

**PLANNING & ZONING COMMISSION
MEETING**

January 29, 2026

3:00 p.m.

Members Present:

Mr. Tom Lancaster, Chairman
Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

Mr. Jim Morris, Vice-Chairman
Mr. Holland Kent, Board Member

Others Present:

Mrs. Patrice Tanner, City Administrator
Mrs. Tamara Donjuan, Code Enf/Planning Officer
Mr. Curtis Porter, Captain

Ms. Sherry Snell, City Clerk
Ms. Cheryl McCall, Council Liaison

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

- A. Call To Order.** Mr. Lancaster called the meeting to order at 3:00 p.m.
- B. Prayer and Pledge.** Prayer was given by Mr. Ridley. Mr. Morris led the pledge to the American Flag.
- C. Approval of Agenda.**

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.

D. Citizens Request

The City of Chipley welcomes you to this meeting. This is time set aside for the Citizens of Chipley to address the Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial *9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated.

There were no comments.

E. Agenda Item.

- 1) Request for a Variance – 966 Lera Lane – WJH FL, LLC.**

Mrs. Donjuan stated WJH FL, LLC is requesting a variance for the property located at 966 Lera Lane. This will allow the current setbacks to the residence and allow the ability to transfer

ownership of the residence. A variance is needed for the front setback only which is currently 20 feet 4 inches. All other yard setbacks have been met. There have been at least five other variances granted in this subdivision in previous years. Corey Morgan, Century Complete, stated the home was pulled forward to preserve trees on the property and that approval was received prior to making the adjustment. Mrs. Donjuan stated there was some miscommunication with the County regarding the approval. Mr. Morris stated that the County needs to be informed of the City's setback requirements. Mrs. Tanner stated there is a new County building inspector, and he has been notified that any future changes must receive City approval first. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mr. Kent to approve a Variance – 966 Lera Lane – WJH FL, LLC. The motion passed with four (4) ayes and zero (0) nays. Mrs. Owens abstained due to the property owner being a client.

2) Request for a Development Order and a Variance – Corner of Watts Avenue and 7th Street – Serene Life Beer Garden.

Mrs. Donjuan stated Serene Life Beer Garden is requesting a Development Order and a Variance for alcoholic beverages for the property located on the corner of Watts Avenue and 7th Street. The proposed development will be an entertainment establishment and has been reviewed by the City's planning firm Kimley Horn. It meets all standards for use allowed, density and intensity, and design standards for Chapter 44 – Zoning. The variance will allow alcoholic beverage sales for the property which is located less than 500 feet of any residence. Mrs. Donjuan stated this will also include one sign for the property. Elissa Pettis, Tri-State Companies, LLC, stated the development will include lounge, picnic and stage areas. Anthony Thompson, Serene Life Beer Garden, stated the goal is to have a family-friendly space with non-alcoholic beverages.

Mrs. Rena Harrell, 1610 Coy Drive, stated she owns the property on the north side and is concerned about parking and the possible abuse of it. My buildings have private parking and I am concerned about the parking lot getting damaged if used or trash being thrown out.

Rhonda Haddock, 774 Main Street, stated she is opposed to the development due to it destroying the peace we currently enjoy. It is inconsistent with residential and there will be more noise. I am also concerned with traffic and safety with the one way alley, congestion and kids walking.

John Calvary, 746 3rd Street, stated the neighborhood is a safe place for children to play and this is a threat to safety. I urge you to prioritize safety in this residential area. The location is not suitable. I do not discourage growth, but not in our residential area.

Mr. Thompson stated he understands the concerns, but it will basically be a backyard for people to come with their families. It will not encroach on your space and it will be respectful. Ms. McCall stated the variance is for selling alcohol. Mr. Thompson stated the City's code requires non-alcoholic beverages to be approved. Discussion ensued.

A motion was made by Mr. Morris and seconded by Mr. Ridley to approve a Development Order and A Variance – Corner of Watts Avenue and 7th Street – Serene Life Beer Garden. The motion passed with three (3) ayes and two (2) nays, with Commission Members Wanda Owens and Holland Kent being opposed.

Susanna Curlett, 781 Main Street, stated she looks forward to bringing more people and families into Chipley.

G. Other Business.

The Commission discussed the need to establish a time limit for approved construction projects that have not commenced.

Mr. Lancaster noted that several construction approvals have been granted, but work has not yet begun. He suggested that a formal time limit should be established. Mrs. Donjuan stated that county permits are valid for 12 months, with the option to request an extension.

Mr. Morris stated that applicants are not moving forward on approved projects and emphasized the need to establish a timeline, after which applicants would be required to return for an extension. Mrs. Tanner stated this has been an ongoing topic of discussion and staff is reviewing the code to determine whether it needs to be changed. Any proposed changes would be presented to the Planning & Zoning Commission and then to Council for consideration and approval. Mrs. Donjuan is reaching out to other cities and will draw up any changes for review. Discussion ensued.

H. Adjourn. The meeting was adjourned at 4:00 p.m.

Presented by: _____
Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman