



PLANNING BOARD MEETING
TUESDAY, OCTOBER 21, 2025 - 6:00 P.M.
CALLAWAY ARTS & CONFERENCE CENTER
500 CALLAWAY PARK WAY
CALLAWAY, FL 32404

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

AGENDA

- A. CALL TO ORDER (SILENCE PHONES)**
- B. INVOCATION & PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF MINUTES**
 - **October 7, 2025**
- E. NEW BUSINESS – PUBLIC HEARING(S)**
 - 1. Rezoning Application**
610 N. Kimbrel Ave.
Parcel ID 06206-020-000
- F. ADJOURNMENT**



Ashley Robyck, City Clerk

If a person decides to appeal any decision made by this board, with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Callaway City Clerk, at 6601 E. Highway 22, Callaway, Florida 32404; or by phone at (850)871-6000, at least five calendar days prior to the meeting.

If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (Voice) or 1-800-955-7661 (TDD).

CITY OF CALLAWAY
PLANNING BOARD MEETING MINUTES
OCTOBER 7, 2025— 6:00 P.M.

The Callaway Planning Board met in regular session with John Hagan, Chairman, James Dougall, Vice-Chair, and Board Members, Theodore Conte, Spring Overway, Don Hennings, & Teresa Langston were present. Board Member Jeffrey Carnahan was not in attendance. Bill Frye, Public Works/Planning Director and Jay Mitchell, Administrative Support Clerk were also present.

Chairman Hagan called the meeting to order, followed by an invocation and the Pledge of Allegiance.

The roll call was made by the Administrative Support Clerk, Jay Mitchell.

APPROVAL OF MINUTES

September 2, 2025

Motion:

A motion was made by Vice Chair Dougall and seconded by Board Member Overway to approve the minutes of September 2, 2025. The motion carried unanimously.

NEW BUSINESS

**1. Development Order Review for Renovation / Construction
5806 Hwy. 22 – The Water Spigot
Parcel ID 06085-000-000**

Bill Frye, Public Works Director, reviewed the Development Order for The Water Spigot. Noting the intention is to renovate, however they also need to bring things up to today's code.

Vice Chair Dougall asks if the city bought the property to the West.

Director Frye says no.

Chairman Hagan asks if renovation will stay one story

Director Frye says yes.

Vice Chair Dougall asks if the water and sewer will be up to code.

Director Frye says no; it will stay the same/already up to code.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by Board Member Conte seconded by Vice Chair Dougall to approve the Development Order for 5806 Hwy. 22. The motion carried unanimously upon roll-call vote.

2. Development Order Review of Construction
532 N. Tyndall Pkwy. – Main Street Urgent Care
Parcel ID 06257-000-000

Bill Frye, Public Works Director, reviewed the Development Order for Main Street Urgent Care.

Chairman Hagan asks how close to the restaurant will it be?

Director Frye says 10 ft.

Chairman Hagan states no parking can fit between it, so how many parking spots will be available?

Ron the Developer states it can be found in the plans.

Director Frye informs how people who want to, would be able to park at urgent care and go to the restaurant due to the shared parking regulations, but there will be back parking. Also states, this area is not prone to flooding.

Board Member Hennings asks if there will be two-way crossing between there and Slim Chickens?

Director Frye says there will be.

Chairman Hagan asks if there any other urgent cares in Callaway?

Director Frye states across the street however, he is not of knowledge of their operations, just that an ambulance runs through there.

Director Frye notes floor plan and would assume with all the exam rooms they will also take appointments and there is also a lab and Xray room

Hagan mentions a Gulf Coast Emergency Room will also be coming to Springfield.

Chairman Hagan calls for Public Participation; there was none.

Motion:

A motion was made by Vice-Chair Dougall seconded by Board Member Hennings to approve the Development Order for 532 N. Tyndall Pkwy. The motion carried upon roll-call vote with Board Member Overway being the only one to oppose.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:22 p.m.

Jay Mitchell, Administrative Support Clerk

Board Chairman Hagan

**CITY OF CALLAWAY
PLANNING DEPARTMENT
STAFF SUMMARY**

REZONING APPLICATION 610 N. KIMBREL AVENUE

Date: October 21, 2025

Background:

Crosspoint Capital, LLC has submitted to the City of Callaway a Rezoning Application for property located at 610 N. Kimbrel Avenue. Parcel ID# 06206-020-000. The property is approximately 3.37 acres total.

Proposed Property Zoning Change:

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

To: R-5, Residential Single Family

Findings:

Planning staff has analyzed the proposed rezoning and finds that all of the information given is true and accurate to the best of its knowledge.

The Future Land Use is in line with a Residential Medium Density Designation

Staff Recommendation:

Staff recommends that the Planning Board approve the Rezoning Application and convey a recommendation of approval to the City Commission.



