVIRONMENTAL INFORMATION (Check all that apply)

1. ☐ Flood Zone Type: _____; Elevation _____
2. ☐ Protected Trees (indicate type and size on site plan)
3. ☐ Wetlands: ☐ FDEP ☐ COE
4. ☐ Shoreline
5. ☐ Coastal Area
6. ☐ Aquifer Recharge
7. ☐ Wildlife Habitat

An environmental assessment should be included with the application. This assessment should be prepared by a licensed environmental firm, and at a minimum should address the following:

- a) Hazardous materials inspection
- b) Wetland delineation including all wetland buffers. Any recommended mitigation should be detailed
- c) Characterization of the shoreline habitat and aquatic resources (shellfish, seagrass beds, etc.)
- d) Characterization of the upland's ecosystems and soils
- e) Ecosystem characterization, threatened and endangered species report, including recommended mitigation, if necessary
- f) Survey of the Florida Master Site File (administered by the Bureau of Historic Preservation, Division of Historical Resources) to determine the presence of items of historical, cultural, or archeological significance

H. REQUIRED PERMITS (Check all that apply)

1. ☐ Dredge and Fill (☐ DEP ☐ COE)
2. ☐ FDOT (☐ Driveway Access ☐ Drainage ☐ Utility)
3. ☐ Right-of-Way Use (☐ Bay County ☐ City of Callaway)
4. ☐ Driveway (☐ Bay County ☐ City of Callaway)
5. ☐ Water Well (☐ NFWFMD ☐ Health Dept)
6. ☐ FDEP Water Distribution
7. ☐ FDEP Wastewater Collection and Transmission
8. ☐ FDEP Stormwater
9. ☐ Others (specify): _____

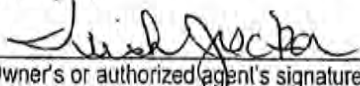
I. CERTIFICATION OF RIGHT TO APPLY FOR DEVELOPMENT ORDER AND UNDERSTANDING OF TRANSPORTATION CONCURRENCY AND WETLANDS REQUIREMENTS

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property or am authorized to act on behalf of the true owner(s) in all regards in this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application. I understand that submission of the form initiates a process and does not imply approval by the City of Callaway.

I further certify that I understand that issuance of a Certificate of Concurrence will require successful completion of Development Review, and that likewise no final development order will be issued except upon successful completion of this Concurrence Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrence being issued, and therefore no binding assurance of future capacity, and that a Concurrence Review application will be required in conjunction with the first final development order applied for on this property.

I do hereby certify my understanding that a thirty (30) foot buffer is required between DEP jurisdictional wetlands, and a fifty (50) foot buffer is required between the mean high-water line of East Bay and its tributaries. I understand that all vegetation must be preserved within the 30-foot buffer with no land clearing to occur. I further understand that erosion control measures (e.g., hay bales, silt fence) must be installed at the **landward** edge of the wetland buffer and along any ditch or other stormwater control structure prior to any clearing on the site and maintained throughout construction including final grading. I understand that a City of Callaway Development Order does not authorize any land clearing in jurisdictional wetlands and that permits must be obtained from the Department of Environmental Protection and/or the U. S. Army Corps of Engineers for development activities in wetlands.

By signing this application, the owner hereby authorizes the City of Callaway Planning Department to access the subject property to verify information contained in this application and accompanying submittal documents. Further, the person named as the Project Contact is authorized on my behalf (if applicable).


Owner's or authorized agent's signature

7-25-2025
Date

Trish Jackson
(Please print or type name)

ENGINEER'S CERTIFICATION

I, Ron Rogers, certify that I have reviewed and intend to comply with the City of Callaway's Land Development Regulations.

Those item(s) not in compliance with the City of Callaway's Land Development Regulations for which I am requesting a variance or special exception for are listed below:

	Non-Compliance Item	Relevant Code Section	Reason(s)
1			
2			
3			
4			
5			

(Attach extra sheets if necessary)

Variances will be Approved or Disapproved by the city.

Approval or disapproval of the requested variances or special exception will be with the City Commission.

I, Ron Rogers, am fully aware of the information required to submit and request a complete development review.

The information contained in this submitted development package is true and correct to the best of my knowledge and the package is complete, prepared with sound engineering principles, and complies with all applicable city land development regulations unless noted otherwise.

Certified by:

Company Name and Address:
Gulf Environmental Engineering
PO Box 28071
Panama City Beach, FL 32408

Date: 9/10/25
Name: Ron Rogers
Title: Owner
Telephone: () 850-527-7003
P.E. Registration No. 72067



Digitally signed by Ronald W
Rogers, JR
Date: 2025.09.10 11:07:53
-05'00'



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

Detail by Entity Name

Florida Profit Corporation
THE WATER SPIGOT, INC.

Filing Information

Document Number	F58146
FEI/EIN Number	59-2031202
Date Filed	12/11/1981
State	FL
Status	ACTIVE

Principal Address

5806 EAST HWY, 22
PANAMA CITY, FL 32404

Changed: 02/14/1989

Mailing Address

5806 EAST HWY, 22
PANAMA CITY, FL 32404

Changed: 02/14/1989

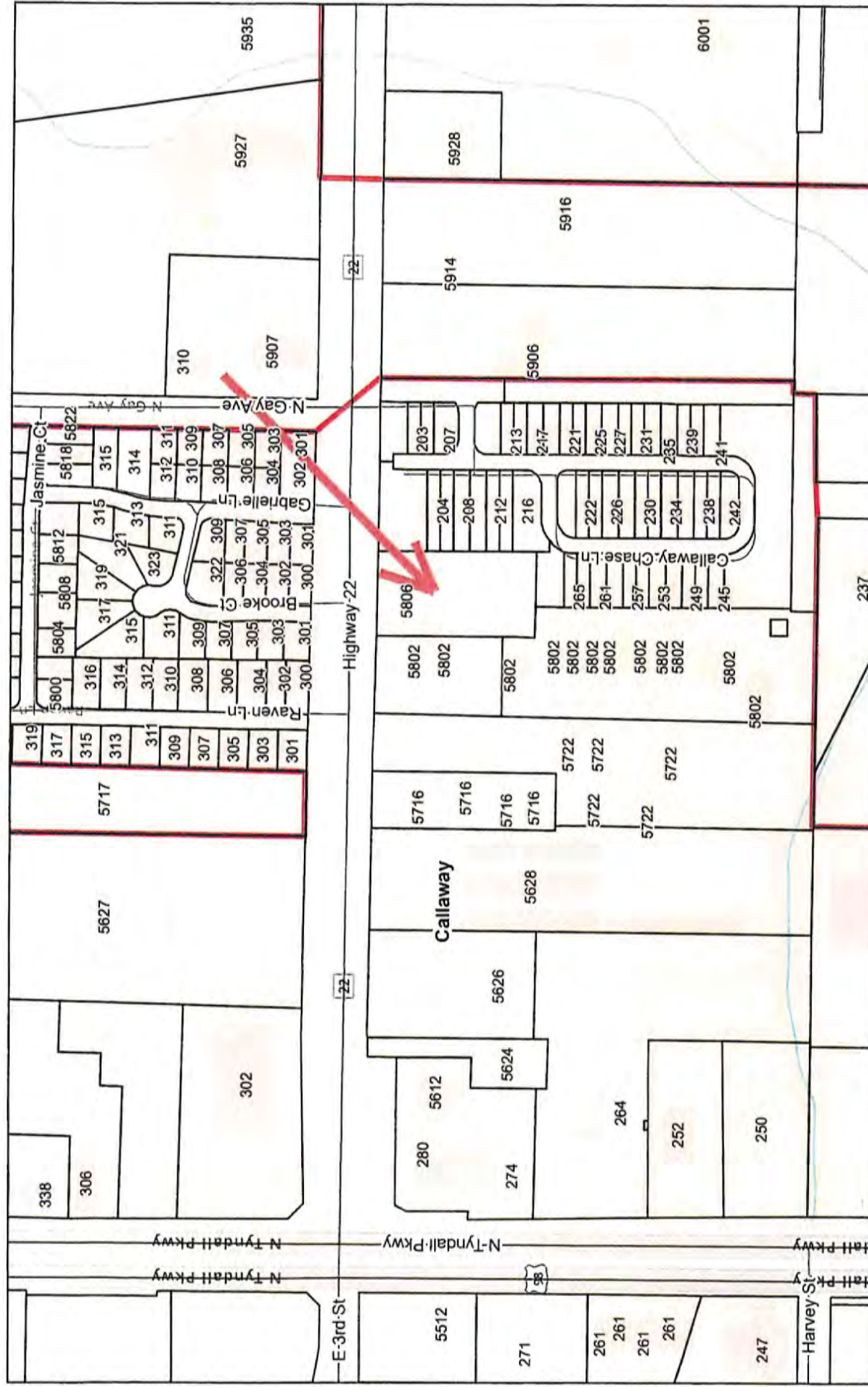
Registered Agent Name & Address

JACKSON, PATRICIA S.
314 FAIRWAY BLVD.
PANAMA CITY BEACH, FL 32407

Name Changed: 05/03/1985

01/24/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/04/2011 -- ANNUAL REPORT	View image in PDF format
02/09/2010 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- ANNUAL REPORT	View image in PDF format
04/02/2008 -- ANNUAL REPORT	View image in PDF format
02/22/2007 -- ANNUAL REPORT	View image in PDF format
02/24/2006 -- ANNUAL REPORT	View image in PDF format
04/21/2005 -- ANNUAL REPORT	View image in PDF format
04/14/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
03/07/2002 -- ANNUAL REPORT	View image in PDF format
03/23/2001 -- ANNUAL REPORT	View image in PDF format
04/18/2000 -- ANNUAL REPORT	View image in PDF format
04/26/1999 -- ANNUAL REPORT	View image in PDF format
01/30/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
07/03/1996 -- ANNUAL REPORT	View image in PDF format
04/21/1995 -- ANNUAL REPORT	View image in PDF format

5806 Hwy. 22, Water Spigot



10/1/2025, 10:51:09 AM

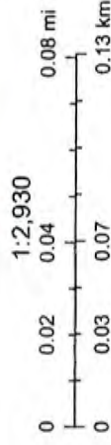
Roads

Minor Road

Callaway City Limits

Major Road

World_Hillshade



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

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: DEVELOPMENT ORDER (DO) APPLICATION – MAIN STREET URGENT CARE – 532 N. TYNDALL PKWY

1. PLACED ON AGENDA BY:

EDDIE COOK – CITY MANAGER

AND

BILL FRYE, DIRECTOR OF PUBLIC WORKS

2. AGENDA:

PRESENTATION ☐

PUBLIC HEARING ☐

OLD BUSINESS ☐

REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE): YES ☐ NO ☐

N/A

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Scot Rutherford, P.E. of SCR & Associates has submitted application to construct a new medical treatment facility on the property at 532 N. Tyndall Parkway. The Public Works Department and Fire Department have reviewed the plans for the project and have no outstanding issues or concerns. The Planning Department has found that the plans meet the requirements of LDR and Comprehensive Plan.

The Planning Board reviewed the DO on October 7, 2025, and recommended approval in accordance with the plans dated September 2, 2025.

ATTACHMENTS:

- Development Order Application
- Engineered Plans dated September 2, 2025
- Proof of Ownership

5. REQUESTED MOTION/ACTION: City Commission approval, allowing staff to execute the Development Order and allow construction to begin.

Date received: _____



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

COMMERCIAL DEVELOPMENT ORDER APPLICATION

A. APPLICANT INFORMATION (Please print or type)

1. Name of applicant: SCR & Associates / Scot Rutherford P.E.
2. The applicant is the: A) Property owner _____ or B) Authorized agent X
(If the applicant is an agent, attach a signed statement from the property owner granting permission for the agent to obtain any necessary permits.)
3. Applicant address: 3109 Minnesota Ave. Suite 120 Panama City 32405
4. Applicant telephone: (850) 265-6979 Email: scr-permitting@scr.us.com
5. Name of project contact: Darren Scotch
6. Project contact address: 700 Southgate drive suite B, Pelham, Alabama 35124
7. Contact telephone: (205) 733-1214 Email: darrenscotch@maxusinc.com
8. Name of person or firm the development order is to be issued to (If not same as the applicant):
Sam Saia / Main Street Family Care
Address of recipient: 1420 North Brindlee Mountain Parkway Suite A-1, Arab, AL 35016
9. Review fee amount (Please attach check made payable to City of Callaway)
 - Development Order Review \$500.00* \$ _____
 - Deviation from Site Plan \$500.00* \$ _____

* Plus, engineering and attorney review fees reimbursed as billed.
(For a deviation from site plan, please attach a narrative citing approved development order detailing all proposed changes from approved development order.)

