

**BAY COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING AND ZONING DIVISION**  
840 W. 11<sup>th</sup> Street, Room 2350 - Panama City FL 32401  
Phone: 850-248-8250  
E-mail: [planning@baycountyfl.gov](mailto:planning@baycountyfl.gov)

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**Agenda Date:** March 18, 2025  
**Application No.:** PLZCA20250028 Zone Change

**Applicant:** Hiland Park Baptist Church  
**Owner:** Hiland Park Baptist Church

**Appraiser's Parcel Number:** 12128-000-000

**Project Description:** The applicant is requesting approval to change the zoning of the property from "R-1" Single Family to "R-2" Single Family and Duplex Dwellings.

**Project Location:** The property is located at 2913 Bradenton Avenue in the unincorporated Hiland Park area.

**Parcel Information**

Parcel Size: .976 +/- acres  
Land Use Designation: Residential  
Zoning: "R-1" Single Family  
Existing Land Use: Vacant  
Surrounding Land Uses: North: Residential  
South: Single Family Residential  
East: Single Family Residential  
West: Single Family Residential and Church  
Project Site Access: Bradenton Avenue  
Service Area: Urban Service Area

**Analysis & Discussion**

The applicant is proposing to change the zoning of the property from "R-1" Single Family to the "R-2" Single Family and Duplex Dwellings zone district.

In accordance with Section 307.3. of the Bay County Land Development Regulations, the Planning Commission and Board of County Commissioners are required to make the following findings in the affirmative prior to approving any proposed zone change.

1. The proposed zone change is consistent with the Comprehensive Plan in that the proposal is within the proper land use category shown on the Future Land Use Map, complies with all standards and criteria associated with that category, and the application is not inconsistent or in conflict with the Plan, Policy 3.2.1, as follows:
  - a. Potential for threat to the health, safety, and welfare of the general public;
  - b. Potential to create public nuisance(s);

- c. Site suitability;
  - d. Compatibility between zones;
  - e. Consistency with the Comprehensive Plan;
  - f. Availability of infra-structure facilities and services;
  - g. Would not create "spot" zoning; and
  - h. Criteria specified in Table 3A and 12A of the Comprehensive Plan.
2. Whether or not the application for zone change represents a logical and consistent extension of present uses in the general area of the property involved.
  3. Granting the application for zone change will not adversely affect other properties in the general vicinity of the property involved.
  4. The impact of the rezoning to the environment or natural resources, and the impact upon concurrency issues and requirements.
  5. Granting the application for zone change will not interfere, contradict, or conflict with the infra-structure improvement plans of Bay County or any other governmental agency, or otherwise create a physical or financial burden for Bay County.

The "R-2" zone district allows single family and duplex dwellings and manufactured homes. The proposed zone district implements the existing residential land use designation as specified in Table 4.1 of the Land Development Regulations.

The property is located in a predominately R-1 and R-2 residential area with Public Institutional zoning to the north. The frontage, size, and location of the property would provide for adequate R-2 uses. The property meets size and frontage regulations for the desired zoning and would be compatible with other zones in the area.

