



City of Chipley
Planning & Zoning Commission Meeting
August 01, 2024 at 3:00 PM
City Hall - 1442 Jackson Avenue, Chipley, FL 32428
AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. APPROVAL OF AGENDA

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

E. PRESENTATION AND APPROVAL OF MINUTES

1. Planning & Zoning Commission Meeting - May 30, 2024 (Form 8b Voting Conflict attached).

F. AGENDA ITEMS

1. Request for Development Order and Certificate of Appropriateness – 1440 Main Street – PanCare
2. Request for Development Order and Certificate of Appropriateness– 1610 Main Street – AutoZone

G. OTHER BUSINESS

H. ADJOURN

I. ZOOM

1. ZOOM Information

Any subject on the agenda, regardless of how stated, may be acted upon by the Council. The Council reserves the right to add other items to the agenda. Anyone desiring a verbatim transcript of the meeting must make personal arrangements as the City takes only summary minutes. Persons with disabilities needing special accommodations to participate in this proceeding should contact City Hall at (850) 638-6350, at least 48 prior to the proceedings.

PLANNING & ZONING COMMISSION
MEETING

May 30, 2024

3:00 p.m.

Members Present:

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

Mrs. Wanda Owens, Board Member
Mr. David Ridley, Board Member

Absent:

Mr. Tom Lancaster, Chairman

Others Present:

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer
Mrs. Patrice Tanner, City Administrator

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 manner 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. The meeting was called to order by Mr. Morris at 3:00 p.m.
- B. Prayer and Pledge. Prayer was given by Mr. Ridley. Mrs. Owens led the pledge to the American Flag.
- C. Approval of Agenda.

A motion was made by Mr. Kent and seconded by Mrs. Owens to approve the agenda as presented. The motion passed unanimously.
- D. Presentation and Approval of Minutes.
1. February 22, 2024.

A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the minutes as presented. The motion passed unanimously.
- E. Agenda Item.

1) Request for Variance and Amended Development Order - 684 7th Street - Wolfpack Alliance, LLC.

Mrs. Donjuan stated this on the Chipley Station that was originally approved on January 23, 2024. They need to amend their development order to have the correct type of development and they also need a variance to sell alcohol. She stated she mailed out 34 certified letters and 24 were returned. Mr. Kent asked if 10 were not returned. Mrs. Donjuan stated that was correct. Mr. Kent asked when the letters were sent. Mrs. Donjuan stated on May 9, 2024. Mr. Jeffrey Dexter, Wolfpack Alliance, LLC, was present via ZOOM. He stated it was just a format for them to do business and move forward with what they are doing and trying to enhance Chipley in the future. Mrs. Donjuan stated the Council has leased spaces to them for the food trucks. Mr. Dexter stated the variance would make it easier to get a liquor

license. Mrs. Tanner gave some background information, the council was made aware from the beginning about alcohol being involved, they approved the lease of six (6) parking spaces in the parking lot for the food trucks. Wolfpack did believe that they would have food sales, but once our attorney looked at it, she determined a variance would be needed. They were notified of what they needed to do moving forward, which is what brought us here today. Mrs. Donjuan said an entertainment district has been established downtown where liquor can be sold and if you don't grant the variance there is no growth. Mr. Kent stated he was concerned about the churches in the area. He wasn't sure if they received their letter, and it was hard for him to think about even though they are not here. Kathy Storlie, was present via ZOOM. She stated that 1901 on Main is a new wine bar which is also within the same area and isn't sure how they can get a liquor license and she can't. Mrs. Donjuan stated they are a distillery and restaurant so they do not need a variance. Mrs. Storlie stated they would function like a restaurant but the food would be outside with the food trucks which are very family friendly. Mrs. Tanner stated there is a required cup which would be no different for this establishment. This is in the Entertainment District in which alcohol is allowed to be served downtown. Mr. Dexter stated we want to be respectable of the church and community. We could do pizza or something inside which will be the same thing. Mrs. Tanner clarified if they were a distillery or a restaurant they would be able to come in and sell alcohol and the only difference is they are not categorized as either. The revenue from the food will be coming from an outside source. If they came back to ask to sell food and as long as 51% or more was sold, they would be able to sell alcohol. Jeff Lenz, citizen, stated there are no certain guidelines as to how many trucks and what hours they will be there. If the food trucks are not there it's just a bar. Mr. Dexter stated they asked for the parking spots for permanent food trucks. Mrs. Tanner stated when the City Council approved this, it was for an establishment with food trucks, so they have to have food trucks. Discussion ensued.

A motion was made by Mr. Ridley and Mr. Morris passed the gavel to Mrs. Owens and seconded to approve the Variance and Amended Development Order at 684 7th Street for Wolfpack Alliance, LLC. The motion passed with two (2) ayes and one (1) naye. Mrs. Owens abstained due to the property owner being a client.

- F. Other Business.**
- G. Adjourn.** The meeting was adjourned at 3:36 p.m.

Presented by: _____
Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Owens, Wanda		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning & Zoning Commission	
MAILING ADDRESS 1334 Deerpath Rd		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Chipley	COUNTY Washington	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED May 30, 2024		NAME OF POLITICAL SUBDIVISION: City of Chipley	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

13A0

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Wanda Owens, hereby disclose that on May 30, 2024:

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☒ inured to the special gain or loss of my business associate, Wolfpack Alliance, LLC. ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Approval of Request for Variance and Amended Development Order for Wolfpack Alliance, LLC, 684 7th Street.

A motion was made by Mr. Ridley and seconded by Mr. Morris to approve the Variance and Amended Development Order request for Wolfpack Alliance, LLC. The motion passed with (2) ayes and (1) nay. Board member Wanda Owens abstained from voting due to the property owner being a client.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5/31/2024
Date Filed

Wanda A. Owens
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness – 1440 Main Street
– PanCare

MEETING DATE

Thursday, August 1, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for the property located at 1440 Main Street, Parcel ID:00000000-00-2218-0032, 1.268 acreage for redevelopment and new construction. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed development meets all standards for uses allowed, density and intensity, and design standards for the corridor development district. According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X" which is an area of minimal flood hazard. The redevelopment and new construction will not create impervious surfaces and is exempt for additional stormwater management.

The proposed development will be an asset to the city that promotes job growth and added healthcare availability to the community.

The City Council review date is August 13, 2024, at 5:00 pm.

RECOMMENDATION

City Staff recommends approval of the Development Order and Certificate of Appropriateness.

ATTACHMENTS

1. Development Order Packet
2. Proposed Site Plan
3. Elevations of the Structure

City of Chipley Development Order

File No. 653 Fees Paid \$ 100.00

Name of Owner: PANCRE OF FLORIDA Phone #: (850) 769-1551

Address: 402 E 11TH ST. PANAMA CITY FL, 32401

Name of Developer/Contractor: ALLSTATE CONSTRUCTION

Address: 5718 TOWER RD TALLAHASSEE, FL 32303 Phone #: (850) 514-1004

Type of Development: COMMERCIAL Parcel Size: 1.268 ACRES

Location of Development: 1440 MAIN ST. CHIPLEY, FL 32428

Land Use Designation: COMMERCIAL Sq. Ft. of Building 5,348

Site Plan Required? Yes ☒ No ☐ Stormwater Permit Required? Yes ☐ No ☒

City Utilities Needed? Potable Water ☒ Waste Water ☒ Natural Gas ☐ Garbage ☒

Attachments to Order: 1. Civil plans 2. Land use
3. COA 4. miscellaneous

Date of Planning & Zoning Commission Approval: August 1, 2024 6:30 pm

Date of City Council Approval: August 13, 2024 5 pm

Contingencies/Conditions of Approval: Signage same or similar to pictures provided.

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature – City Administrator _____ Date _____ Attest _____ Date _____

SEAL

Owner/Developer/Contractor: Pan Care/None/Allstate Construction

Print
Receipt

Void
Receipt

Close
Receipt

UBS

STS

FMS

Money Received

+ Add Money To Receipt

	Amount	Type	Payment Info
	100.00	PP	MASTERCARD: 6456 / AUTH: 159026681

Provider Fees Paid: \$3.00

Distributions

+ Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET

Receipt Code: CD3008988

Receipt Date: 07/11/24

☐ Voided

Distributions: 100.00

Money: 100.00

Change Due: 0.00

From: PLANNING & ZONING FEES

Email Address:

Destination Phone:

All state (pancare)



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ 00 7/11/24



Verification provided for (Owner's Name): PANCRE OF FLORIDA

Project Site Address: 1440 MAIN ST. CHIPLEY FL 32428

Phone Number: (850) 769-1591

Contractor Name/Address ALLSTATE CONSTRUCTION 5918 TOWER RD. TALLAHASSEE FL 32303

Contractor Phone #: (850) 514-1004 Parcel I.D. Number: 00000000-00-2218-0032

City of Chipley Future Land Use Designation

Low Density Residential	<input type="radio"/>	Neighborhood Commercial	<input type="radio"/>
Medium Density Residential	<input type="radio"/>	Historic Commercial	<input type="radio"/>
High Density Residential	<input type="radio"/>	Industrial	<input type="radio"/>
Historic	<input type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input checked="" type="radio"/>	Public/Semi Public/Educational	<input type="radio"/>

Flood Zone: ☐ Yes ☒ No Zone Type X

Scope of work (Please provide details of all work): THE SCOPE OF WORK FOR THE CURRENT PLANS IS A FULL RENOVATION OF THE EXISTING BUILDING (TINDALL FEDERAL CREDIT UNION) INTO A PANCRE PHARMACY, CLINIC AND DENTAL OFFICE MULTI USE SPACE. ALONG WITH THE RENOVATION TO THE EXISTING BUILDING WE WILL BE ADDING ADDITIONAL BUILDING SPACE WHERE THE CURRENT DRIVE THROUGH IS LOCATED.

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

ALLSTATE CONSTRUCTION
Applicant

07/09/2024
Date

City Official Verifying Compliance

Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: PANCARE OF FLORIDA

Address: 403 E 11th St. PANAMA CITY.

Phone #: (850) 514-1004

FL 92401

Address of property to be improved: 1440 MAIN ST. CHIPLEY FL, 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

NEW CONSTRUCTION WILL MATCH COLORS OF EXISTING BUILDING

Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.

I (name of applicant) Taron Lawton certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.

Signed: Jim Miller Date: 7/10/2024

Action: Approved _____ Not Approved _____

Comments: _____

Signature/Title/Authority

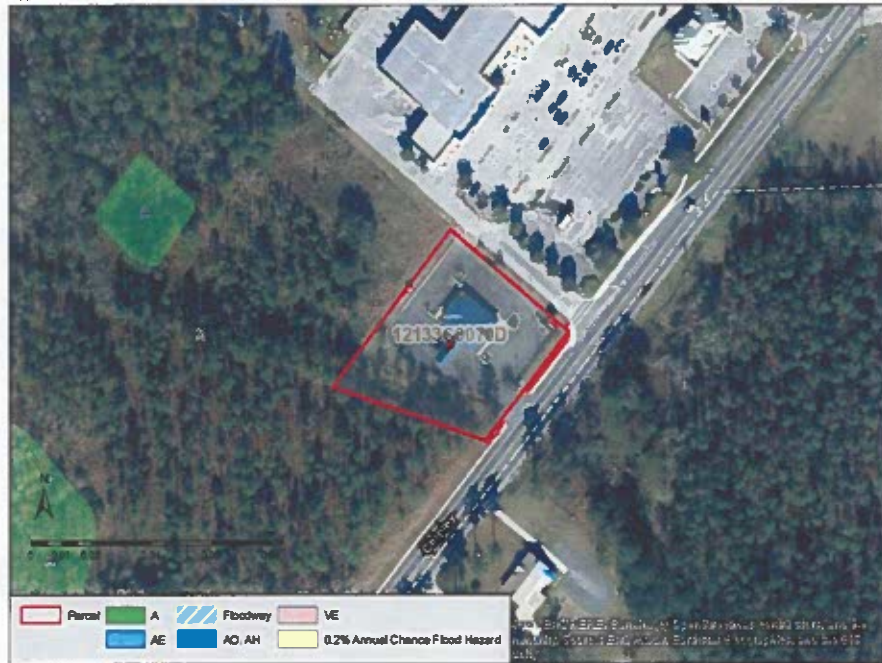
NWFWMD Report

Section F, Item 1.

Geographical Information

Latitude/Longitude: 30.76027,-85.54669
 Address: Tyndall Fcu, 1440 Main St, Chipley, FL, 32428, USA
 Parcel ID: 00000000-00-2218-0032
 Firm Panel (Preliminary): N/A
 Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)



Flood Information

Flood Zone Information

Preliminary Flood Zone

Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A

Effective Flood Zone

Location of Interest: X
 Parcel: X:100%;
 Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding; (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFE's have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NWFWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.



DAG ARCHITECTS
 400 Main Street, Suite 100, Panama City, FL 32401
 904.371.1111
 www.dagarchitects.com

PERMIT DRAWINGS

Digitally signed
 by Owen Eric
 Gipsen
 Date:
 2024.07.02
 07:30:17-05'00'