B. PROJECT INFORMATION

1. Project name: Urgent Care, Main Street
2. Proposed use of site (in acres): Wakin/urgent care clinic
3. Number of buildings / sq. ft.: 1 bldg / 2,866 sf
4. Proposed intensity in impervious surface ratio: _____
5. Are proposed roads, easements, stormwater facilities, and/or on-site utilities to be private or dedicated to the city? _____ dedicated to the city X private _____ combination (attach explanation)
6. Is this project part of an **existing** multi-phase development? X No _____ Yes; this project is part of _____
7. Is this project the start of a **new** multi-phase project? _____ No X Yes; this is a multi-phase project anticipated to be developed in _____ phases. This application is for phase(s) _____.
8. Has the city previously issued any development orders for the subject parcel? _____ No X Yes
If yes, what is status of current development order? Closed; this site is currently being used as parking for the restaurant that is currently located on the site; project will share SMF
9. Height of tallest building above grade: _____
10. Is this waterfront property: X No _____ Yes
If yes, to which waterbody is this property adjacent? _____

C. DEVELOPMENT SITE INFORMATION

1. Current use of site (in acres): Parking for adjacent restaurant
2. Address of site: 532 Tyndall Parkway, Panama City Fl 32404
3. Property appraiser's parcel ID#(s) 06257-000-000

NOTE: Copy of deed with legal description MUST be included.

4. Size of property: 167,595 square feet 3.847 acres
5. Name(s) of adjacent street(s):
North- N/A South- N/A
East- N/A West- N Tyndall Pkwy / HWY 98

D. SITE LAND USE DESIGNATIONS

1. Future Land Use Map Designation: Comm (Cal)
2. Future Land Use Map Designation of adjacent parcels:
North- GCom (BC) South- COMM (Cal)
East- HD Res (Cal) / Res (BC) West- N/A
3. Is subject property in an overlay(s): x Yes _____ No _____ If yes, please specify Sub district #2 North Tyndall Parkway
4. Subject property's zoning district(s) Commercial Service (C-S)
5. Zoning districts of adjacent parcels:
North- Plaza Commercial (C-2)(BC) South- Commercial (C-C)(Cal)
East- Residential Multi-Family (R-MF)(Cal)/ R-5 (BC) West- N/A

E. SITE UTILITIES (Check all applicable services)

1. Water system
available capacity: TBD
Demand created by proposed development: _____
2. Sewer system
available capacity: TBD
Demand created by proposed development: _____

F. TRAFFIC IMPACTS

Appendix A contains information on Transportation Impact Fees.

1. HURRICANE EVACUATION -The subject property occurs in the following.
Hurricane Evacuation Zone(s). Check all that apply:

 Tropical Storm Category 1 Hurricane Category 2 Hurricane
 Category 3 Hurricane Category 4-5 Hurricane X N/A

G. SITE ENVIRONMENTAL INFORMATION (Check all that apply)

1. N/A Flood Zone Type: X ; Elevation _____
2. N/A Protected Trees (indicate type and size on site plan)
3. N/A Wetlands: FDEP COE
4. N/A Shoreline
5. N/A Coastal Area
6. N/A Aquifer Recharge
7. N/A Wildlife Habitat

An environmental assessment should be included with the application. This assessment should be prepared by a licensed environmental firm, and at a minimum should address the following:

- a) Hazardous materials inspection
- b) Wetland delineation including all wetland buffers. Any recommended mitigation should be detailed
- c) Characterization of the shoreline habitat and aquatic resources (shellfish, seagrass beds, etc.)
- d) Characterization of the upland's ecosystems and soils
- e) Ecosystem characterization, threatened and endangered species report, including recommended mitigation, if necessary
- f) Survey of the Florida Master Site File (administered by the Bureau of Historic Preservation, Division of Historical Resources) to determine the presence of items of historical, cultural, or archeological significance

H. REQUIRED PERMITS (Check all that apply)

1. N/A Dredge and Fill (DEP COE)
2. N/A FDOT (Driveway Access Drainage Utility)
3. N/A Right-of-Way Use (Bay County City of Callaway)
4. N/A Driveway (Bay County City of Callaway)
5. N/A Water Well (NWFWMMD Health Dept)
6. N/A FDEP Water Distribution
7. N/A FDEP Wastewater Collection and Transmission
8. N/A FDEP Stormwater
9. Others (specify): _____

I. CERTIFICATION OF RIGHT TO APPLY FOR DEVELOPMENT ORDER AND UNDERSTANDING OF TRANSPORTATION CONCURRENCY AND WETLANDS REQUIREMENTS

I hereby certify that the information contained herein is true and correct and that I am either the true and sole owner of the subject property or am authorized to act on behalf of the true owner(s) in all regards in this matter, pursuant to proof and authorization submitted with the corresponding development application or attached hereto. I hereby represent that I have the lawful right and authority to file this application. I understand that submission of the form initiates a process and does not imply approval by the City of Callaway.

I further certify that I understand that issuance of a Certificate of Concurrency will require successful completion of Development Review, and that likewise no final development order will be issued except upon successful completion of this Concurrency Review. I further understand that "Inquiry Only" Review will result in no Certificate of Concurrency being issued, and therefore no binding assurance of future capacity, and that a Concurrency Review application will be required in conjunction with the first final development order applied for on this property.

I do hereby certify my understanding that a thirty (30) foot buffer is required between DEP jurisdictional wetlands, and a fifty (50) foot buffer is required between the mean high-water line of East Bay and its tributaries. I understand that all vegetation must be preserved within the 30-foot buffer with no land clearing to occur. I further understand that erosion control measures (e.g., hay bales, silt fence) must be installed at the **landward** edge of the wetland buffer and along any ditch or other stormwater control structure prior to any clearing on the site and maintained throughout construction including final grading. I understand that a City of Callaway Development Order does not authorize any land clearing in jurisdictional wetlands and that permits must be obtained from the Department of Environmental Protection and/or the U. S. Army Corps of Engineers for development activities in wetlands.

By signing this application, the owner hereby authorizes the City of Callaway Planning Department to access the subject property to verify information contained in this application and accompanying submittal documents. Further, the person named as the Project Contact is authorized on my behalf (if applicable).

Scot Rutherford
Owner's or authorized agent's signature

08-05-2025
Date

Scot Rutherford, P.E.
(Please print or type name)

ENGINEER'S CERTIFICATION

I, Scot Rutherford, certify that I have reviewed and intend to comply with the City of Callaway's Land Development Regulations.

Those item(s) not in compliance with the City of Callaway's Land Development Regulations for which I am requesting a variance or special exception for are listed below:

	Non-Compliance Item	Relevant Code Section	Reason(s)
1	Lot size	15.562.2(d)(1)	To be able to split the parent parcel the smaller without cut into the existing building or carve up the stormwater pond a smaller lot is the best option - all needed parking is located within new lot
2	Lot frontage	15.562.2(d)(1)	Due to the need for a smaller lot the proposed lot will lack the required lot frontage
3			
4			
5			

(Attach extra sheets if necessary)

Variances will be Approved or Disapproved by the city.

Approval or disapproval of the requested variances or special exception will be with the City Commission.

I, Scot Rutherford, am fully aware of the information required to submit and request a complete development review.

The information contained in this submitted development package is true and correct to the best of my knowledge and the package is complete, prepared with sound engineering principles, and complies with all applicable city land development regulations unless noted otherwise.

Certified by:

Company Name and Address:
3109 Minnesota Ave. Suite 120
Panama City FL 32405

Date: 08-05-2025
Name: Scot Rutherford
Title: Managing Member/v.p.
Telephone: (850) 596-3465
P.E. Registration No. 70041

CITY OF CALLAWAY
DEVELOPMENT MEMORANDUM OF UNDERSTANDING
FOR WATER AND/OR SEWER FACILITIES

It is hereby understood by and between the City of Callaway and Scot Rutherford, P.E., the Developer/Authorized Agent of Sam Saia / MainStreet Urgent Care that all developments receiving water and sewer services from the City will comply with the following provisions:

1. All water and sewer facilities being constructed by the developer in conjunction with this project, shall be constructed in accordance with plans and specifications prepared and sealed by a registered professional engineer licensed to participate in the State of Florida.
2. All water meters and appurtenances shall be approved by the City and installed by the developer at no cost to the city. All meters shall include meter transmitting units (MTU) and towers as determined by the City to be necessary to provide a fixed network meter read system.
3. Water and sewer facilities being constructed by the developer for which the City will be requested to assume maintenance and operation responsibilities shall be constructed in accordance with the City's Land Development Regulations and other applicable ordinances.
4. It shall be the developer's responsibility to properly secure all applicable Local, County, State, and Federal permits to construct these facilities, including the payment of all associated fees.
5. It shall be the developer's responsibly to ensure compliance with all applicable laws, regulations, and permit conditions during construction.
6. Water service for construction purposes only may be permitted by the city upon specific metered fire hydrant or other above ground connection. The developer will be responsible for payment of water consumption.
7. The developer shall ensure that no potable water service will be provided through these facilities until:
 - A. All bacteriological and pressure testing has been completed.
 - B. The system has been approved for use by the Department of Environmental Protection.
 - C. As-built plans have been received by the city.
 - D. All required submittals have been received (i.e., pump station valves, hydrants, meters, etc.)
 - E. All applicable fees are paid in full.
8. The developer assumes full responsibility for payment of all enforcement action fees, penalties, remediation costs, or similar expenses imposed against the city by the Department of Environmental Protection or any settlement arising from such an enforcement action in any way or in any part caused by or related to this project and for legal and/or professional fees incurred by the city in defending or addressing any such enforcement action.
9. No public utility service shall be provided to the development until all the above conditions are met, inspected, and approved by the city. It is the developer's responsibility to call for inspections as required 48 hours in advanced.

By execution below, the developer is certifying that he/she has read and understands the provisions outlined herein and accepts full responsibility for compliance therewith. If signed by agent or anyone other than owner/developer, please provide documents authorizing the person to sign.

Darren Scotch / Sam Saia

Developer (Print)

Maxus Construction

Company (Print)

Scot Rutherford, P.E.

Authorized Agent (Print)

Date

4-22-2025

Date

Signature



PROPERTY OWNER LETTER OF AUTHORIZATION

Project: Main Street Urgent Care

Parcel Identification No: 06257-000-000

Parcel Address: 532 N. Tyndall Pkwy
Panama City 32404

Parcel Owner's Name:

Sec-Twn-Rng: 4S-13W-190

Agent:

Agent's Name: Scot Rutherford
Agent's Title: Vice President, SCR & Associates
Agent's Address: PO Box 958, Lynn Haven, Fl.
Agent's Phone No. 850-265-6979

Owner:

- I. We have elected to authorize the Agent listed above to act on our behalf in all matters related to Development Order Application, and all other permit submittals to all local, state and federal agencies for the parcel identified above, the said parcel being owned by undersigned and listed above. The agent has full permission to negotiate, compromise, settle and otherwise deal with all matters through your office to the same extent, as would the undersigned.
- II. Having delegated the above authority, we accept full responsibility for any action taken within the scope of Agent's authority as set forth above. We understand that any plans, reports or applications will be reviewed and corrections will be made accordingly, if necessary.
- III. This Authorization is effective until the agencies have issued all necessary authorizations. (These authorizations may be revoked prior to the indicated term by a certified letter signed by the owner; a partner, a trustee, a corporate officer or other authorized person. Such revocation shall become effective when received by agencies.)
- IV. I hereby certify that: I am the property owner of record or an appointed representative of said property owner, and am authorized to execute this document.