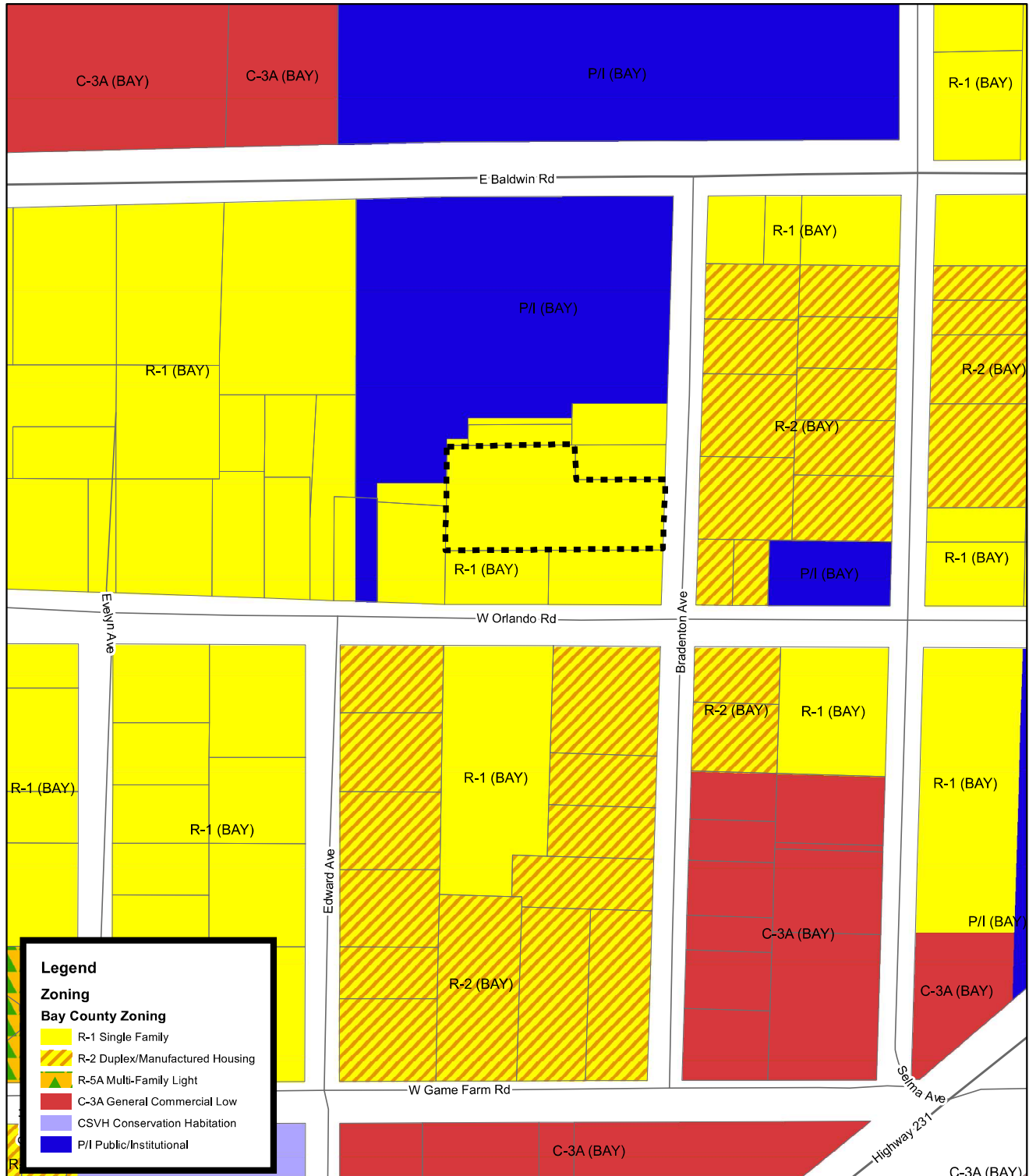
If approved, development of the property is required to meet all Land Development Regulations in accordance with building and planning reviews. Proposed development includes placement of a manufactured home. Staff feels that the request is compatible and consistent with the surrounding area. This request does not constitute spot zoning, and is logical with the current land use in the area.

### **Staff Recommendation**

It is therefore, recommended, that the Commission:

1. Find the proposed zone change, Application No. PLZCA20250028, consistent with Comprehensive Plan and Land Development Regulations, and
2. Forward a recommendation to the Board of County Commissioners to approve the proposed zone change.

# Zoning Map



1 in = 0.04 miles

Prepared by  
Bay County  
Planning and Zoning

# Application to Amend the Bay County Zoning Map

(Please type or print clearly)

## A) Applicant Information

<b>Owners name:</b>	HILAND PARK BAPTIST CHURCH	<b>Authorized agent:</b>	Carl Fondren
<b>Mailing address:</b>	2611 Hwy 231 Panama City, FL 32405	<b>Mailing address:</b>	2611 Hwy 231 Panama City, FL 32405
<b>E-mail:</b>	cfondren@hilandpark.org	<b>E-mail:</b>	CFONDREN@HILANDPARK.ORG
<b>Telephone:</b>	850-745-6530	<b>Telephone:</b>	850-866-9953
<b>FAX:</b>		<b>FAX:</b>	

Attach a letter from the property owner granting authorization if an agent is submitting application.