PANCRE OF FLORIDA, INC.
**RENOVATIONS &
 NEW CONSTRUCTION
 FOR PANCRE CHIPLEY**
 1440 MAIN ST., CHIPLEY, FL 32428

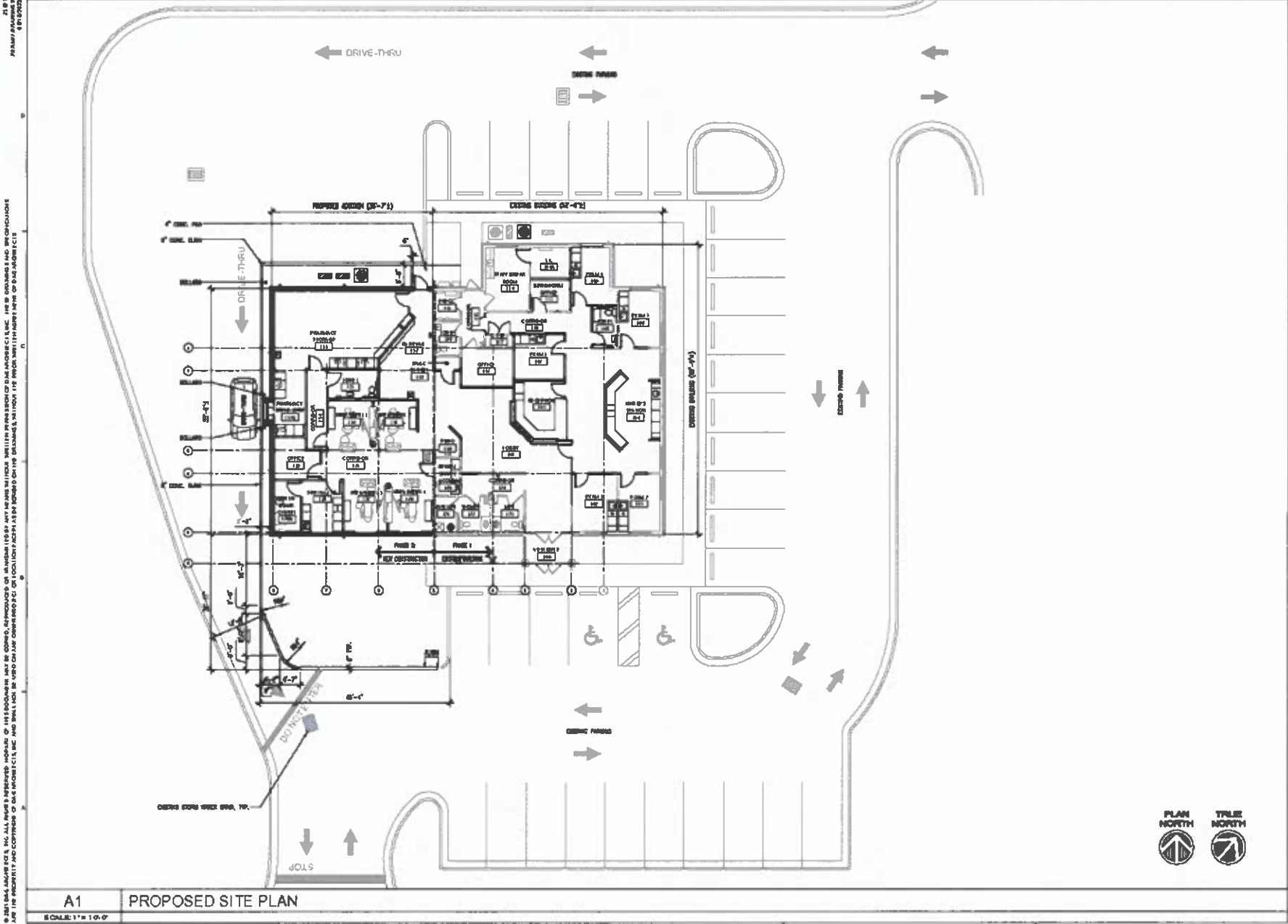


REVISIONS		
No.	Description	Date

SITE PLAN

PROJECT NUMBER: 23071
 DATE: 06/18/24

A100



A1 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

415 Madison Ave. Suite 1, Panama City, FL 32401
850.392.1871
www.davidsonbooks.com



PANCARE OF FLORIDA, INC.

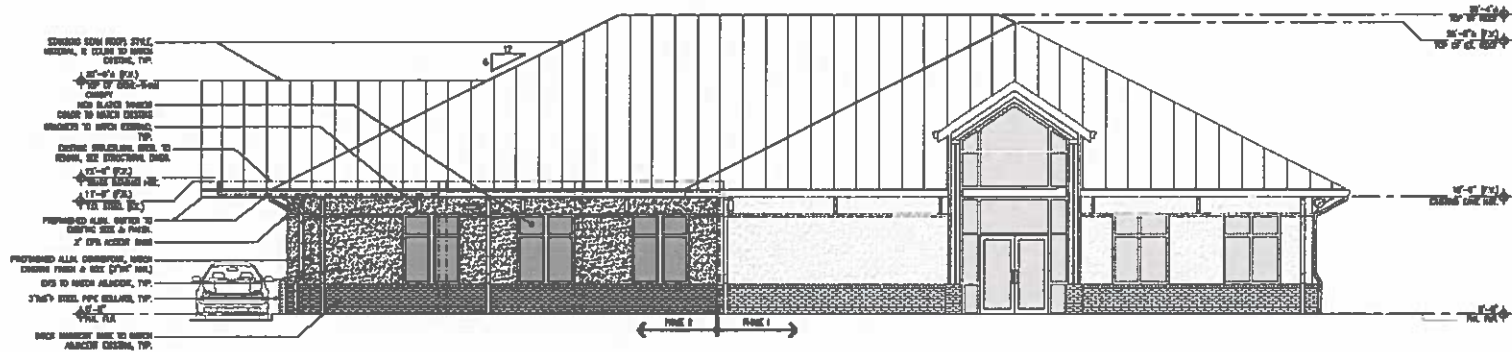
**RENOVATIONS &
NEW CONSTRUCTION
FOR PANCARE CHIPLEY**

1440 MAIN ST. CHIPLEY, FL 32428

[illegible]

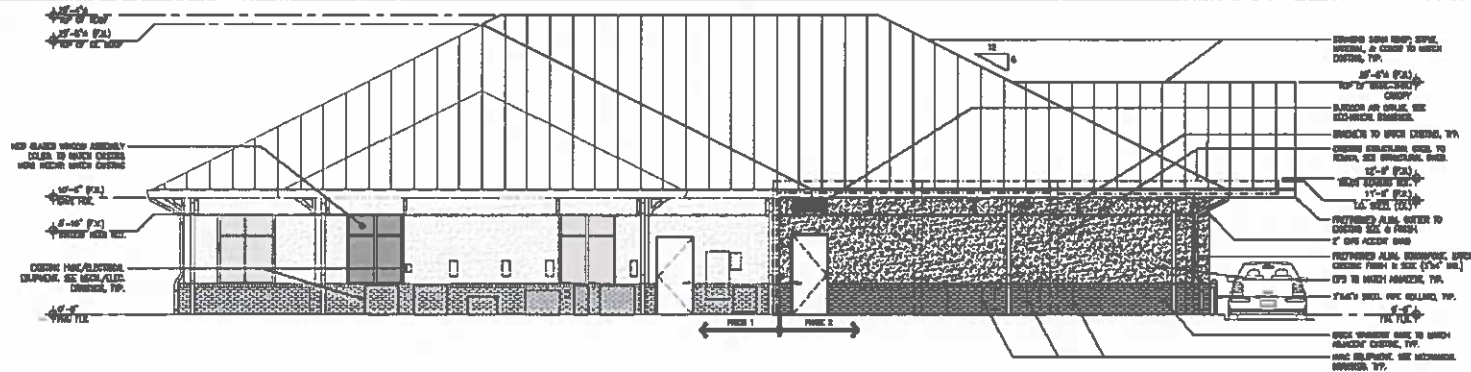
PRODUCED BY	21071
DATE	081012013

A201



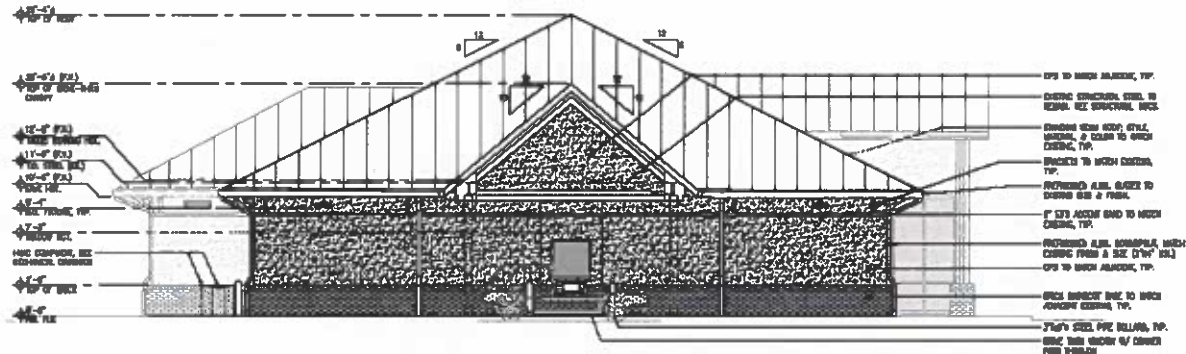
C1	SOUTH ELEVATION
----	-----------------

SCALE: 3/16" = 1'-0"



B1	NORTH ELEVATION
----	-----------------

SOLE: 3/17/81 140

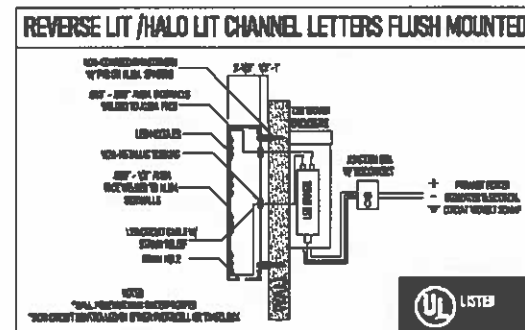


A1	WEST ELEVATION
----	----------------

SCALE: 2416" = 140'