Owner's Phone No: 205-369-2774

Owner's Address:

700 Southgate Dr. Suite B
Pelham AL 35124


Owner Signature

Darren Scotch
Owner Name

4/4/25
Date

This Instrument Prepared By:

Carly J. Gaines
Cherry Petersen Landry Albert LLP
8350 N. Central Expressway, Suite 1500
Dallas, Texas 75206

Return to:

Juguehy, LLC
229 Celebration Blvd.
Celebration, Florida 34747
Attn: Eve Biaggi

Parcel ID Number: 010257-000-000

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

THIS INDENTURE, made effective as of July 22, 2021 between **FRC NORTH TYNDALL PARKWAY, LLC**, a Florida limited liability company (hereinafter called "**Grantor**"), whose address is 2311 Cedar Springs Road, Suite 300, Dallas, Texas 75201, and **JUGUEHY, LLC**, a Florida limited liability company, whose address is 229 Celebration Blvd, Celebration, Florida 34747 ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property in Bay County, Florida, which is more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iii) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, and (iv) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "**Property**"), subject to, however, to all items set forth on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to herein as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

IT IS UNDERSTOOD AND AGREED THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED AND EXCEPT AS MAY BE EXPRESSLY SET FORTH IN THE PURCHASE AND SALE AGREEMENT, DATED APRIL 6, 2021, BETWEEN GRANTOR AND GRANTEE (THE "PURCHASE AGREEMENT"), WITH RESPECT TO THE SALE AND

PURCHASE OF THE PROPERTY, (A) THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED AND ACCEPTED BY GRANTEE ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, SUBJECT TO ANY CONDITION WHICH MAY EXIST, AND WITHOUT THE EXISTENCE OF AND WITHOUT RELIANCE UPON ANY REPRESENTATION, WARRANTY, AGREEMENT, OR STATEMENT BY GRANTOR, OR ANYONE ACTING ON BEHALF OF GRANTOR INCLUDING, WITHOUT LIMITATION, ANY BROKER, ENGINEER, ARCHITECT, ATTORNEY, SURVEYOR, APPRAISER, OR ENVIRONMENTAL CONSULTANT; (B) GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY ON THE FOREGOING BASIS; (C) GRANTEE IS RELYING SOLELY UPON SUCH INSPECTIONS, EXAMINATION, AND EVALUATION OF THE PROPERTY BY GRANTEE IN PURCHASING THE PROPERTY ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY GRANTOR OR ANYONE ACTING ON BEHALF OF GRANTOR, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THE DEED AND AS MAY BE SET FORTH IN THE PURCHASE AGREEMENT; AND (D) GRANTEE HEREBY ASSUMES THE RISK THAT DEFECTS AND OTHER ADVERSE CONDITIONS MAY EXIST ON THE PROPERTY AND RELEASES GRANTOR OF AND FROM ANY AND ALL CLAIMS, ACTIONS, DEMANDS, RIGHTS, DAMAGES, COSTS OR EXPENSES WHICH MIGHT ARISE OUT OF OR IN CONNECTION WITH THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY CONDITION RESULTING FROM OPERATIONS CONDUCTED ON THE PROPERTY OR ON PROPERTY ADJACENT THERETO.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2021 and subsequent years.

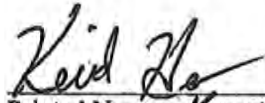
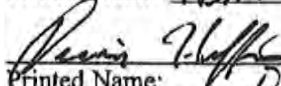
[Signatures on following pages.]

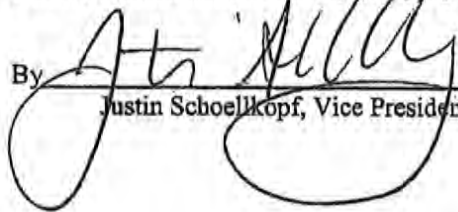
IN WITNESS WHEREOF, Grantor have signed and sealed these presents or caused these presents to be executed in their respective names by their proper officers thereto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

**FRC NORTH TYNDALL PARKWAY,
LLC, a Florida limited liability company**

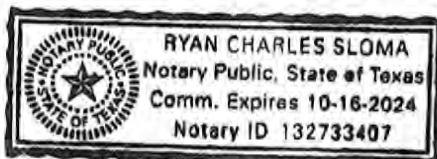

Printed Name: KEITH HERMES

Printed Name: Dawn Hoffines

By 
Justin Schoellkopf, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on the 21 day of July, 2021, by Justin Schoellkopf, as Vice President of FRC NORTH TYNDALL PARKWAY, LLC, on behalf of said limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.




Notary Public in and for the State of Texas

RYAN SLOMA
Printed Name

My Commission Expires: 10-16-24

EXHIBIT "A"

Parcel A:

Beginning at the Northeast corner of Lot 24, according to St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida; thence S00°48'48"W along the East line of said Lot 24, a distance of 323.23 feet to the South Line of said Lot 24; thence N88°54'36"W along said South Line, a distance of 618.08 feet to the East R/W Line of Tyndall Parkway; thence N00°13'43"E along said East R/W Line, a distance of 261.89 feet to a point 66 feet South of the North line of said Lot 24; thence S88°28'29"E parallel with said North line, a distance of 420.79 feet; thence N00°48'48"E, 66 feet to the North line of said Lot 24; thence S88°28'29"E along said North line, a distance of 200 feet to the Point of Beginning.

LESS AND EXCEPT:

The Easterly 18.7 feet of said Lot 24, St. Andrews Bay Development Company Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida.

ALSO LESS AND RESERVING the East 18 1/2 feet.

ALSO LESS AND EXCEPT:

That portion of the above described land conveyed to the State of Florida in Official Records Book 349, Page 722, being more particularly described as:

Commence on the North line of Section 7, Township 4 South, Range 13 West at a point 10.75 feet East of the Northwest corner of said Section 7; thence run South 0°46'32" West 822.14 feet; thence South 89°13'28" East 50 feet to the Point of Beginning; thence continue South 89°13'28" East 20 feet; thence South 0°46'32" West 20 feet; thence North 89°13'28" West 20 feet; thence North 0°46'32" East 20 feet to the Point of Beginning.

AND

Parcel B:

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress and egress as defined and described in that certain Mutual Access Easement Agreement between FRC North Tyndall Parkway, LLC, a Florida limited liability company and Storage for Stuff, LLC, a Florida limited liability company recorded in Official Records Book 4311, Page 1391, of the Public Records of Bay County, Florida.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years.
2. Rights of Panhandle Restaurant Group Inc., a Florida corporation, pursuant to that certain lease dated October 15, 2020 (as amended and/or assigned).
3. Permanent Utility Easement to the City of Callaway, recorded in Official Records Book 1761, Page 1659, and Corrective Permanent Utility Easement, recorded in Official Records Book 1768, Page 1456.
4. Consent to Pave Easement, Grant of Right-of-Way for Ingress and Egress, recorded in Official Records Book 1892, Page 623.
5. Underground Distribution Easement to Gulf Power Company recorded in Official Records Book 1963, Page 1468.
6. Mutual Access Easement Agreement, recorded in Official Records Book 4311, Page 1391.
7. Notice of Lien Prohibition Under Section 713.10, Florida Statutes filed October 16, 2020 in Official Records Book 4311, Page 1654.

Executed as of the date set forth above.

ASSIGNOR:

FRC NORTH TYNDALL PARKWAY, LLC,
a Florida limited liability company

By: _____

Justin Schoellkopf, Vice President

[Signatures continue on following page.]

SELLER:

FRC NORTH TYNDALL PARKWAY, LLC,
a Florida limited liability company

By: _____

Justin Schoellkopf, Vice President

Name Changed: 04/10/2012

Address Changed: 02/02/2007

Authorized Person(s) Detail

Name & Address

Title MGR

BIAGGI, EVELINE VIEIRA
229 CELEBRATION BLVD
CELEBRATION, FL 34747

Annual Reports

Report Year	Filed Date
2023	02/16/2023
2024	01/23/2024
2025	01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
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02/16/2023 -- ANNUAL REPORT	View image in PDF format
01/05/2022 -- ANNUAL REPORT	View image in PDF format
03/11/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
03/19/2018 -- ANNUAL REPORT	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
02/22/2011 -- ANNUAL REPORT	View image in PDF format

Name Changed: 04/10/2012

Address Changed: 02/02/2007

Authorized Person(s) Detail

Name & Address

Title MGR

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229 CELEBRATION BLVD
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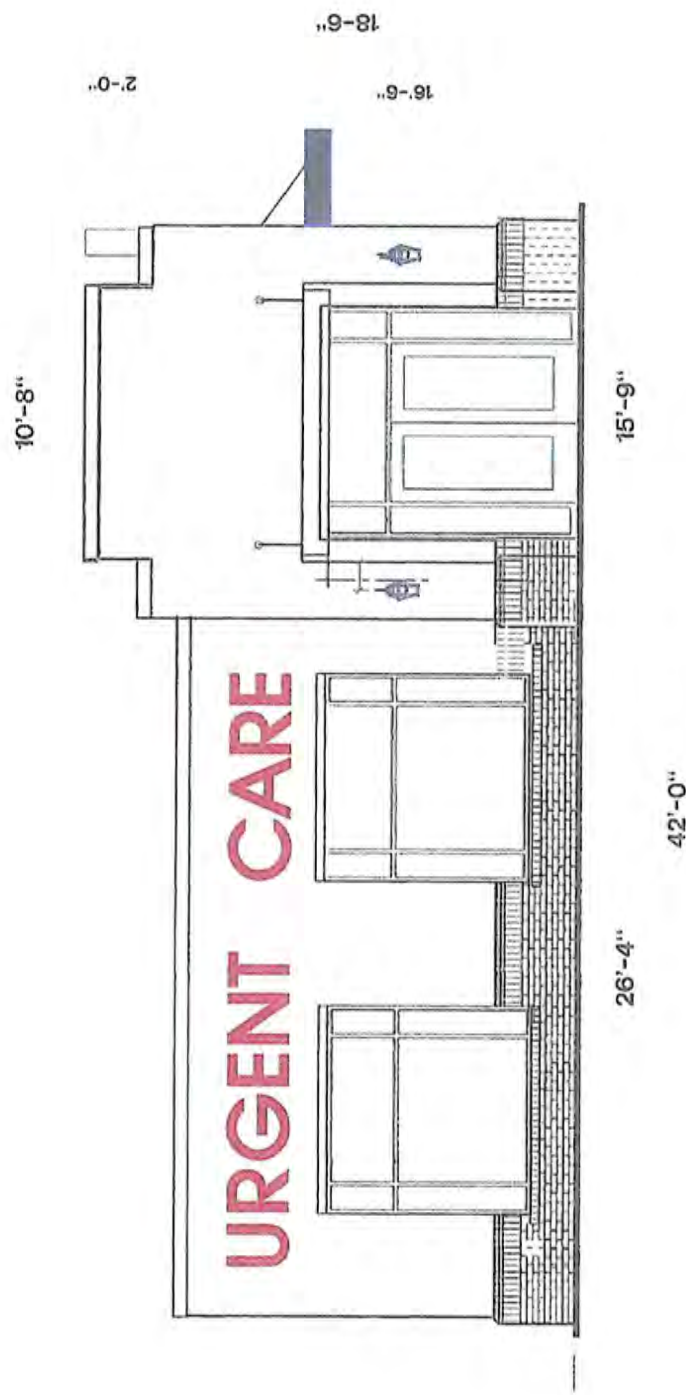
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Document Images

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04/08/2019 -- ANNUAL REPORT	View image in PDF format
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02/02/2007 -- ANNUAL REPORT	View image in PDF format
01/03/2006 -- ANNUAL REPORT	View image in PDF format
08/03/2005 -- ANNUAL REPORT	View image in PDF format
01/18/2004 -- ANNUAL REPORT	View image in PDF format
04/24/2003 -- REINSTATEMENT	View image in PDF format
06/06/2000 -- ANNUAL REPORT	View image in PDF format
12/07/1999 -- Florida Limited Liabilites	View image in PDF format