## B) Requested Zone Change

Change from: R-1 Single Family Existing zoning      to: R-2 Duplex/Manufactured Housing Proposed zoning

## C) Site Information

<b>Address/location of proposed site:</b>	2913 BRADENTON AVE Panama City, FL 32405
<b>Property ID number(s):</b>	12128-000-000
<b>Property size (acres / square feet):</b>	~ 976 ACRES
<b>Future Land Use Map designation:</b>	R1

A legal description must be attached in order for an application to be considered complete. Please include a survey if available. Provide an 8.5 X 11 copy.

A copy of a signed deed or other instrument documenting legal interest in the property to be amended must be attached for application to be considered complete. Provide an 8.5 X 11 format. If multiple owners are listed on the deed they each need to sign giving authority to an authorized agent.

Two aerial photographs obtained from the Bay County Property Appraisers Office which identifies the subject property and all property within a 500 foot radius of the subject property must be attached to this amendment application. Provide an 8.5 X 11 format.

**D) Review Fee Attached:**

1. Zone Change: \$1,450

**E) Site Information**

Current Property Use	VACANT
FIRM Zone & Panel No.	ZONE X 12005 C0335-J
Wetlands	NO
Comprehensive Plan Special Treatment Zones:	NO
Surrounding Land Uses North:	R1
South:	R1
East:	R2
West:	R1

CORNER P/I Public/Institutional

**F) Utilities**

Applicants must provide information as to how the site will have access to potable water, sewage disposal, solid waste disposal, roads, and stormwater control.

**1. Water and Sewer Service:**

- a. Potable Water Service Provider Public Water  
Municipal (please note municipality providing service): BAY County  
Private Well (if no municipal provider, check box): \_\_\_\_\_
- b. Sanitary Sewer Service/Wastewater Treatment Provider  
Municipal (please note municipality providing service): BAY County  
Onsite Septic System (if no municipal provider, check box): \_\_\_\_\_

**2. Stormwater:** Describe how stormwater will be controlled and treated:

AS DIRECTED UPON REVIEW

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**3.** In which evacuation zone(s) is the subject property located: (Evacuation zone map located at <https://www.baycountyfl.gov/275/Map-Gallery>)

\_\_\_\_\_ A Zone    \_\_\_\_\_ B Zone    \_\_\_\_\_ C Zone

\_\_\_\_\_ D Zone      X   N/A

**G) Project Information/Justification**

Provide a detailed description of the purpose of the proposed zone change, and how the proposed change is consistent with the following Findings Guidelines (Section 307.3).

- a. The application for zone change is consistent with the Comprehensive Plan. To be consistent means: that the zone change is within the proper land use category shown on the Comprehensive Plan Future Land Use Map and complies with all standards and criteria associated with that category, and; the application for zone change is not inconsistent or in conflict with the Comprehensive Plan, Policy 3.2.1 of the Future Land Use Element as follows.
  - i. Potential for threat to the health, safety, and welfare of the general public;
  - ii. Potential to create public nuisance(s);
  - iii. Site suitability;
  - iv. Compatibility between zones;
  - v. Consistency with the Comprehensive Plan;
  - vi. Availability of infra-structure facilities and services;
  - vii. Would not create "spot" zoning, and;
  - viii. Criteria specified in Table 3A of the Comprehensive Plan.

- b. Whether or not the application for zone change represents a logical and consistent extension of present uses in the general area of the property involved.
- c. Granting the application for zone change will not adversely affect other properties in the general vicinity of the property involved.
- d. Granting the application for zoning change will not interfere, contradict, or conflict with infrastructure improvement plans of Bay County or any other governmental agency, or otherwise create a physical or financial burden for Bay County

SITE SUITABILITY  
SURROUNDING AREA IS ZONED FOR  
MANUFACTURED HOUSING

**H) Provide one copy of the deed to the property, a site plan of the property proposed for a zone change, and a vicinity map.**

Please be advised that your property may be subject to private covenants and restrictions which, under Policy 8.5.2 of the Bay County Comprehensive Plan, are encouraged and supported by the Bay County Board of County Commissioners provided such restrictions do not conflict with the Plan.