Bill Frye
Director of Public Works & Planning

Enclosures: Rezoning Application
Deed
Zoning Map of area



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

APPLICATION FOR REZONING

1. Applicant(s) name: Crosspoint Capital, LLC
Applicant(s) address: 1108 Highway 90, Gautier, MS 39553
Applicant(s) phone: 228.366.3223 Email: jesses@phoenixlaborgroup.com
Date of application: 10/6/25
2. Rezone from: R-6M to: R-5
3. Parcel ID #: 06206-020-000
4. Legal Description of site to be rezoned: See attached
5. Driving directions to site: Hwy 22 to N Kimbrel Av, then north on Kimbrel Av for 0.35 miles to 610 Kimbrel Av on the right.
6. Name and address of property owner(s) according to most recent ad valorem tax records:
(Year 2025) M & L Development, LLC, 2906 Harrier Street, Panama City, FL 32405
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): Applicant is owner.

8. Property address to be rezoned:
610 Kimbrel Avenue
(Address must be obtained from County prior to Planning Board Meeting)

9. Present Property Tax Classification: Vacant

10. Proposed Property Tax Classification: SFR

11. Purpose of rezoning: To rezone for Single-family residential in lieu of mobile homes

12. Additional pertinent information:

Signature of applicant(s): Jesus Saucedo, Managing Member Date:

Date:

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

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

(Do Not Write Below This Line)

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

Albert J. Stopka, III, Esquire
ALBERT J. STOPKA, III, P.A.
108 Mosley Drive
Lynn Haven, Florida 32444
(850) 785-6600

(This document was prepared based upon information provided by client. An independent review of the public records was not conducted nor is title insured.)

PARCEL ID# 06206-020-000

QUIT CLAIM DEED

THIS INDENTURE

[Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one]

Made this 27 day of October, 2010.

BETWEEN CYNTHIA T. BARNES and JEFFERY L. BARNES, whose mailing address is P. O. Box 35698, Panama City, FL 32412, party of the first part, and M AND L DEVELOPMENT, LLC, a Florida Limited Liability Company, whose mailing address is 308 Indiana Avenue, Lynn Haven, FL 32444, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars [\$10.00], in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has, in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Bay, State of Florida, to-wit:

PARCEL A

Beginning at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida, according to the plat on file in the Public Records of Bay County, Florida; thence run North along the East line of said Lot 13 (as presently exists) a distance of 227.29 feet; thence leaving said East line, run West at an interior angle of 90°59'41" to the right from the preceding course for a distance of 494.80 feet; thence run South at an interior angle of 89°30'36" to the right from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 270°29'24" to the right from the preceding course for a distance of 150.00 feet to the existing East R/W line of Kimbrell Avenue; thence run South along said existing East R/W line at an interior angle of 89°30'36" to the right from the preceding course for a distance of 124.75 feet to the South line of said Lot 13 (as presently exists); thence run East along said South line at an interior angle of 90°42'47" to the right from the preceding course for a distance of 646.83 feet to the Point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

PARCEL B

Commencing at the Southeast Corner of Lot 13 (as presently exists), Saint Andrews Bay Development Company's Subdivision of Section 7, Township 4 South, Range 13 West, Bay County, Florida, according to the plat on file in the Public Records of said Bay County, Florida; thence West along the South line of said Lot 13 (as presently exists) for a distance of 646.83 feet to the existing East R/W line of Kimbrell Avenue; thence run North along said existing East R/W line at an angle of 90°42'47" to the left from the preceding course for a distance of 124.75 feet to the Point of Beginning; thence continue North along said existing East R/W for a distance of 100.00 feet; thence leaving said existing East R/W line run East at an interior angle of 89°30'36" to the left from the preceding course for a distance of 150.00 feet; thence run South at an interior angle of 90°29'24" to the left from the preceding course for a distance of 100.00 feet; thence run West at an interior angle of 89°30'36" to the left from the preceding course for a distance of 150.00 feet to the Point of Beginning; being a portion of said Lot 13, Section 7, Township 4 South, Range 13 West, Bay County, Florida.

COUNTY OF DIY

The foregoing instrument was acknowledged before me this 27 day of October, 2010, by CYNTHIA T. BARNES, who: (notary **must** check applicable box)

- ☐ is personally known to me.
☒ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

(SEAL)



(Print Name)

MARY BOYD

Notary Public

Serial # _____

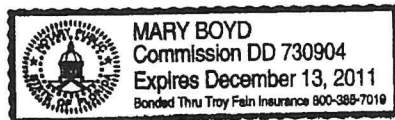
My Commission Expires: _____

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 27 day of October, 2010, by JEFFERY L. BARNES, who: (notary **must** check applicable box)

- ☒ is personally known to me.
☐ produced a current Florida driver's license as identification.
☐ produced _____ as identification.