TOTAL WALL SQ FT -575
SIGN SQ FT -48,41

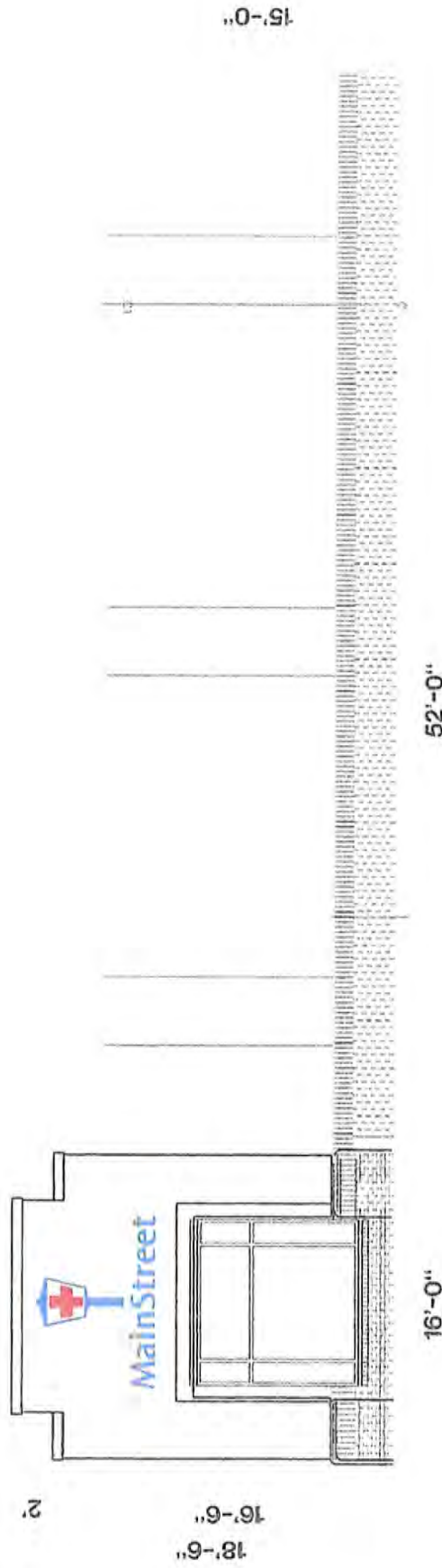
FRONT ELEVATION

NOTE SEE WALL SIGN DRAWINGS
FOR DETAILS

MAIN STREET URGENT CARE
CALLAWAY, FL



8-14-25



TOTAL WALL SQ FT ~ 1038
 SIGN SQ FT 48.74
 SIDE ELEVATION

SIDE ELEVATION

NOTE SEE WALL SIGN DRAWINGS
 FOR DETAILS

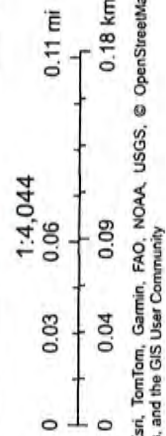
MAIN STREET URGENT CARE
 CALLAWAY, FL



8-14-25

— Minor Road

Major Road ☐ Minor Road ☐ Parcels



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

ITEM	DESCRIPTION	REMARKS
1	N/A	
2	N/A	
3	N/A	
4	N/A	
5	N/A	
6	N/A	
7	N/A	
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93	N/A	
94	N/A	
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96	N/A	
97	N/A	
98	N/A	
99	N/A	
100	N/A	

BUILDING TO BE USED BY AFFILIATES OF UNAFFILIATED CONSTRUCTION GROUP
 BUILDING COMPANY
 REFER TO SHEET K-1 FOR ALL OTHER INFORMATION, AS APPLICABLE
 REFER TO SHEET K-2 FOR ALL OTHER INFORMATION, AS APPLICABLE
 CONSTRUCTION NOTES
 REFER TO PLANS, DETAIL AND SECTION FOR FURTHER CLARIFICATION OF HEREON
 FINISHES
 REFER TO FINISHED CEILING FOR HEIGHT FOR FINISH CEILING HEIGHTS A HEAD
 OF FINISHED CEILING FOR FINISHED CEILING HEIGHTS A HEAD OF FINISHED
 FLOOR. COORDINATE ALL FINISHES WITH OTHER TRADES AND ARCHITECT TO AVOID
 MAX. COVER DISTANCE OF 25'-0"

21. **PLACE OF BIRTH** TO RETURN WITHIN: Column report with optional home.
22. **LOCATION OF ELECTRIC PANELS:**
23. **DOES THE OWNER KNOW WHERE THE GAS VALVE AND GAS PIPING LOCATED?**
24. **DOES THE OWNER KNOW WHERE THE WATER VALVE AND WATER PIPING LOCATED?**
25. **DOES THE OWNER KNOW WHERE THE SEWER VALVE AND SEWER PIPING LOCATED?**
26. **DOES THE OWNER KNOW WHERE THE HOT WATER HEATER IS LOCATED?**
27. **DOES THE OWNER KNOW WHERE THE AIR CONDITIONING AND A/C LOCATED?**
28. **DOES THE OWNER KNOW WHERE THE STOVE IS LOCATED?**
29. **DOES THE OWNER KNOW WHERE THE REFRIGERATOR IS LOCATED?**
30. **DOES THE OWNER KNOW WHERE THE DISHWASHER IS LOCATED?**
31. **DOES THE OWNER KNOW WHERE THE WASHING MACHINE IS LOCATED?**
32. **DOES THE OWNER KNOW WHERE THE DRYER IS LOCATED?**
33. **DOES THE OWNER KNOW WHERE THE LAUNDRY TUB IS LOCATED?**
34. **DOES THE OWNER KNOW WHERE THE BATH TUB IS LOCATED?**
35. **DOES THE OWNER KNOW WHERE THE SHOWER IS LOCATED?**
36. **DOES THE OWNER KNOW WHERE THE TOILET IS LOCATED?**
37. **DOES THE OWNER KNOW WHERE THE SINK IS LOCATED?**
38. **DOES THE OWNER KNOW WHERE THE CUPBOARD IS LOCATED?**
39. **DOES THE OWNER KNOW WHERE THE DRAWER IS LOCATED?**
40. **DOES THE OWNER KNOW WHERE THE DOOR IS LOCATED?**
41. **DOES THE OWNER KNOW WHERE THE WINDOW IS LOCATED?**
42. **DOES THE OWNER KNOW WHERE THE FLOOR IS LOCATED?**
43. **DOES THE OWNER KNOW WHERE THE CEILING IS LOCATED?**
44. **DOES THE OWNER KNOW WHERE THE WALL IS LOCATED?**
45. **DOES THE OWNER KNOW WHERE THE ROOF IS LOCATED?**
46. **DOES THE OWNER KNOW WHERE THE BASEMENT IS LOCATED?**
47. **DOES THE OWNER KNOW WHERE THE ATTIC IS LOCATED?**
48. **DOES THE OWNER KNOW WHERE THE GARAGE IS LOCATED?**
49. **DOES THE OWNER KNOW WHERE THE PORCH IS LOCATED?**
50. **DOES THE OWNER KNOW WHERE THE PATIO IS LOCATED?**
51. **DOES THE OWNER KNOW WHERE THE DECK IS LOCATED?**
52. **DOES THE OWNER KNOW WHERE THE FENCE IS LOCATED?**
53. **DOES THE OWNER KNOW WHERE THE DRIVEWAY IS LOCATED?**
54. **DOES THE OWNER KNOW WHERE THE WALKWAY IS LOCATED?**
55. **DOES THE OWNER KNOW WHERE THE YARD IS LOCATED?**
56. **DOES THE OWNER KNOW WHERE THE GARDEN IS LOCATED?**
57. **DOES THE OWNER KNOW WHERE THE TREES ARE LOCATED?**
58. **DOES THE OWNER KNOW WHERE THE SHRUBS ARE LOCATED?**
59. **DOES THE OWNER KNOW WHERE THE FLOWERS ARE LOCATED?**
60. **DOES THE OWNER KNOW WHERE THE GRASS IS LOCATED?**
61. **DOES THE OWNER KNOW WHERE THE SOIL IS LOCATED?**
62. **DOES THE OWNER KNOW WHERE THE WATER IS LOCATED?**
63. **DOES THE OWNER KNOW WHERE THE AIR IS LOCATED?**
64. **DOES THE OWNER KNOW WHERE THE LIGHT IS LOCATED?**
65. **DOES THE OWNER KNOW WHERE THE SOUND IS LOCATED?**
66. **DOES THE OWNER KNOW WHERE THE SMELL IS LOCATED?**
67. **DOES THE OWNER KNOW WHERE THE TASTE IS LOCATED?**
68. **DOES THE OWNER KNOW WHERE THE TOUCH IS LOCATED?**
69. **DOES THE OWNER KNOW WHERE THE FEELING IS LOCATED?**
70. **DOES THE OWNER KNOW WHERE THE THOUGHT IS LOCATED?**
71. **DOES THE OWNER KNOW WHERE THE EMOTION IS LOCATED?**
72. **DOES THE OWNER KNOW WHERE THE BEHAVIOR IS LOCATED?**
73. **DOES THE OWNER KNOW WHERE THE ATTITUDE IS LOCATED?**
74. **DOES THE OWNER KNOW WHERE THE BELIEF IS LOCATED?**
75. **DOES THE OWNER KNOW WHERE THE OPINION IS LOCATED?**
76. **DOES THE OWNER KNOW WHERE THE JUDGMENT IS LOCATED?**
77. **DOES THE OWNER KNOW WHERE THE DECISION IS LOCATED?**
78. **DOES THE OWNER KNOW WHERE THE ACTION IS LOCATED?**
79. **DOES THE OWNER KNOW WHERE THE REACTION IS LOCATED?**
80. **DOES THE OWNER KNOW WHERE THE RESPONSE IS LOCATED?**
81. **DOES THE OWNER KNOW WHERE THE FEEDBACK IS LOCATED?**
82. **DOES THE OWNER KNOW WHERE THE EVALUATION IS LOCATED?**
83. **DOES THE OWNER KNOW WHERE THE ANALYSIS IS LOCATED?**
84. **DOES THE OWNER KNOW WHERE THE SYNTHESIS IS LOCATED?**
85. **DOES THE OWNER KNOW WHERE THE CREATION IS LOCATED?**
86. **DOES THE OWNER KNOW WHERE THE INNOVATION IS LOCATED?**
87. **DOES THE OWNER KNOW WHERE THE IMAGINATION IS LOCATED?**
88. **DOES THE OWNER KNOW WHERE THE DREAMING IS LOCATED?**
89. **DOES THE OWNER KNOW WHERE THE VISIONING IS LOCATED?**
90. **DOES THE OWNER KNOW WHERE THE PROPHESYING IS LOCATED?**
91. **DOES THE OWNER KNOW WHERE THE FORECASTING IS LOCATED?**
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93. **DOES THE OWNER KNOW WHERE THE ESTIMATING IS LOCATED?**
94. **DOES THE OWNER KNOW WHERE THE MEASURING IS LOCATED?**
95. **DOES THE OWNER KNOW WHERE THE TESTING IS LOCATED?**
96. **DOES THE OWNER KNOW WHERE THE CHECKING IS LOCATED?**
97. **DOES THE OWNER KNOW WHERE THE VERIFYING IS LOCATED?**
98. **DOES THE OWNER KNOW WHERE THE CONFIRMING IS LOCATED?**
99. **DOES THE OWNER KNOW WHERE THE VALIDATING IS LOCATED?**
100. **DOES THE OWNER KNOW WHERE THE SUBSTANTIATING IS LOCATED?**
101. **DOES THE OWNER KNOW WHERE THE CORROBORATING IS LOCATED?**
102. **DOES THE OWNER KNOW WHERE THE REINFORCING IS LOCATED?**
103. **DOES THE OWNER KNOW WHERE THE STRENGTHENING IS LOCATED?**
104. **DOES THE OWNER KNOW WHERE THE SUPPORTING IS LOCATED?**
105. **DOES THE OWNER KNOW WHERE THE UPHOLDING IS LOCATED?**
106. **DOES THE OWNER KNOW WHERE THE BACKING IS LOCATED?**
107. **DOES THE OWNER KNOW WHERE THE FORTIFYING IS LOCATED?**
108. **DOES THE OWNER KNOW WHERE THE BRACING IS LOCATED?**
109. **DOES THE OWNER KNOW WHERE THE SHIELDING IS LOCATED?**
110. **DOES THE OWNER KNOW WHERE THE PROTECTING IS LOCATED?**
111. **DOES THE OWNER KNOW WHERE THE DEFENDING IS LOCATED?**
112. **DOES THE OWNER KNOW WHERE THE GUARDING IS LOCATED?**
113. **DOES THE OWNER KNOW WHERE THE WATCHING IS LOCATED?**
114. **DOES THE OWNER KNOW WHERE THE MONITORING IS LOCATED?**
115. **DOES THE OWNER KNOW WHERE THE SURVEILLING IS LOCATED?**
116. **DOES THE OWNER KNOW WHERE THE OBSERVING IS LOCATED?**
117. **DOES THE OWNER KNOW WHERE THE NOTICING IS LOCATED?**
118. **DOES THE OWNER KNOW WHERE THE PERCEIVING IS LOCATED?**
119. **DOES THE OWNER KNOW WHERE THE SENSING IS LOCATED?**
120. **DOES THE OWNER KNOW WHERE THE FEELING IS LOCATED?**
121. **DOES THE OWNER KNOW WHERE THE TOUCHING IS LOCATED?**
122. **DOES THE OWNER KNOW WHERE THE GRASPING IS LOCATED?**
123. **DOES THE OWNER KNOW WHERE THE HOLDING IS LOCATED?**
124. **DOES THE OWNER KNOW WHERE THE CARRYING IS LOCATED?**
125. **DOES THE OWNER KNOW WHERE THE LIFTING IS LOCATED?**
126. **DOES THE OWNER KNOW WHERE THE CARRYING IS LOCATED?**
127. **DOES THE OWNER KNOW WHERE THE DRAGGING IS LOCATED?**
128. **DOES THE OWNER KNOW WHERE THE PULLING IS LOCATED?**
129. **DOES THE OWNER KNOW WHERE THE TUGGING IS LOCATED?**
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171. **DOES THE OWNER KNOW WHERE THE TOWING IS LOCATED?**
172. **DOES THE OWNER KNOW WHERE THE PULLING IS LOCATED?**
173. **DOES THE OWNER KNOW WHERE THE DRAGGING IS LOCATED?**
174. **DOES THE OWNER KNOW WHERE THE TUGGING IS LOCATED?**
175. **DOES THE OWNER KNOW WHERE THE YANKING IS LOCATED?**
- 17