**I) Certification and Authorization**

- (1) By my signature, I 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 and reversal of this application and or revocation of any approval based on this application.
- (2) I authorize County staff to enter upon my property at any reasonable time for the purpose of site inspection.
- (3) I authorize the placement of a public notice sign on my property at a location to be determined by County staff.
- (4) I Carl Fondren (print name) as the property owner or authorized property owner representative have read and understand the attached information concerning Application for Amendment to the Bay County Zoning Map.

Carl Fondren  
Applicant Name (Type or Print)

Carl Fondren  
Applicant Signature

Executive Pastor

HELAND PARK BAPTIST CHURCH  
Title and Company (if Applicable)

1-28-2025  
Date



## **ZONING MAP AMENDMENT APPLICATION COMPLETENESS CHECKLIST**

Planning and Zoning Staff will only accept complete applications.

<b>Requirements</b>	<b>Check if Complete</b>
<b>Complete Application Form</b>	✓
<b>\$1,450.00 Fee</b>	✓
<b>Letter of Authorization (If Necessary)</b>	NA
<b>Signed Deed to Property (8.5 X 11 copy)</b>	✓
<b>Survey/Map of Property (8.5 X 11 copy)</b>	✓

**E-RECORDED**

simplifile

ID: 2023012590

County: Bay

Date: 03/03/23 Time: 1:13 PM

Prepared by and return to:  
Darlene Melvin  
Cornerstone Title Agency, Inc.  
2424 Jenks Ave.  
Panama City, FL 32405

File Number: 2211750

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this **1st day of March, 2023**, between **Carrie LeAnn Head** whose post office address is **3258 McKinley Road, China, MI 48054**, grantor, and **Hiland Park Baptist Church, Inc., a Florida non-profit corporation** whose post office address is **2611 Hwy 231, Panama City, FL 32405**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Bay County, Florida**, to-wit:

**PARCEL 1**

Commencing at a point which is One Hundred feet North of the Southeast corner of Lot Two in Block Twelve of plat of Highland City, according to the Plat thereof as recorded in Plat Book 4, Page 28, of the Public Records of Bay County, Florida, for point of beginning; thence running West Three Hundred and Thirty feet; thence running North One Hundred and Fifty feet; thence running East One Hundred and Eighty Five feet; thence running South Fifty feet; thence running East One Hundred and Forty Five feet; thence running South One Hundred feet to the point of beginning.

Parcel Identification Number: 12128-000-000

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

Subject to all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

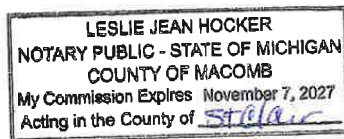
Jack Head  
Witness  
Printed Name: Jack Head

Carrie LeAnn Head  
Carrie LeAnn Head

Leslie Hocker  
Witness  
Printed Name: LESLIE HOCKER

STATE OF MICHIGAN  
COUNTY OF STCLAIR

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 29 day of February, 2023, by Carrie LeAnn Head.



Leslie Jean Hocker  
(Signature of Notary Public - State of ~~Florida~~ MICHIGAN)

LESLIE JEAN HOCKER  
(Print, Type, or Stamp Commissioned Name of Notary  
Public)

Personally Known OR Produced Identification

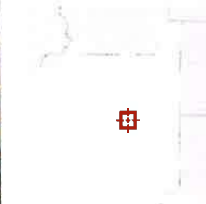
Type of Identification Produced DRIVERS LICENSE



Bay County Property Appraiser - Dan Sowell, CFA  
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401  
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



Overview



Legend

- Parcels
- Roads

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

Date created: 10/6/2024

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GEO SPATIAL





Bay County Property Appraiser - Dan Sowell, CFA  
Main Office | 860 W. 11th St, Panama City, FL 32401 | 850-248-8401  
Beach Office | 301 Richard Jackson Blvd, Panama City Beach, FL 32407 | 850-248-8470



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BIGSPATIAL

M H

MANUFACTURED HOME WOULD LAY OUT EAST TO WEST  
IN THE CLEARED AREA OR NORTH TO SOUTH IN THE  
SAME CLEARED AREA

Zoning Future Land Use