02 JUL 1974

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 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 10



ID Sign Type 1 / Reverse Lit Channel Letters
Single Sided - Qty 1



SOUTH ELEVATION (15th STREET)

Sales Rep: Braden Heermann Designer:

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc. constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM
7518 McEvey Rd.
Panama City Beach, FL 32408
TEL: 850-814-8826
FAX: 800-368-8828

Contact Name: Nick Wilkinson

Contact Ph: 850-758-1253

Contact Email: NWILKINSON@ALLSTATECONSTRUCTION.COM

WO#8316

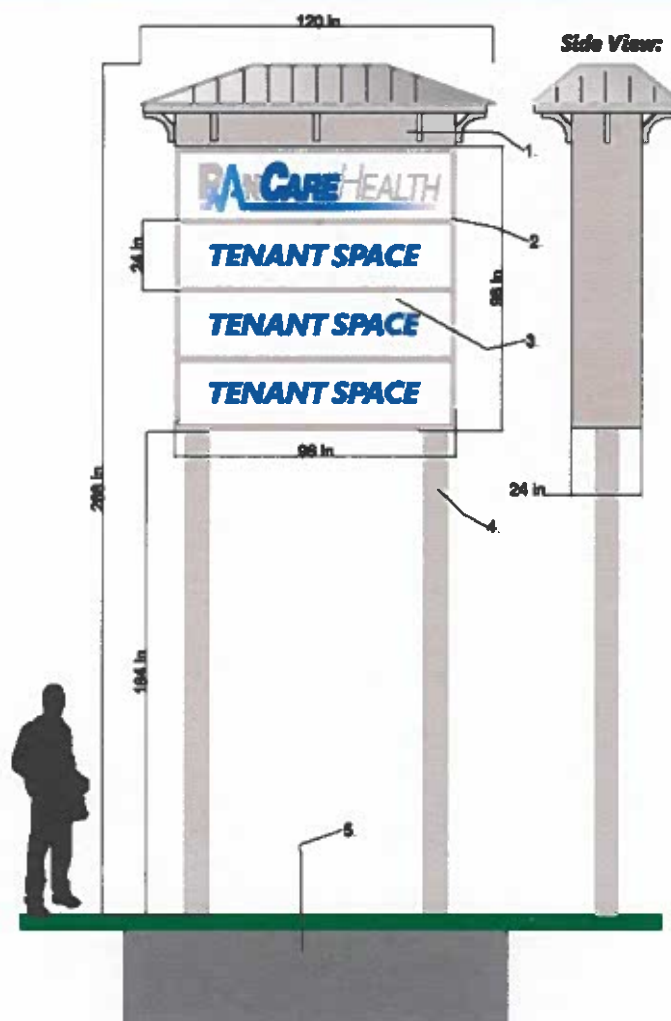
WO8316 - ALLSTATE CONSTRUCTION - PANCARERX - BUILDING SIGN - OCT2023.fs

Job Type: true

Ship/Install location: 403 E 11TH ST PANAMA CITY FL 32401

\\ADV-NAS\Graphics\ART\ALLSTATE CONSTRUCTION\WO8316 - ALLSTATE CONSTRUCTION - PANCARERX - BUILDING SIGN - OCT2023

Fonts:



DESCRIPTION:

1. FABRICATED ALUMINUM ROOF STRUCTURE
2. FABRICATED ALUMINUM CABINET
DOUBLE SIDED, INTERNALLY ILLUMINATED
WITH LEDS
3. WHITE POLYCARBONATE FACES WITH
TRANSLUCENT GRAPHICS.
4. STEEL SUPPORT AS REQ'D BY ENGINEER
5. CONCRETE FOOTING AS REQ'D BY ENGINEER

ID

Sign Type 1 / Entrance Pylon

Double Sided - Qty 2

*Mounted at each entrance

Sales Rep: Braden Heermann Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM
7518 McElvey Rd.
Panama City Beach, FL 32408
TEL: 850-814-9826
FAX: 800-368-9828

Contact Name: ASHLEY KELLEY

Contact Ph: 850-747-5599

WO#8013

Contact Email: AKELLEY@PANCAREFL.ORG

Due Date:

WO8013 - PANCARE HEALTH REGIONAL CENTER - EXTERIOR SIGNS - APR2023.fs

Z:\Graphics\Art\PANCARE HEALTH

Ship/install location: 2223 15th St

PANAMA CITY FL

32405

Fonts:

CITY OF CHIPLEY APPLICATION FOR CONCURRENCY REVIEW

Applicant: Pancare of Florida Date: _____
 Address: 408 E 11th ST Panama City Phone: 850 769-1551
 Project Name: Pancare of Florida Address: 1440 main st
 Contact Person: _____ Phone: _____

(Use additional sheets if necessary)

- attached -

1. Provide estimated water usage in gallons per person per day plus total usage per day, month, and annually.
2. Provide estimated sanitary sewer usage in gallons per person per day plus total usage per day, month, and year.
3. Provide estimated solid waste generation in pounds. Provide list of types of waste generated by establishment.
4. Provide storm water management plan.
 - a. Include all permits from applicable state and federal agencies.
5. Provide estimated traffic volume at peak hours.
 - a. Include a written statement indicating the nature and extent of proposed development.

*****NOTE:** Certain types of development are exempt from some portions of the concurrency review; however, some may have greater requirements than those requested above. Call the planning department at city hall if you have any questions concerning your requirements.

Approved by: _____ Date: _____
 (City Official)

Certificate of Concurrency" valid for only one year following submission of information.

1. Water usage based on facility of similar size, scope and function would be estimated at 2,907 gallons per day, 65,000 gallons per month and 780,000 gallons per year.
2. Sewer usage based on facility of similar size, scope and function would be estimated at 2,907 gallons per day, 65,000 gallons per month and 780,000 gallons per year.
3. Solid waste usage based on facility of similar size, scope and function would be estimated at a maximum of 1,600 pounds per week (4 yard dumpster picked up twice a week). Regulated Medical waste, including dental, is and additional 7 pound/32 gallon BIO box once a month.
4. The existing Stormwater Management Plan has not been affected by the changes on site; site development resulted in a small decrease in impervious surface area (-1,064 SF). Please refer to attached PDFs.
5. Traffic volume based on facility of similar size, scope and function would be estimated at approx. 5500 patients a year, 30-40 patients a day, and 500-600 a month; 40% of the patients arrive between 8:00-10:00 am and 1:00-2:30 pm.
The nature of this project is to remodel and expand the existing bank into clinical office space, relocating the Health clinic in the adjacent strip mall along with adding services for dental and pharmaceutical needs.

City of Chipley

Sign Application & Permit

Date: 07/31/2024

Permit #: _____

Applicant's Name: ALLSTATE CONSTRUCTIONBusiness Name: PANLARE HEALTH Phone #: (850) 408-3026Address of Sign: 1440 MAIN ST. CHIPLEY FL, 32428Name & Address of Sign Contractor: ADVANCED SIGN SOLUTIONS 7518 McELVEY RD. PANAMA CITY BEACH, FL 32408

Permit Fee: _____

.....