THE UNIVERSITY OF CHICAGO

MainStreet
FAMILY URGENT CARE
530 N. Tyndall Parkway
Callaway, FL 32404

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9/2/2025 MAIN STREET URGENT CARE JOB No. 19071

GENERAL NOTES CONTINUED

the author of numerous books on computing, is an associate professor of computer science at the University of Colorado at Boulder. He is the author of *Computer Systems: A Programmer's Perspective*, published by Prentice-Hall.

[illegible]

It should be noted that the use of the *in vitro* model, and the choice of the cell lines, may limit the applicability of the results to the *in vivo* situation. However, the *in vitro* model is a useful tool for the study of the mechanisms of action of the various compounds, and the results obtained can be used to guide the design of future studies.

On the other hand, the fact that the majority of the respondents are not in the position of making decisions on the use of the Internet in their companies is a limitation of the study. The results of the study are not generalizable to all companies, but only to those that have adopted the Internet in their business. The study also has a limitation in that it only considers the use of the Internet in the business context, and not in the personal context. The study also has a limitation in that it only considers the use of the Internet in the business context, and not in the personal context. The study also has a limitation in that it only considers the use of the Internet in the business context, and not in the personal context.

The authors are grateful to Dr. J. H. Goldstein for his critical reading of the manuscript.

Received May 10, 1967

Revised July 18, 1967

[illegible][illegible]

THE RECENT RELEASE OF THE DISC BY THE NATIONAL ARCHIVES HAS BEEN THE FIRST OF ITS KIND. THE DISC, WHICH WAS PRODUCED BY THE NATIONAL ARCHIVES, IS THE ONLY ONE OF ITS KIND. THE DISC WAS PRODUCED BY THE NATIONAL ARCHIVES, WHICH IS THE ONLY ONE OF ITS KIND. THE DISC WAS PRODUCED BY THE NATIONAL ARCHIVES, WHICH IS THE ONLY ONE OF ITS KIND.

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[illegible]

THIRD OF CONTROLS/FEAS-KES

[illegible]

The investigation results are presented in Table 1. The results of the investigation show that the most active role in the process of forming the corporate culture is played by the management of the enterprise. The results of the investigation also show that the most active role in the process of forming the corporate culture is played by the management of the enterprise. The results of the investigation also show that the most active role in the process of forming the corporate culture is played by the management of the enterprise.

SEQUENCE OF MAJOR ACTIVITIES

- a) **STOCKHOLDERS** OF THE COMPANY.
- b) **MANAGEMENT** OF THE COMPANY.
- c) **CREDITORS** OF THE COMPANY.
- d) **DEBENTURE HOLDERS** OF THE COMPANY.

[illegible]

At least 100 million of the 1980s and 1990s' financial policy had developed in the 1970s. The 1970s were a period of rapid growth in the world economy, and the 1980s and 1990s were a period of rapid growth in the world economy.

The results for non-FCO activity in non-FCO countries are also reported.

1

TITLES
 (continued)

188

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Group

Sherrill
ENGINEERING GROUP



Rutland
ENGINE

6

NOTES

995

	DATE

ST. LOUIS, MO. (AP) — A St. Louis man has been charged with the murder of a woman who was found dead in a car trunk in the city's Central Business District.

STREET URGENT

MAIN ST
IN
COLLEGE
MAXUS CO

10/10/10	10/10/10
10/10/10	10/10/10

no. 1000 — 1000
 quantity in — 2000
 price at — 4.13.00
 total — 413.00
 C.1

1

1

9/2/2025 MAIN STREET URGENT CARE JOB No. 19071

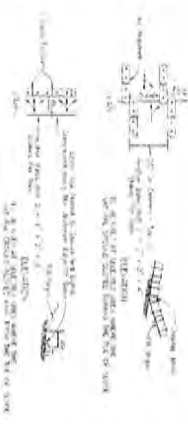


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PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
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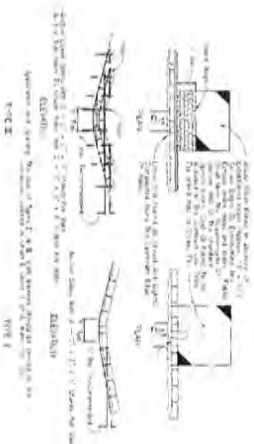
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BALES BACKED BY FENCE
NOT TO SCALE



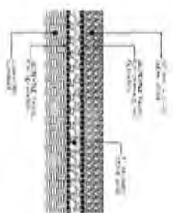
BARRIER FOR UNPAVED DITCHES
NOT TO SCALE



TYPE III SILT FENCE
NOT TO SCALE



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



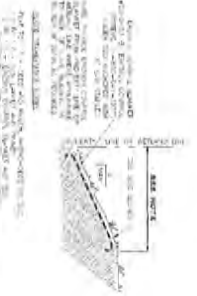
SILT FENCE APPLICATIONS
NOT TO SCALE



STRAW BALE BARRIER INSTALLATION DETAIL
NOT TO SCALE



SLOPE STABILIZATION DETAIL
NOT TO SCALE



TREE PROTECTION ZONE DETAIL
NOT TO SCALE



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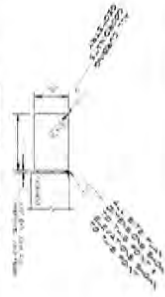
CONCRETE PAD DETAIL NOT TO SCALE



NOTE

1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE REQUIRED ELEVATION. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND AFTER COMPLETION. ALL CONCRETE SHALL BE MAINTAINED AT A MINIMUM OF 50°F DURING PLACEMENT AND CURING. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING TEMPERATURES DURING PLACEMENT AND CURING. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AND AFTER COMPLETION. ALL CONCRETE SHALL BE MAINTAINED AT A MINIMUM OF 50°F DURING PLACEMENT AND CURING. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING TEMPERATURES DURING PLACEMENT AND CURING.

RIBBON CURBING DETAIL NOT TO SCALE



NOTE

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TYPICAL ASPHALT PAVEMENT SECTIONS NOT TO SCALE



DUMPSTER INCLOSURE NOT TO SCALE



MODIFIED TYPE 'F' CURB & GUTTER NOT TO SCALE

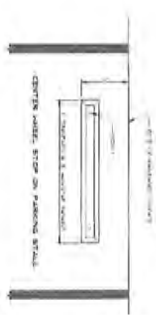


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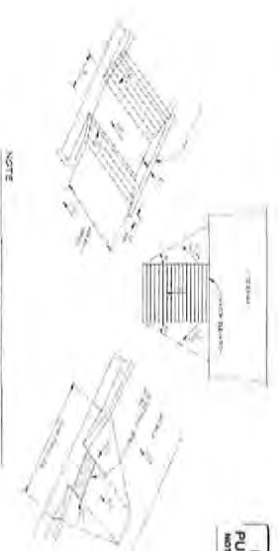
CONCRETE SIDEWALK DETAIL NOT TO SCALE



WHEEL STOP DETAIL NOT TO SCALE



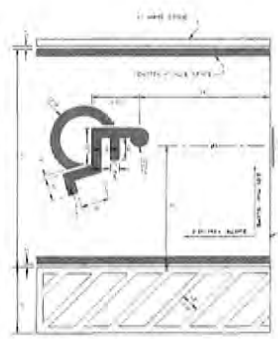
HANDICAP RAMP DETAILS NOT TO SCALE



NOTE

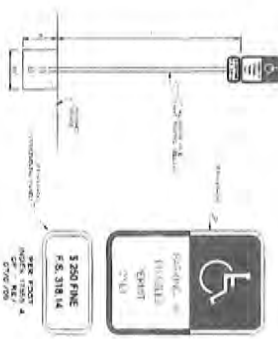
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HANDICAP STRIPING DETAIL NOT TO SCALE