(SEAL)



(Print Name)

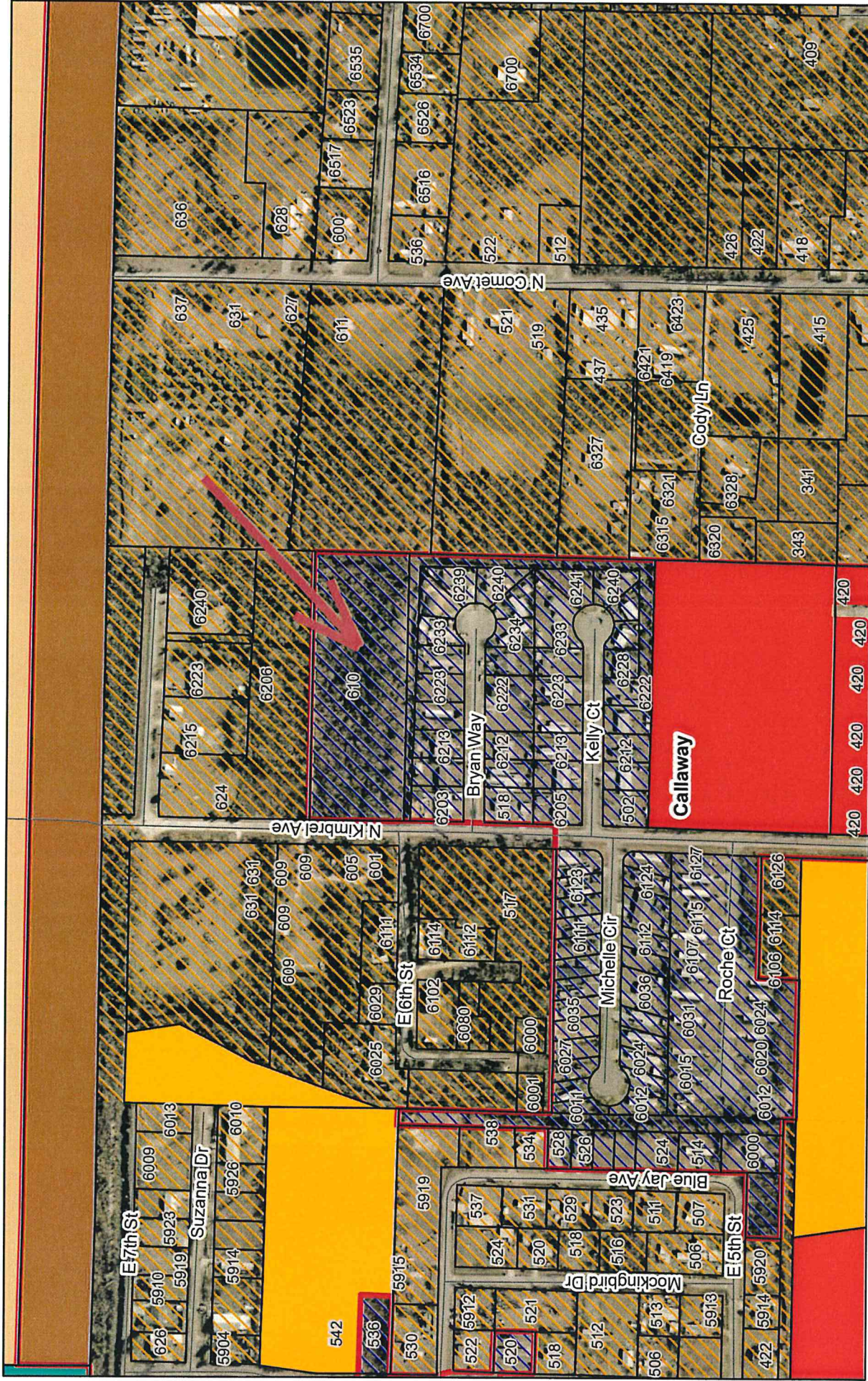
MARY BOYD

Notary Public

Serial # _____

My Commission Expires: _____

610 N. Kimbrel Ave.



10/13/2025, 9:23:41 AM



NOTICE OF PLANNING BOARD HEARING

The City of Callaway Planning Board will hold a public hearing on Tuesday, October 21, 2025, at 6:00 P.M., at the Callaway Arts and Conference Center, 500 Callaway Park Way, Callaway, Florida, to consider the following items:

1. General Information: Rezoning – 610 N. Kimbrel Avenue
Property owner: M and L Development, LLC
applicant's name: Crosspoint Capital, LLC
Property location: 325 Camellia Avenue
Parcel ID: 06206-020-000
Property Size: 3.37 Acres

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

If a person decides to appeal any decision made by the Planning Board with respect to any matter considered at the meeting, if an appeal is available, such person will need a record of the proceeding, and such person may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Callaway City Clerk, at City Hall, 6601 East Highway 22, Callaway, Florida 32404 or by phone at (850) 215-6694 prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay system, which can be reached at (800) 955-8770 (Voice) or (800) 955-8771 (TDD).

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