Please provide the following information:

1. Type of Sign(s): ☒ Ground Sign ☒ Building Sign ☐ Outdoor Advertising (Billboard)
2. Scale drawing and dimensions of sign.
 - a. **Ground Signs & Outdoor Advertising Signs:** provide site plan showing location of sign, distances from existing buildings, intersections, driveway connections and property lines. (Outdoor advertising signs require D.O.T. permit application).
 - b. **Building Signs:** provide drawing of building showing elevation and location of sign.
3. Type of Illumination: LED, GROUND LIT (GROUND SIGN IS GROUND LIT)
4. Land Use Designation: COMMERCIAL
5. Number of Existing Signs on Property: 1

The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

 _____ / _____
 Signature: City Administrator or
 Code Enforcement Officer

Date



 _____ / 07/31/2024

Signature: Owner/Contractor

Date

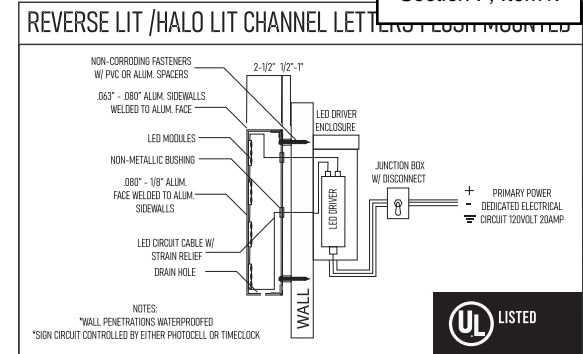
Section F, Item 1.



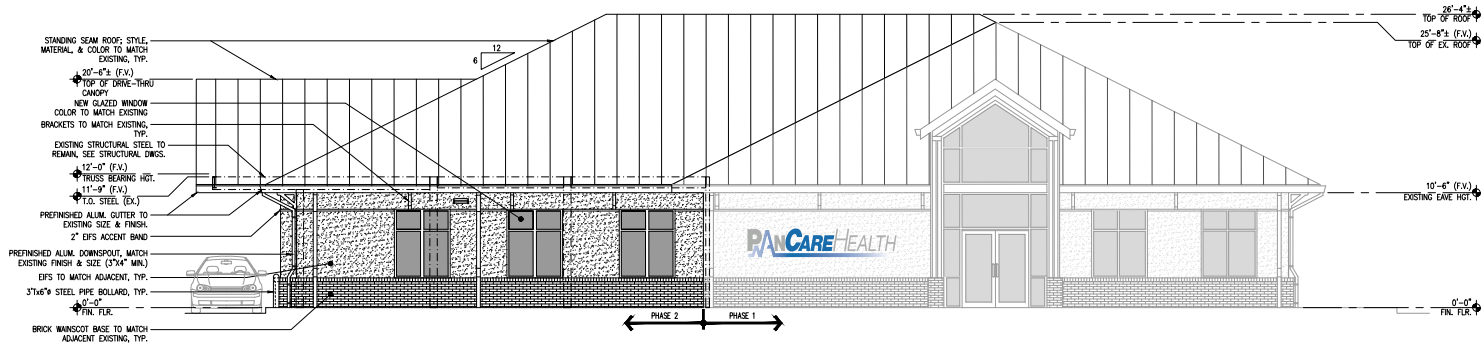
ID

Sign Type 1 / Reverse Lit Channel Letters

Single Sided - Qty 1



****MUST VERIFY ELECTRICAL ACCESS FOR THIS SIGN TYPE****



C1 SOUTH ELEVATION

Sales Rep: Braden Heermann

Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.



WWW.ADV-SIGNS.COM

7518 McElvey Rd.
Panama City Beach, FL 32408

TEL: 850-914-9925
FAX: 800-368-9928

Contact Name: Preston Phillips

Contact Ph: 850-933-4887

Contact Email: PPHILLIPS@ALLSTATECONSTRUCTION.COM

WO#9283

WO9238 - ALLSTATE - CHIPLEY PAN CARE - JUL2024.fs

Job Type: true

Ship/install location: 1440 Main St. Chipley, FL 32428

Fonts:



Illuminated Cabinet Face - Side View

1.

2.

3.

1. EXISTING ALUMINUM PYLON DOUBLE SIDED.

2. STRETCH FACE RETAINER. CLIP SYSTEM MUST BE CONFIRMED

3. NEW TRANSLUCENT FLEX FACE (BOTH SIDES)



ID

Sign Type 2 / Flexible Translucent Face

Single Sided - Qty 2 (1 for each side)

Sales Rep: Braden Heermann

Designer: BH

Artwork contained within this proof is the property of Sightline Creative Inc. DBA Advanced Sign Solutions and cannot be shared, distributed or used without the express written consent of Sightline Creative Inc. Any use in design or production, without consent of Sightline Creative Inc, constitutes agreement to pay a minimum design fee of \$250.

ADVANCED

SIGN SOLUTIONS

WWW.ADV-SIGNS.COM

7518 McElvey Rd.

Panama City Beach, FL 32408

TEL: 850-914-9925

FAX: 800-368-9928

Contact Name: Preston Phillips

Contact Ph: 850-933-4887

Contact Email:PPHILLIPS@ALLSTATECONSTRUCTION.COM

WO9238 - ALLSTATE - CHIPLEY PANCARE - JUL2024.fs

Ship/install location: 1440 Main St. Chipley, FL 32428

WO#9283

Job Type: true

Fonts:

20

\\ADV-NAS\Graphics\ART\ALLSTATE CONSTRUCTION\WO9238 - ALLSTATE - CHIPLEY PANCARE - JUL2024

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order and Certificate of Appropriateness– 1610 Main Street
– AutoZone

MEETING DATE

Thursday, August 1, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for AutoZone located at 1610 Main Street, Parcel ID:00000000-00-2340-0002, 8.791 acreage for redevelopment. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed development meets all standards for uses allowed, density and intensity, and design standards for the corridor development district. Developers will do additional stormwater management requirements to the property that will reduce the risk of stormwater discharge onto the property. According to Northwest Florida Water Management District data maps approximately 16% of the property is in a Flood Zone "A" which has 1% chance of flooding annually and 84% of the property is in Flood Zone "X" which is an area of minimal flood hazard. The current development and proposed development **are** in flood zone of "X".

The proposed development offers economic growth for jobs and services for the community.

The City Council review date is August 13, 2024, at 5:00 pm.

RECOMMENDATION

City Staff recommends approval of the Development Order and Certificate of Appropriateness.

ATTACHMENTS

1. Development Order Packet
2. Civil Plans
3. Stormwater Design Calculations Letter

City of Chipley Development Order

File No. 6056 Fees Paid \$ _____
 Name of Owner: DHS Chipley Ventures LLC Phone #: 907-221-5851
 Address: PO Box 130 Daphne, AL 36526
 Name of Developer/Contractor: AutoZone Stores LLC
 Address: 123 S Front Street, 3rd Floor Phone #: 901-995-8701
Memphis, TN 38103
 Type of Development: Interior Retail Buildout Parcel Size: 0.8 Acre
& Exterior Loading Zone
 Location of Development: 1610 Main Street, Chipley, FL 32428
 Land Use Designation: Commercial Sq. Ft. of Building Exist. 42,711 SF

Site Plan Required? Yes ☒ No ☐

Stormwater Permit Required? Yes ☒ No ☐

Exempt from
NPDES

City Utilities Needed? Potable Water ☒ Waste Water ☒ Natural Gas ☐ Garbage ☒

Attachments to Order:

1. Site plan
2. Survey
3. Stormwater Report
4. _____

Date of Planning & Zoning Commission Approval: August 1, 2024 @ 3pm

Date of City Council Approval: August 13, 2024 @ 5pm

Contingencies/Conditions of Approval: _____

The City Council hereby authorizes the development of land within the City of Chipley, Florida, as specified herein. Any development undertaken pursuant to this order shall be in strict conformance with the application for development approval and site plan(s) as approved by the City.