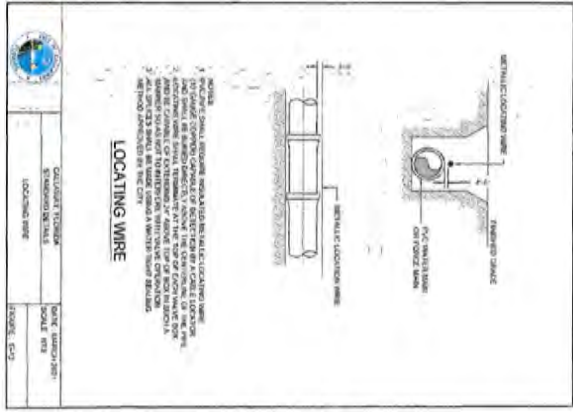
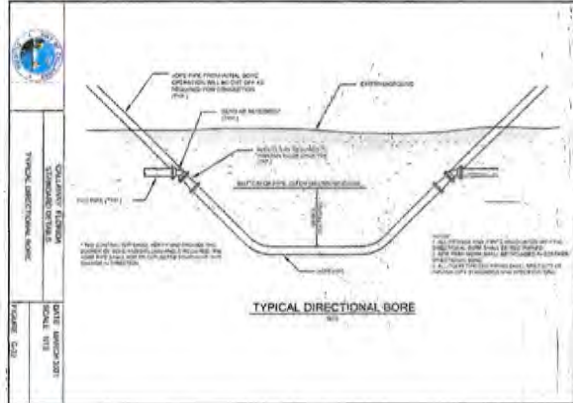
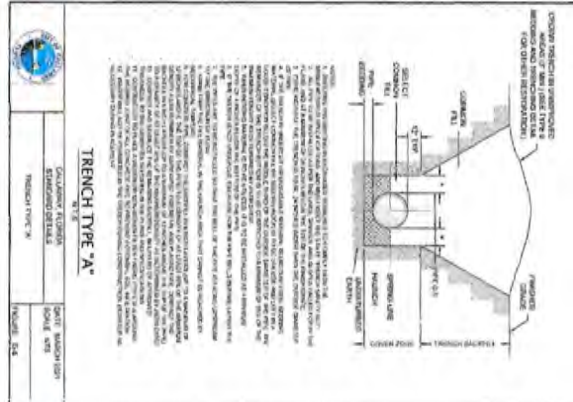
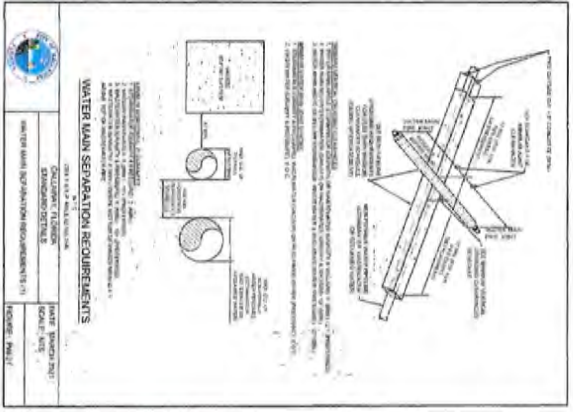
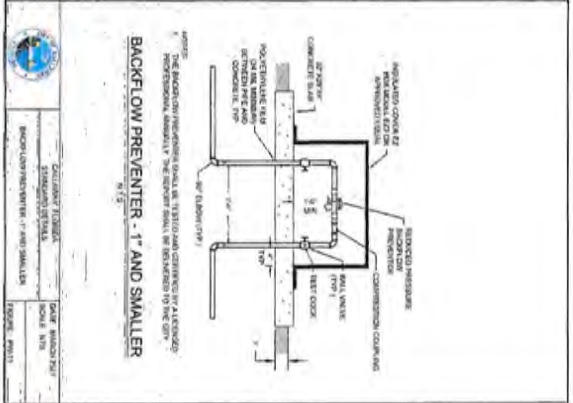
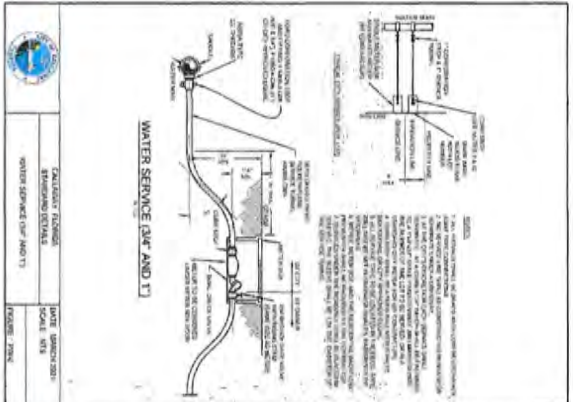
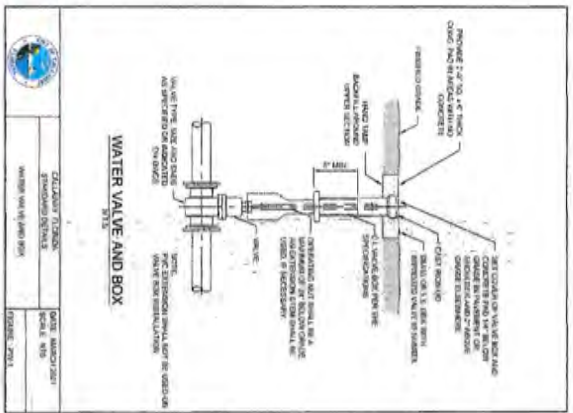


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HANDICAP SIGN DETAIL NOT TO SCALE



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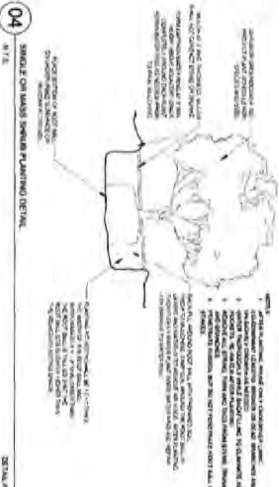
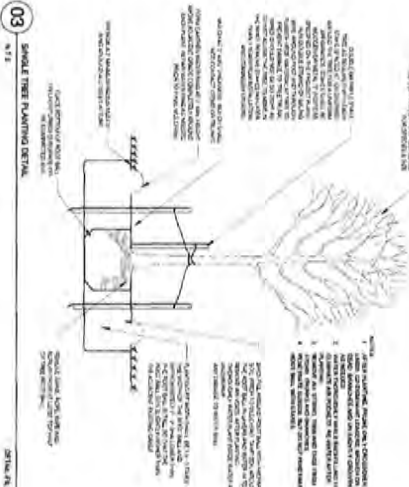
Form with multiple sections: PROJECT INFORMATION, PROJECT DESCRIPTION, PROJECT LOCATION, PROJECT SCHEDULE, PROJECT BUDGET, PROJECT RISK, PROJECT TEAM, PROJECT HISTORY, PROJECT STATUS, PROJECT COMMENTS. Includes a table for PROJECT SCHEDULE and a table for PROJECT BUDGET.



77-160-10-2 (17-160-10-2) A minimum thickness butter measuring 8 feet in width and be extended and maintained in a metal, thermally and highly resistant along all public rights-of-way. The butter will include a 1000 psi concrete base per 40 linear feet of travel distance. The remainder of the butter shall be layered together with a combination of uniformity, stress, wavy, and other, granular, and being designed to create a visual buffer that is 24 inches in height and 30 inches deep within 2 years of installation.



Know what's below.
Call before you dig.

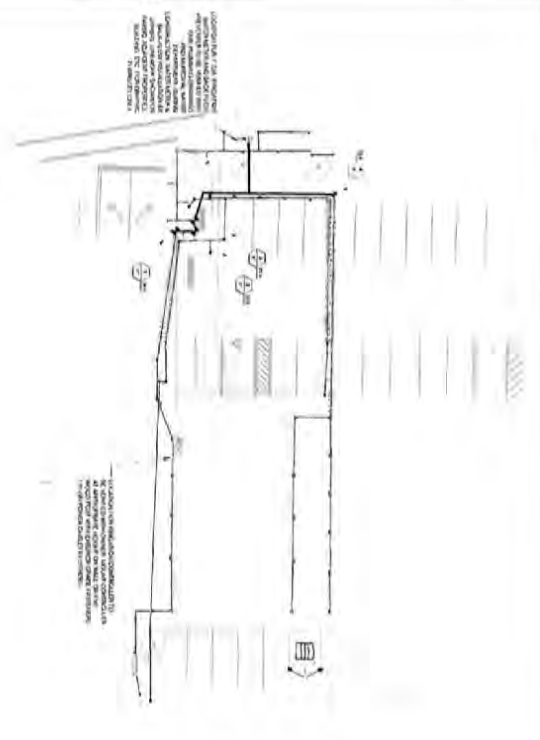


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10002	1	EA	10002	10002	1	EA	10002
10003	1	EA	10003	10003	1	EA	10003
10004	1	EA	10004	10004	1	EA	10004
10005	1	EA	10005	10005	1	EA	10005
10006	1	EA	10006	10006	1	EA	10006
10007	1	EA	10007	10007	1	EA	10007
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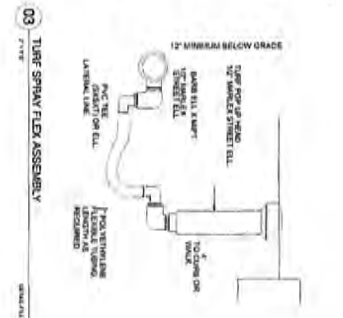
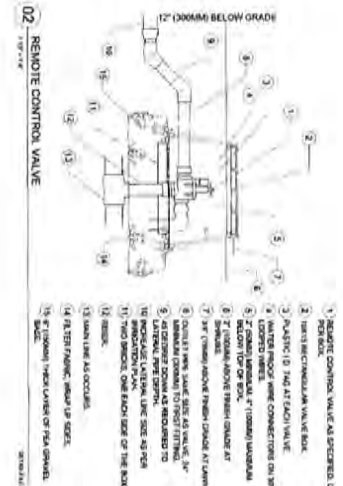
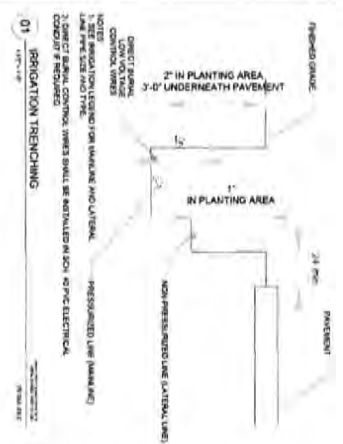
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MAIN STREET URGENT CARE
532 TYNDALL PKWY N
PANAMA CITY, FL 32404

PERMIT LANDSCAPE PLAN



1. LOCATIONS OF VALVES AND CONTROL WIRING SHALL BE SHOWN ON THIS PLAN. 2. LOCATIONS OF VALVES AND CONTROL WIRING SHALL BE SHOWN ON THIS PLAN. 3. LOCATIONS OF VALVES AND CONTROL WIRING SHALL BE SHOWN ON THIS PLAN.



IRRIGATION NOTE:
LOCATION FOR WATER METER POINT OF CONNECTION TO BE VERIFIED WITH CIVIL AND/OR PLUMBING DRAWINGS AND MUNICIPAL WATER DEPARTMENT. LINES SHOWN ON PLANS, ADJACENT PROPERTIES, BUILDINGS, ETC. FOR GRAPHIC CLARITY PURPOSE ONLY.

LANDSCAPE IRRIGATION NOTE

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY UTILITY LOCATIONS FROM THE CITY OF PANAMA CITY, FLORIDA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY UTILITY LOCATIONS FROM THE CITY OF PANAMA CITY, FLORIDA.
2. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY UTILITY LOCATIONS FROM THE CITY OF PANAMA CITY, FLORIDA.
3. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY UTILITY LOCATIONS FROM THE CITY OF PANAMA CITY, FLORIDA.
4. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY UTILITY LOCATIONS FROM THE CITY OF PANAMA CITY, FLORIDA.
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ITEM	QTY	UNIT	PRICE	TOTAL
1. REMOTE CONTROL VALVE	1	EA	150.00	150.00
2. TURF SPRAY FLEX ASSEMBLY	1	EA	100.00	100.00
3. 2" PVC PIPE	100	LF	1.00	100.00
4. 2" PVC ELBOW	10	EA	10.00	100.00
5. 2" PVC TEE	10	EA	10.00	100.00
6. 2" PVC END CAP	10	EA	10.00	100.00
7. 2" PVC FLANGE	10	EA	10.00	100.00
8. 2" PVC GROMMET	10	EA	10.00	100.00
9. 2" PVC WAD	10	EA	10.00	100.00
10. 2" PVC GASKET	10	EA	10.00	100.00

IRRIGATION SCHEDULE

ZONE	VALVE	TIME	DURATION	FREQUENCY
1	1	6:00 AM	10 MIN	DAILY
2	2	6:00 AM	10 MIN	DAILY
3	3	6:00 AM	10 MIN	DAILY
4	4	6:00 AM	10 MIN	DAILY
5	5	6:00 AM	10 MIN	DAILY
6	6	6:00 AM	10 MIN	DAILY
7	7	6:00 AM	10 MIN	DAILY
8	8	6:00 AM	10 MIN	DAILY
9	9	6:00 AM	10 MIN	DAILY
10	10	6:00 AM	10 MIN	DAILY



MAIN STREET URGENT CARE
532 TYNDALL PKWY N
PANAMA CITY, FL 32404

IRRIGATION PLAN

PERMIT LANDSCAPE PLAN

The site plan illustrates the proposed development at 10000 10th Avenue. The central feature is a large, rectangular building with a complex internal layout, including a central courtyard area labeled 'W-10000'. Surrounding the building are several parking areas, some of which are shaded with diagonal lines. The plan also shows the building's proximity to a major road, 10th Avenue, and a nearby water body labeled 'POND'. Various annotations and dimensions are provided throughout the plan, and a legend at the bottom left explains the symbols used.

Legend:

- 1. EXISTING BUILDING
- 2. PROPOSED BUILDING
- 3. EXISTING PARKING
- 4. PROPOSED PARKING
- 5. EXISTING DRIVEWAY
- 6. PROPOSED DRIVEWAY
- 7. EXISTING WALKWAY
- 8. PROPOSED WALKWAY
- 9. EXISTING FENCE
- 10. PROPOSED FENCE
- 11. EXISTING LANDSCAPE
- 12. PROPOSED LANDSCAPE
- 13. EXISTING UTILITY
- 14. PROPOSED UTILITY
- 15. EXISTING SIGN
- 16. PROPOSED SIGN
- 17. EXISTING LIGHT
- 18. PROPOSED LIGHT
- 19. EXISTING TREE
- 20. PROPOSED TREE
- 21. EXISTING BUSH
- 22. PROPOSED BUSH
- 23. EXISTING GRASS
- 24. PROPOSED GRASS
- 25. EXISTING PAVEMENT
- 26. PROPOSED PAVEMENT
- 27. EXISTING CURB
- 28. PROPOSED CURB
- 29. EXISTING GUTTER
- 30. PROPOSED GUTTER
- 31. EXISTING DRAINAGE
- 32. PROPOSED DRAINAGE
- 33. EXISTING EROSION CONTROL
- 34. PROPOSED EROSION CONTROL
- 35. EXISTING FLOOD CONTROL
- 36. PROPOSED FLOOD CONTROL
- 37. EXISTING WIND BREAK
- 38. PROPOSED WIND BREAK
- 39. EXISTING SOUND BARRIER
- 40. PROPOSED SOUND BARRIER
- 41. EXISTING SECURITY FENCE
- 42. PROPOSED SECURITY FENCE
- 43. EXISTING ACCESSORY BUILDING
- 44. PROPOSED ACCESSORY BUILDING
- 45. EXISTING OUTPOST
- 46. PROPOSED OUTPOST
- 47. EXISTING GROUND COVER
- 48. PROPOSED GROUND COVER
- 49. EXISTING SOIL TYPE
- 50. PROPOSED SOIL TYPE
- 51. EXISTING WATER TABLE
- 52. PROPOSED WATER TABLE
- 53. EXISTING SEWER LINE
- 54. PROPOSED SEWER LINE
- 55. EXISTING WATER MAIN
- 56. PROPOSED WATER MAIN
- 57. EXISTING GAS LINE
- 58. PROPOSED GAS LINE
- 59. EXISTING TELEPHONE LINE
- 60. PROPOSED TELEPHONE LINE
- 61. EXISTING CABLE TV LINE
- 62. PROPOSED CABLE TV LINE
- 63. EXISTING POWER LINE
- 64. PROPOSED POWER LINE
- 65. EXISTING FIBER OPTIC LINE
- 66. PROPOSED FIBER OPTIC LINE
- 67. EXISTING RAILROAD
- 68. PROPOSED RAILROAD
- 69. EXISTING HIGHWAY
- 70. PROPOSED HIGHWAY
- 71. EXISTING AIRPORT
- 72. PROPOSED AIRPORT
- 73. EXISTING PORT
- 74. PROPOSED PORT
- 75. EXISTING CANAL
- 76. PROPOSED CANAL
- 77. EXISTING DAM
- 78. PROPOSED DAM
- 79. EXISTING BRIDGE
- 80. PROPOSED BRIDGE
- 81. EXISTING TUNNEL
- 82. PROPOSED TUNNEL
- 83. EXISTING CAUSEWAY
- 84. PROPOSED CAUSEWAY
- 85. EXISTING DIKE
- 86. PROPOSED DIKE
- 87. EXISTING LEVEE
- 88. PROPOSED LEVEE
- 89. EXISTING FLOOD WALL
- 90. PROPOSED FLOOD WALL
- 91. EXISTING EROSION CONTROL
- 92. PROPOSED EROSION CONTROL
- 93. EXISTING FLOOD CONTROL
- 94. PROPOSED FLOOD CONTROL
- 95. EXISTING WIND BREAK
- 96. PROPOSED WIND BREAK
- 97. EXISTING SOUND BARRIER
- 98. PROPOSED SOUND BARRIER
- 99. EXISTING SECURITY FENCE
- 100. PROPOSED SECURITY FENCE

[illegible]

SHEET 3 OF 3 SHEETS

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: FLEXNET – CHANGE ORDER – ICE BRIDGE

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager

2. AGENDA:

PRESENTATION	☐
PUBLIC HEARING	☐
OLD BUSINESS	☐
REGULAR	☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☐ NO ☒

Will bring a budget amendment at a later date.

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

We have been working with SBA Tower company to install the base station for the FlexNet system. Our contract with Sensus does not include working with the tower company and has been handled internally. SBA requires an Ice Bridge be installed to connect the base station to the tower itself. We are unable to proceed without installation. All other approvals have been acquired.

ATTACHMENTS: Quote for Ice Bridge

5. REQUESTED MOTION/ACTION: APPROVE CHANGE ORDER TO INCLUDE ICE BRIDGE FOR INSTALLATION OF BASE STATION.



Bid Proposal for Callaway Ice Bridge

CUSTOMER

CALLAWAY, CITY OF

6601 E HIGHWAY 22
PANAMA CITY, FL 32404
Contact: Eddie Cook
(T) 850-871-6000
Citymanager@cityofcallaway.com

Job

Callaway Ice Bridge
Callaway, fl, FL
Bid Date: 10/08/2025
Bid #: 4498931

CONTACT

Sales Representative

John Wood
(M) 850-393-9158
(T) 850-478-6372
(F) 850-478-4323
John.Wood@coreandmain.com

Core & Main

8782 Paul Starr Dr
Pensacola, FL 32514
(T) 8504786372

Our name has changed
but our commitment
to you has not!



Visit coreandmain.com for:

- New W-9
- Formal name change letter
- FAQ for customers & vendors



Bid Proposal for Callaway Ice Bridge

CALLAWAY, CITY OF
Job Location: Callaway, fl, FL
Bid Date: 10/08/2025
Core & Main Bid #: 4498931

Core & Main
8782 Paul Starr Dr
Pensacola, FL 32514
Phone: 8504786372
Fax: 8504784323

Seq#	Qty	Description	Units	Price	Ext Price
10	1	20' ICE BRIDGE	EA	16,500.00	16,500.00
				Sub Total	16,500.00
				Tax	0.00
				Total	16,500.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

**CITY OF CALLAWAY
BOARD OF COMMISSIONERS
AGENDA ITEM SUMMARY**

DATE: OCTOBER 14, 2025

ITEM: COMMISSION WARD I VACANCY

1. PLACED ON AGENDA BY:

Eddie Cook, City Manager
&
Ashley Robyck, City Clerk

2. AGENDA:

PRESENTATION ☐
PUBLIC HEARING ☐
OLD BUSINESS ☐
REGULAR ☒

3. IS THIS ITEM BUDGETED (IF APPLICABLE)?: YES ☒ NO ☐

4. BACKGROUND: (WHY, WHAT, WHO, WHERE, WHEN, HOW, & IDENTIFY ALL ATTACHMENTS)

Due to the resignation of Commissioner Davis there is a vacancy in Ward I. Per the Charter, Section 2.03. - Vacancies, filling of vacancies: *A vacancy in a Commissioner's position shall be filled by a majority vote of the remaining members of the Commission until the next regularly scheduled election. In the event two (2) or more persons receive the same number of votes, such persons shall draw lots to determine who shall fill the vacancy.*

Applications have been accepted and are attached. At the September 23, 2025 Regular Commission Meeting, Commission requested the applicants come to tonight's meeting for questions.

ATTACHMENTS:

- COMMISSION VACANCY APPLICATIONS

5. REQUESTED MOTION/ACTION: DISCUSSION WITH APPLICANTS AND APPOINTMENT IF SO DESIRED BY COMMISSION OR SET A DATE FOR APPOINTMENT



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PHONE 850-871-6000 • FAX 850-871-2444
WWW.CITYOFCALLAWAY.COM

MAYOR
Pam Henderson

COMMISSIONERS
David Griggs
Bob Pelletier
Kenneth Ayers Jr

POSITION VACANCY – COMMISSIONER WARD I
(Applicant **MUST** reside in Ward I.)

DATE: 9/16/25

NAME: Bobby J. Birdsell II

PHONE NO.: 907-687-5152

ADDRESS: 6221 Imperial Dr Callaway, FL 32404

LENGTH OF RESIDENCY AT ABOVE ADDRESS: 97 Months (8 yrs 1 month)
(Must have been a City of Callaway resident for 36-months prior to applying and of Ward I for six (6) months prior to applying. Proof of residency will be required – tax bill, utility bill, etc.)

ARE YOU A REGISTERED VOTER: ☒ YES ☐ NO
(Applicant must be a registered voter.)

All applicants should be aware that Commission positions are subject to financial disclosure requirements. The term of this appointment will be for the remaining term of the Ward I seat, which will be November 2026.

COMMENTS: I am proud to have been a resident of Callaway for over eight years and am committed to serving our city and Ward I with integrity, accountability, and transparency. My background as a retired U.S. Air Force Senior Non-Commissioned Officer, current Government Security Officer, and charge paramedic has given me extensive experience in leadership, public safety, and managing complex operations with fiscal responsibility.

Beyond my professional career, I am actively engaged in our community as a church deacon, high school band booster, and former youth baseball assistant coach. These roles reflect my dedication to strengthening families, supporting youth, and fostering community partnerships. As commissioner, I will work to ensure responsible governance, safeguarding taxpayer resources, and representing the interests of Ward I residents.

(You may attach a Resume or additional documents to this form.)

COMPLETED FORMS MUST BE RECEIVED NO LATER THAN 5:00 PM, WEDNESDAY, OCTOBER 8, 2025, TO BE ELIGIBLE FOR CONSIDERATION.

FORMS SHOULD BE SUBMITTED TO: **ASHLEY ROBYCK, CITY CLERK**
CITY OF CALLAWAY
6601 EAST HIGHWAY 22
CALLAWAY, FLORIDA 32404

BOBBY BIRDSSELL
Callaway, FL
Phone: (907) 687-5152
bobby.birdsell@yahoo.com

SUMMARY

Accomplished and community-minded leader with over 20 years of experience in government, public safety, and organizational management. Retired U.S. Air Force Senior Non-Commissioned Officer recognized for leading diverse teams, managing multimillion-dollar programs, and ensuring compliance with federal regulations. Currently serving as a Government Security Officer supporting Air Force operations and as a Charge Paramedic with Bay County EMS, providing oversight during emergency responses and mentoring new EMTs and paramedic students. Active in the community as a church deacon, high school band booster, and former youth baseball assistant coach, demonstrating integrity, service, and a commitment to building stronger communities. Licensed pilot with instrument rating, modeling discipline, accountability, and safety while mentoring the next generation of aviators. Dedicated to transparent leadership, fiscal responsibility, and fostering partnerships between government, organizations, and citizens to improve quality of life for all.

EDUCATION, TRAINING & CERTIFICATIONS

- Bachelor of Arts, Organizational Management, University of Arizona Global Campus (2025)
- Associates Degree, Emergency Medical Services, Gulf Coast State College (2020)
- Associates Degree, Avionics Systems Technology, Community College of the Air Force (2008)
- Project Management Professional (PMP) (2025)
- USAF Senior Non-Commissioned Officer Academy (2021)
- Licensed Paramedic, NREMT/FL
- FAA Licensed Pilot – Private w/ instrument rating (Commercial in progress)

COMMUNITY LEADERSHIP & SERVICE

- **Deacon & Children's Church Leader, Carlisle Baptist Church, Callaway, FL** – Provide leadership in spiritual guidance, pastoral care, and community outreach. Assist in church governance, mentor youth, and coordinate service initiatives. Lead weekly lessons for 1st–5th graders, teaching values of faith, service, and integrity.
- **Rutherford High School Band Booster** – Support school music programs by assisting with events, fundraising, and program needs to enhance student opportunities.
- **Former Callaway Youth Baseball Assistant Coach** – Encouraged teamwork, discipline, and skill development while mentoring young athletes.

PROFESSIONAL EXPERIENCE

Government SAP Security Officer (GSSO)

ManTech (Contractor, USAF) – Tyndall AFB, FL | 2023 – Present

- Provide oversight of sensitive security programs, ensuring compliance with federal regulations and organizational policies.
- Advise leadership on facility accreditation, risk management, and physical security design.
- Coordinate with military, government, and coalition partners to align security requirements with operational needs.

United States Air Force – Retired Senior Non-Commissioned Officer (E-7, MSgt) 2003 – 2023

- Directed operations and training for units of up to 200 personnel, managing multimillion-dollar equipment and resources.
- Oversaw facility security programs, including the planning, design, and certification of secure government buildings.
- Coordinated international exercises involving 4,000+ annual participants from U.S. and allied nations.
- Managed aircraft repair and engineering projects, improving safety, efficiency, and mission readiness.

Charge Paramedic (NREMT, State of Florida Licensed, Part-Time)

Bay County Emergency Medical Services – Panama City, FL | 2019 – Present

- Lead emergency response teams on 2,500+ calls annually, mentoring EMTs and ensuring high-quality patient care.
- Partner with hospitals, law enforcement, and fire services to strengthen community safety and emergency preparedness.

CORE COMPETENCIES

- | | | |
|--------------------------------|--|---|
| ▪ Public Policy & Governance | ▪ Process Improvement | ▪ Infrastructure & Facilities Oversight |
| ▪ Program & Project Management | ▪ Strategic Planning | ▪ Training & Workforce Development |
| ▪ Change Management | ▪ Streamlining Workflow | ▪ Risk Assessment & Compliance |
| ▪ Resource/Budget Oversight | ▪ Emergency & Public Safety Management | |
| ▪ Community Engagement | ▪ Interagency Collaboration | |



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POSITION VACANCY – COMMISSIONER WARD I

*(Applicant **MUST** reside in Ward I.)*

DATE: August 28, 2025

NAME: Ralph Swindler

PHONE NO.: 850-624-9424

ADDRESS: 240 H.L. Sudduth Circle

LENGTH OF RESIDENCY AT ABOVE ADDRESS: 23 years

(Must have been a City of Callaway resident for 36-months prior to applying and of Ward I for six (6) months prior to applying. Proof of residency will be required – tax bill, utility bill, etc.)

ARE YOU A REGISTERED VOTER: ☒ **YES** ☐ **NO**

(Applicant must be a registered voter.)

All applicants should be aware that Commission positions are subject to financial disclosure requirements. The term of this appointment will be for the remaining term of the Ward I seat, which will be November 2026.

COMMENTS: _____

(You may attach a Resume or additional documents to this form.)

COMPLETED FORMS MUST BE RECEIVED NO LATER THAN 5:00 PM, WEDNESDAY, SEPTEMBER 10, 2025, TO BE ELIGIBLE FOR CONSIDERATION.

FORMS SHOULD BE SUBMITTED TO:

ASHLEY ROBYCK, CITY CLERK
CITY OF CALLAWAY
6601 EAST HIGHWAY 22
CALLAWAY, FLORIDA 32404

Ralph Swindler

Panama City, FL 32404 | (850) 624-9424 | ralphmtsu@gmail.com | linkedin.com/in/ralph-swindler-b3b93a12

Operations and Management

Operational Manager with a background in paying close attention to detail and leveraging planning skills. Well versed in leadership, management, and team coordination, with data analysis and certified master trainer/instructor. Recognized for outstanding written and oral communication skills and maintain proficiency in MS Office Suite. Additional skills include:

Advisory Services | Client Management | Relationship Development | Risk Management | Financial Licenses

Employment History

CIAzumano Travel, Tyndall AFB, FL

Oct 2024—Present

Travel Consultant

Book travel for military and Department of Defense travelers for change of station, temporary duty and deployments.

- Answer incoming calls for assistance.
- Coordinate travel with base travel management office.
- Reply to computer generated travel requests.

Wells Fargo Advisors, Panama City, FL

June 2022 –June 2024

Registered Client Associate

Assist in managing 300+ accounts with \$10M+ assets under management. Coordinate with financial advisors for processing new accounts to include funding. Link brokerage account date to bank account. Distribute requested funds to clients.

- Opened annuity accounts for clients to include establishing beneficiaries.
- Coordinated with advisors and clients to distribute systematic and one-time distributions.
- Discussed complex annuity situations with annuity companies for clients.

First Command Financial Services, Panama City, FL

September 2021 - June 2022

Financial Advisor

Coached military members and families on financial preparedness. Provided budget analysis for recommending a comprehensive financial plan towards Maximized retirement income and current savings.

- Created risk management through life insurance recommendations.
- Educated military members on unique benefits provided by the military.

Delaware Resource Group, Oklahoma City, OK

October 2020 - April 2021

Site Manager and Instructional Design

Led Battle Control Center Courseware Development Team to create training material. Managed back-to-back crises of Covid 19 Hurricane Michael. Utilized Instructional System Design methodology to develop material. Analyzed customer feedback on all lessons to update and improve information. Created new lessons based on military requirements.

- Maintained 100% delivery schedule in austere environment with reduced resources Developed and maintained 80 computer-based lessons for the Air Force C2 Contract.
- Converted all lessons from Flash to HTML due to end of life of Flash.
- Prepared annual courseware development for 11 training courses and syllabi.
- Led annual syllabus review board for courses in the C2 Contract.

Crew Training International, Memphis, TN

April 2015 - September 2020

Site Manager and Instructional Design

Utilized Instructional System Design methodology to develop material. Analyzed customer feedback on all lessons to update and improve information.

- Created new lessons based on military requirements.

Bay District Schools, Panama City, FL

March 2015 - March 2015

Substitute Teacher

Ralph Swindler

Panama City, FL 32404 | (850) 624-9424 | (850) 874-9859 | ralphmatsu@gmail.com

Taught high school history and economics.

- Developed lesson plans to meet mandated objective requirements

United States Air Force, Multiple Locations

August 1990 - March 2015

Senior Air Defense Officer/Flight Commander

Administratively supervised and operationally led crew of 15 personnel for air defense of Continental United States Region. Managed operational training requirements for over 50 instructors and staff personnel for the Air Force's Air Battle Manager/Air Weapons Controller School Directed training process of Air Weapons Controller students through blocks of training in the classroom and on various pieces of equipment.

- Led crew of 5-12 personnel as Director of Operations on 4 over-seas deployments.
- Provided sound operational/tactical information and recommendations to senior military decision-makers for real-time response to air defense events.
- Coordinated with higher headquarters and lateral level units to leverage assets in contingency response operations.
- Collaborated with external federal/state agencies to ensure air defense requirements met for complex multi-agency National Special Security Events.
- Coordinated real time with defense and civilian agencies to provide air lift rescue post-Hurricane Katrina.
- Developed in-depth command and control air defense plans for Presidential movements and National Special Security Events in a post 9-11 environment.
- Served as the sole point of contact with the Secret Service for coordinating requirements to provide air defense options for the President protection operations.
- Coordinated with Royal Canadian Forces for the combined air defense of the 2010 Vancouver Winter Olympics.
- Established processes to support command and control plans in response to natural and man-made disasters.
- Scheduled personnel to maintain 24/7 operations in steady state and contingency settings.

Other Experience:

- Congressional Intern and Campaign Staffer in college
- Student Newspaper Opinion Writer and Public Address Announcer/Official Scorer for NCAA Baseball

Education

Political Science, Master's Degree

Miami University, OH

International Relations, Bachelor's Degree

Middle Tennessee State University, TN



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POSITION VACANCY – COMMISSIONER WARD I
(Applicant **MUST** reside in Ward I.)

DATE: 2 SEP 25

NAME: Karen Custer

PHONE NO.: 850-247-1975

ADDRESS: 216 Lannie Rowe Dr, Panama City, FL 32404

LENGTH OF RESIDENCY AT ABOVE ADDRESS: 4 years, 5 months
(Must have been a City of Callaway resident for 36-months prior to applying and of Ward I for six (6) months prior to applying. Proof of residency will be required – tax bill, utility bill, etc.)

ARE YOU A REGISTERED VOTER: ☒ YES ☐ NO
(Applicant must be a registered voter.)

All applicants should be aware that Commission positions are subject to financial disclosure requirements. The term of this appointment will be for the remaining term of the Ward I seat, which will be November 2026.

COMMENTS: Attached are copies of Warranty deed, dated March 12, 2021, and a copy of our TECO gas bill, dated August 22, 2025. Also included is previous employment for the last 10 years and a statement about my entire professional career, community activities and how I was inspired to action and prepared to represent the City of Callaway as Commissioner, Ward I.

(You may attach a Resume or additional documents to this form.)

COMPLETED FORMS MUST BE RECEIVED NO LATER THAN **5:00 PM, WEDNESDAY, SEPTEMBER 10, 2025**, TO BE ELIGIBLE FOR CONSIDERATION.

FORMS SHOULD BE SUBMITTED TO:

ASHLEY ROBYCK, CITY CLERK
CITY OF CALLAWAY
6601 EAST HIGHWAY 22
CALLAWAY, FLORIDA 32404

Karen Custer – City of Callaway Commissioner, Ward 1

City Clerk, Mayor and Commissioners of Callaway, Florida,

I respectfully submit this application to fill the vacant commissioner position in Ward 1 on the City of Callaway Commission until the end of the unexpired term.

Pursuant to the City's Charter, I am a registered voter (elector) of Bay County. I have resided for at least thirty-six (36) months, immediately prior to the appointment, within the city limits of the City of Callaway, Florida, and for at least six (6) months immediately prior to the day of the election within Ward 1.

I have attended quite a few commission meetings in the last several years, have spoken at a few, watched videos of meetings that I could not attend and reviewed agendas. In addition, my husband and I have been involved in activities in Callaway and the surrounding area during the last 4 years in which we have lived here and have gotten to know many of the residents.

Professional Career

I earned a Bachelor of Science degree in Chemical Engineering from the University of Tulsa and worked as a Process Engineer in various locations across the country in the refining, oil and petrochemical industries. My husband, Brad Custer, and I were married 18 years ago, while living and working in the State of Alaska. Upon retirement from my career in engineering and his career as a CADD designer/drafter, we both became licensed to sell real estate and, due to an insufficient number of qualified contractors to remodel our clients' homes, we opened a general contracting company. After many years of working side-by-side, 70 hours a week, we grew weary of the cold, snow, ice and darkness, and moved to Panama City, Florida, where it never snows. Or so we thought. After holding a real estate broker license for a few years in Florida, I recently chose to retire from that field, freeing up more time for my next adventure.

Community Activities

Ever since I made the Brownie (Girl Scouts) promise as a child, "to help other people every day," I have been driven to do just that. This includes not only helping family and friends but also other children, veterans, and those who are less fortunate. I serve as a Trustee of the Veterans of Foreign Wars (VFW) Post 8205 Auxiliary and enjoy being involved in Kiwanis Club as an advisor to a student-led Key Club in a Bay District school. We have been Guardians ad Litem for 5 young children in Callaway (including one at Callaway Elementary) who had been removed from their homes, mentors for a child in Parker, members of the Community Leadership Council at Parker Elementary, and Ambassadors for the Bay County Chamber of Commerce, attending grand openings of several businesses in Callaway.

Inspiration to Action

A couple of years ago, my life was influenced by 3 wonderful people. The first was the keynote speaker at an MLK Prayer Breakfast. From him, I received the message to get out of my comfort zone and open a dialogue with people who are different from me. The second person was Robert Welch, who stated, "We need disciplined pullers at the oars, and not passengers in the boat." Also attending the MLK Prayer Breakfast was the publisher of Bay County Coastal, who had suggested that I submit articles for her newspaper, which is one of the last things that I thought I would ever do after spending a lifetime in a technical career.

In response, I stepped out in faith on this new adventure and began to write articles for Bay County Coastal, the vehicle I needed to fulfill the mission of opening a dialogue with people who are different from me. I have talked with native Floridians, immigrants (some who are legal and some who are not), a process server, candidates for office, World War II veterans, Purple Heart recipients, a Student Government President, a JROTC Cadet Commander, a Judge Advocate General, a self-employed house cleaner, and a 4th grade President of a K-Kids Club, to name a few.

I also joined NAACP, the League of Women Voters and the John Birch Society, attending some of their events, reached out to Libertarians and Independents, attended Democratic Party events and Republican Party events.

By actively listening to each other's viewpoint, we discover that we have a lot more in common than not.

City of Callaway, I am ready to represent all of you. I ask for a favorable vote to be appointed as City of Callaway Commissioner, Ward 1.

(The decision to submit this application was made after a discussion with my husband. I have not consulted with any commissioners or their wives or friends.)