Signature – City Administrator _____

Date _____

Attest _____

Date _____

SEAL

Owner/Developer/Contractor: _____


Print
Receipt
Void
Receipt
Close
Receipt
UBS
STS
FMS

Money Received

 Add Money To Receipt

	Amount	Type	Payment Info
	100.00	PP	MASTERCARD: 7977 / AUTH: 159229740

Provider Fees Paid: \$3.00

Distributions

 Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	100.00	DIST CD: 2550	PLANNING & ZONING FEES		0.00

Operator Code: JANET

Receipt Code: CD3009027

Receipt Date: 07/15/24

☐ Voided

Distributions: 100.00

Money: 100.00

Change Due: 0.00

 From: STORE DEV (AUTOZONE) BRYAN ROSS

Email Address:

Destination Phone:



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ _____



Verification provided for (Owner's Name): DHS Chipley Ventures LLC

Project Site Address: 1610 Main Street Chipley, FL 32428

Phone Number: 901-445-8701

Contractor Name/Address: TBD

Contractor Phone #: TBD Parcel I.D. Number: 00000000-00-2340-0002

City of Chipley Future Land Use Designation

Low Density Residential	<input type="radio"/>	Neighborhood Commercial	<input type="radio"/>
Medium Density Residential	<input type="radio"/>	Historic Commercial	<input type="radio"/>
High Density Residential	<input type="radio"/>	Industrial	<input type="radio"/>
Historic	<input type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input checked="" type="radio"/>	Public/Semi Public/Educational	<input type="radio"/>

Flood Zone: ☐ Yes ☒ No Zone Type _____

Scope of work (Please provide details of all work): New loading zone

concrete pad and dumpster.

A site inspection has been performed on the above development site within the City of Chipley, Florida. It is hereby verified that all site development standards meet the City's land use, zoning and comprehensive planning requirements.

[Signature]

Applicant

7/17/24

Date

City Official Verifying Compliance

Date

Notice to Applicant: This certificate must be presented to the Washington County Building Official and is requisite to issuance of a "Certificate of Occupancy" for your construction project.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: DHS Chipley Ventures LLCAddress: PO Box 130 Pyle, AL 36526 Phone #: 907-221-5851Address of property to be improved: 1610 Main Street, Chipley, FL 32428

List of improvements including materials to be used, paint colors, and other details which will alter the current appearance of the structure or property.

Addition of concrete pad for loading zone.
Building exterior changes with the exception of
stages not proposed.

Note: Include a site plan showing location of proposed construction if the improvement is not on the existing structure.

I (name of applicant) DHS Chipley Ventures LLC certify that the information submitted truly reflects all improvements which will be made on the property. Should any changes be desired, I will notify the City of Chipley. I acknowledge that penalties can be the result of varying from the plans or description submitted and approved.Signed: M. Deen Date: 7/12/24

Action: Approved Not ApprovedComments: _____

Signature/Title/Authority

City of Chipley

Sign Application & Permit

Inc. sign picture

Date: 7/12/24 Permit #: 654
 Applicant's Name: DHS Chipley Ventures LLC
 Business Name: AutoZone Phone #: 407-221-5851
 Address of Sign: 1610 Main Street
 Name & Address of Sign Contractor: JBD
 Permit Fee: _____

.....
 Please provide the following information:

1. Type of Sign(s): ☒ Ground Sign ☒ Building Sign ☐ Outdoor Advertising (Billboard)
Panel added to exist. monument sign
2. Scale drawing and dimensions of sign.
 - a. Ground Signs & Outdoor Advertising Signs: provide site plan showing location of sign, distances from existing buildings, intersections, driveway connections and property lines. (Outdoor advertising signs require D.O.T. permit application).
 - b. Building Signs: provide drawing of building showing elevation and location of sign.
3. Type of Illumination: Exterior
4. Land Use Designation: Commercial
5. Number of Existing Signs on Property: 1

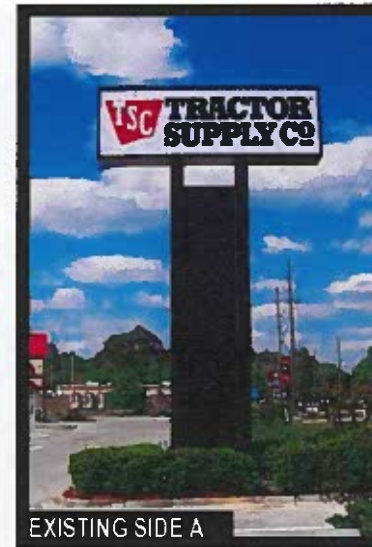
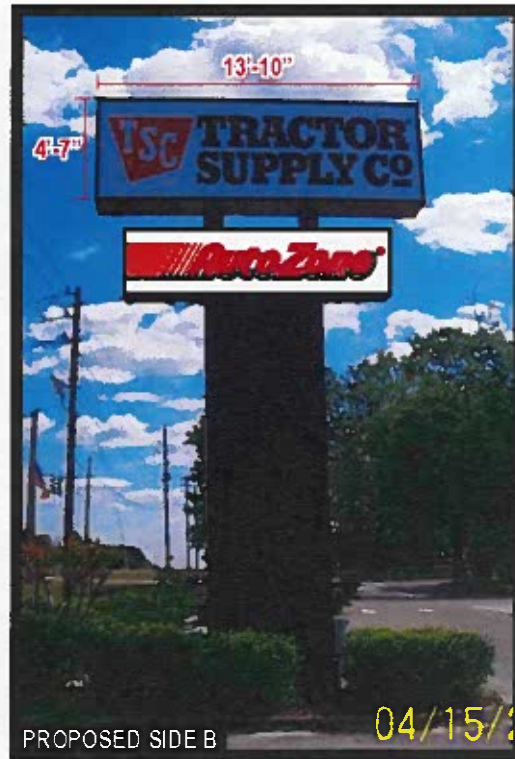
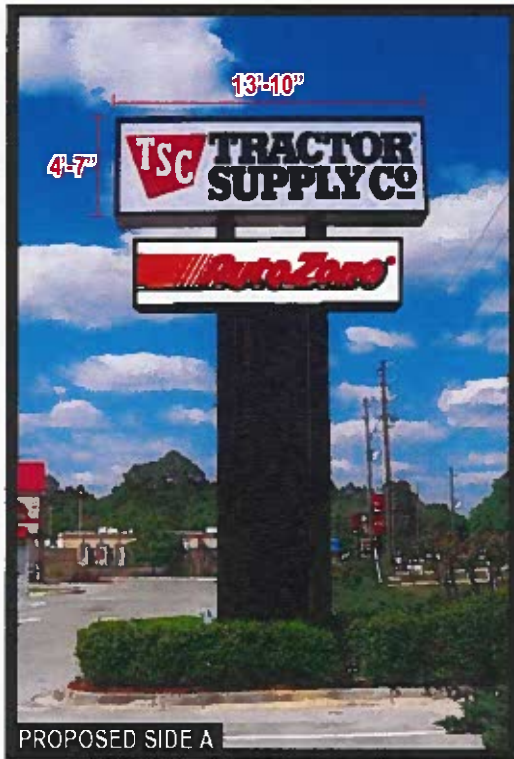
The City of Chipley hereby authorizes placement of the above referenced signage. Any deviation to construction or location which are not reflected in this document will result in revocation of permit.

 Signature: City Administrator or
 Code Enforcement Officer

 Date

[Signature]
 Signature: Owner/Contractor

7/12/24
 Date



APPROVED
By Laura Beth Myers at 9:44 am, Aug 31, 2023



NEW DOUBLE FACE PYLON CABINET:

- Aluminum Cabinet Construction Painted Black
 - 2" Retainers Painted Black
 - Flat White Lexan Faces
 - Vinyl Graphics First Surface W/ Overlaminate
 - Cabinet Mounted To Existing Steel
 - Part Of Existing Pole Cover To Be Removed
- 36 Square Feet

THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

AUTOZONE	9248								
CHIPLEY, FL	08/25/23								
C. CRAWFORD	BRC								
AZRS 248-CHIPLEY, FL-PYLON EXHIBIT									

CITY OF CHIPLEY APPLICATION FOR CONCURRENCY REVIEW

Applicant: DHS Chipley Ventures LLC Date: 7/12/24
 Address: PO BOX 130 Daphne, AL 36526 Phone: 407-221-5851
 Project Name: AutoZone Chipley Address: 1610 Main Street
 Contact Person: Matt D'Angelo, PE Phone: 813-288-0233

(Use additional sheets if necessary)

1. Provide estimated water usage in gallons per person per day plus total usage per day, month, and annually. 400 gpd ADF
 2. Provide estimated sanitary sewer usage in gallons per person per day plus total usage per day, month, and year. 400 gpd ADF
 3. Provide estimated solid waste generation in pounds. Provide list of types of waste generated by establishment. 25 pounds/day
 4. Provide storm water management plan.
 - a. Include all permits from applicable state and federal agencies. See attached report. State/federal permits not required
 5. Provide estimated traffic volume at peak hours.
 - a. Include a written statement indicating the nature and extent of proposed development. No net increase of building SF = no new traffic generation
- ***NOTE: Certain types of development are exempt from some portions of the concurrency review; however, some may have greater requirements than those requested above. Call the planning department at city hall if you have any questions concerning your requirements.

Approved by: _____
 (City Official)

Date: _____

Certificate of Concurrency" valid for only one year following submission of information.

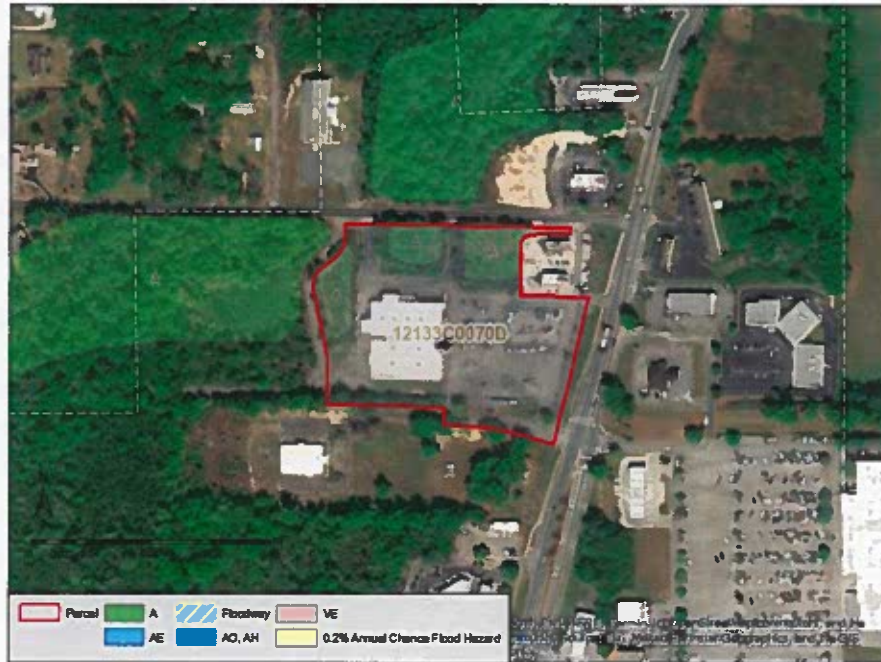
Auto zone

NFWWMD Report

Section F, Item2.

Geographical Information

Latitude/Longitude: 30.75410,-85.55154
 Address: PetVet, 1610 Main St, Chipley, FL, 32428, USA
 Parcel ID: 00000000-00-2340-0002
 Firm Panel (Preliminary): N/A
 Firm Panel (Effective): 12133C0070D

Effective SFHA Flood Map (Effective Issue Date: 7/4/2011)**Flood Information****Flood Zone Information****Preliminary Flood Zone**

Location of Interest: N/A
 Parcel: N/A
 Base Flood Information*: N/A

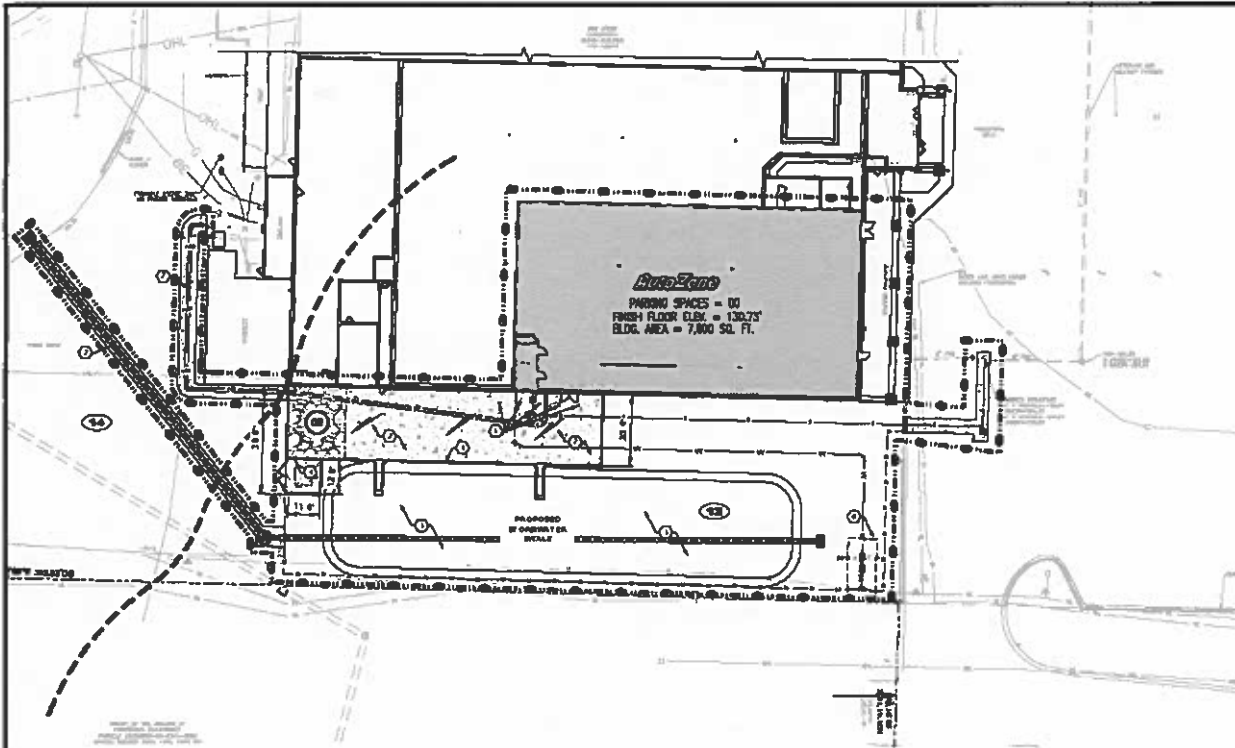
Effective Flood Zone

Location of Interest: X
 Parcel: A:16%; X:84%;
 Base Flood Information*: N/A

*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the flood insurance premium. Datum of measurement is NAVD1988.

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding; (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFEs have been determined. **Zone A:** An area inundated by 100-year flooding, for which no BFEs have been determined. **Zone 0.2PCT (0.2 PCT ANNUAL CHANCE FLOOD HAZARD/X500):** An area inundated by 500-year flooding an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. **Zone X:** An area of minimal flood hazard.

Disclaimer: Although derived directly from a variety of sources, including the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs), the District's digital elevation model, the counties' digital parcel maps and data from other governmental sources, the data provided through this portal is for informational purposes only. The user is advised to be aware that for flood insurance or regulatory determinations, or for supporting an application for a Letter of Map Change (LOMC), only the official and latest FEMA FIRM and Flood Insurance Study (FIS) report should be consulted. Also, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The NFWWMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.



KEYNOTES	SITE DATA
<ol style="list-style-type: none"> 1. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 2. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 3. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 4. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 5. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 6. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 7. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 8. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 9. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 10. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 	<p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p>
GENERAL NOTES	PREVIOUS IMPROVEMENTS
<ol style="list-style-type: none"> 1. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 2. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 3. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 4. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 5. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 6. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 7. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 8. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 9. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 10. EXISTING CONCRETE - 10'x10'x4" P.C.L.A. 	<p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p> <p>ADDITIONAL DATA</p>
ACCOMPLISH SUMMARY	PARKING INFORMATION
<p>TOTAL SITE AREA: 1.79 A.C.</p> <p>TOTAL DISTURBED AREA: 1.89 A.C.</p>	<p>PARKING PROVIDED - 26 (20' x 10' x 4' SPACES)</p> <p>PARKING PROVIDED - 26 (20' x 10' x 4' SPACES)</p> <p>PARKING PROVIDED - 26 (20' x 10' x 4' SPACES)</p> <p>PARKING PROVIDED - 26 (20' x 10' x 4' SPACES)</p> <p>PARKING PROVIDED - 26 (20' x 10' x 4' SPACES)</p>
SITE LEGEND	PLANS
<p>1. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>2. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>3. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>4. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>5. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>6. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>7. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>8. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>9. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>10. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p>	<p>1. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>2. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>3. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>4. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>5. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>6. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>7. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>8. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>9. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p> <p>10. EXISTING CONCRETE - 10'x10'x4" P.C.L.A.</p>

AutoZone Inc.
 123 South Front Street, 3rd Floor
 Memphis, Tennessee 38103
 Tel: (901) 452-0700 Fax: (901) 452-0909
 For Bidding & Contractor Information Contact
 P. M. Dodge Plan Room Tel: (615) 884-1017

AutoZone Store Development
 1810 MAIN STREET
 CHIPLEY, FLORIDA 32428

SCALE: AS NOTED

REVISIONS

1.

2.

3.

4.

5.

6.

7.

ARCHITECT: TSD

DRAFTSMAN: RM

CHECKED BY: MSD

DATE: 3/1/2024

PROJECT NO: 20240001

DUSTING

CL1



AutoZone Store Development
 1810 MAIN STREET
 CHIPLEY, FLORIDA 32428



July 9, 2024

Tamara Donjuan
Code Enforcement / Planning and Zoning Officer
1442 Jackson Ave.
Chipley, FL 32428

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

RE: Stormwater Design Calculations
AutoZone - Chipley
1610 Main St, Chipley, FL 32428

Hello:

On behalf of DHS Chipley Ventures LLC, CPH would like to request permit approval for the subject project located at the above referenced address. The project involves the construction of a 2,800 +/- square foot (SF) concrete loading zone pad. The project is to take place on a single parcel (ID #00000000-00-2340-0002). The existing drainage conditions of the project site direct all stormwater runoff to an existing pond in the rear of the project site. Details of the existing pond could not be located from permit databases or the property owner. The proposed drainage conditions of the project site will capture the drainage from the proposed loading zone pad in a proposed swale according to City of Chipley requirements. A model of the loading zone pad and adjacent swale was completed in ICPR to verify the swale can attenuate the runoff from the 100 year storm event. The results of the model are provided in the appendix below. Changes to the existing stormwater management system are **not** proposed. Please see table below detailing the existing versus proposed site design criteria:

	Impervious Area	Pervious Area	Percent Impervious
Existing:	12,940 SF	9,860 SF	57%
Proposed:	15,743 SF	7,057 SF	69%
Proposed Vehicular Use Area:	2,803 SF	N/A	N/A

Overall, the proposed development will be accommodated by the existing/proposed stormwater management system. Therefore, CPH would like to formally request permit approval for this project. Please feel free to contact the office with any questions.

Sincerely,



Digitally signed by Matthew S
D'Angelo
DN: C=US, O=Florida,
dnQualifier=A01410C0000018
01E444C5200037BF5,
CN=Matthew S D'Angelo
Reason: I am the author of this
document
Location: your signing location
here
Date: 2024.07.09 11:30:
47-04'00"
Foxit PhantomPDF Version:
10.1.4

**THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MATTHEW S. D'ANGELO, PE ON THE
DATE ADJACENT TO THE SEAL. PRINTED COPIES
OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.**

CPH, Inc.
Matthew D'Angelo, P.E.
Project Engineer

Post-Development

1

Simple Basin: Basin

Scenario: Scenario1
 Node: Swale
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 15.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH256
 Peaking Factor: 256.0
 Area: 0.2000 ac
 Curve Number: 98.0
 % Impervious: 7.08
 % DCIA: 7.08
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: Swale

Scenario: Scenario1
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 127.00 ft
 Warning Stage: 129.70 ft

Stage [ft]	Area [ac]	Area [ft2]
127.00	0.0436	1899
128.00	0.0672	2927
129.00	0.0932	4060
130.00	0.1215	5293

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Swale	10 YR 24 HR	129.70	128.74	0.0010	0.72	0.00	3768
Swale	100 YR 24 HR	129.70	129.59	0.0010	1.23	0.00	4786
Swale	25 YR 24 HR	129.70	129.07	0.0010	0.90	0.00	4143

Post-Development

2

Simulation: 10 YR 24 HR

Scenario: Scenario1
 Run Date/Time: 4/29/2024 5:36:35 PM
 Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

 Unit Hydrograph
 Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set: CN

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set: 1

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr

 Smp/Man Basin Rain Global

Post-Development

3

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft
 Edge Length Option: Automatic

Opt:

Rainfall Name: ~FLMOD
 Rainfall Amount: 7.00 in
 Storm Duration: 24.0000 hr

Drft Damping (1D): 0.0050 ft
 Min Node Srf Area (1D): 100 ft2
 Energy Switch (1D): Energy

Comment:

Simulation: 100 YR 24 HR

Scenario: Scenario1

Run Date/Time: 4/29/2024 5:36:50 PM

Program Version: ICPR4 4.07.06

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Post-Development

4

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Unit Hydrograph Folder:		Extern Hydrograph Set:	
		Curve Number Set:	CN
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	1

Tolerances & Options			
Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight:	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
Edge Length Option:	Automatic	Rainfall Amount:	12.00 in
		Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25 YR 24 HR

Scenario: Scenario1
Run Date/Time: 4/29/2024 5:37:07 PM
Program Version: ICPR4 4.07.06

General				
Run Mode:	Normal			
	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000
	Hydrology [sec]	Surface Hydraulics [sec]		
Min Calculation Time:	60.0000	0.1000		
Max Calculation Time:		30.0000		

Output Time Increments

Post-Development

5

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set: CN

Green-Ampt Set:

Vertical Layers Set:

Impervious Set: 1

Tolerances & Options

Time Marching: SAOR

Max Iterations: 6

Over-Relax Weight 0.5 dec

Fact:

dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FLMOD

Rainfall Amount: 8.78 in

Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft

Min Node Srf Area 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

Zoom webinar:

Section I, Item1.

When: August 1, 2024, 03:00 PM Central Time (US and Canada)

Topic: Planning & Zoning Commission Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89933485544>

Or One tap mobile :

+13052241968,,89933485544# US, +13092053325,,89933485544# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 558 8656
US (New York), +1 646 931 3860 US, +1 301 715 8592 US (Washington DC), +1 719 359 4580
US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1
360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444
9171 US, +1 669 900 9128 US (San Jose), +1 689 278 1000 US

Webinar ID: 899 3348 5544