



**City of Chipley
Special Council Meeting**

January 23, 2024 at 5:00 PM

City Hall - 1442 Jackson Avenue, Chipley, FL 32428

AGENDA

A. CALL TO ORDER

B. PRAYER AND PLEDGE

C. AGENDA ITEMS

- [1.](#) Chipley Communications Tower Change Order - Sabre Industries
- [2.](#) Chipley Communications Tower Site Lease Agreement – Community South Credit Union
- [3.](#) Request for Development Order & Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC
- [4.](#) Affirmation of City Clerk Position - Sherry Snell

D. ADJOURN

E. 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.

CITY OF CHIPLEY
STAFF REPORT

SUBJECT: Chipley Communications Tower Change Order - Sabre Industries

MEETING DATE	PREPARED BY
Tuesday, January 23, 2024	Scott Thompson, Police Chief

SUMMARY

This change order will add a second beacon to the top of the tower which will keep it in compliance with the FAA due to the height of the tower antennas exceeding the height of the tower. The change order is in the amount of \$7,891.00 to Sabre Industries which will bring the total contract price to \$410,067.00.

RECOMMENDATION

City Staff recommend approval of Change Order in the amount of \$7,891.00 to Sabre Industries

ATTACHMENTS

1. Change Order



Change Order

Section C, Item1.

City of Chipley
1430 Jskson Ave

Chipley, FL 32428

Sabre Industries Towers and Poles
7101 Southbridge Dr
PO Box 658
Sioux City, IA 51111

Contract Admin: Allen Kinney

Phone #:

Email: akinney@sabreindustries.com

SO#: 529952 / PO #: Signed Proposal

Terms: Net 30 Days

Site/Tower: Chipley Comm Tower, FL
Miscellaneous Tower Parts

Item Description	Change Order	Unit Price	Order Qty.	Ext. Cost
Change Order - Light Kit Lighting system: E1 +1 - Allen Kinney 1/10/2024 01:31:50 PM	B	\$7,891.00	1	\$7,891.00

Change Order Total: \$7,891.00

Please Sign, date, and return via email with Purchase Order (if applicable). No work will begin until receipt of signed Change Order and Purchase Order is received. Unless otherwise noted, Sales Tax is not included in Price.

This Change Order is based on the terms and conditions proposed above including the standard terms and conditions previously supplied and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Communications Corp.

 1/10/24
(Sabre Signature and Date)

(Customer Signature and Date)

(Customer PO #)

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Chipley Communications Tower Site Lease Agreement – Community South Credit Union

MEETING DATEPREPARED BY

Tuesday, January 23, 2024Scott Thompson, Police Chief

SUMMARY

This site lease agreement is with Community South Credit Union located at 1042 Hwy 90, Chipley, FL, Parcel ID: 00-1029-0001 for the Chipley Communications Tower for a term of 99 years in the amount of \$1.00.

RECOMMENDATION

City Staff recommend approval of the Site Lease Agreement with Community South Credit Union.

ATTACHMENTS

1. Site Lease Agreement

SITE LEASE AGREEMENT

This Site Lease Agreement ("Agreement") is entered into on this 15th day of January 2024, between Community South Credit Union, ("LESSOR") and City of Chipley, a Florida municipal corporation ("LESSEE"). LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as the "Party". For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Site.** LESSOR is the owner of a parcel of land (the "Land") located at 1042 Highway 90, Chipley, FL 32428, Parcel ID: 00-1029-0001, as more particularly described in Exhibit A annexed hereto. LESSOR leases to LESSEE and LESSEE leases from LESSOR, a portion of the Land consisting of approximately 71,800 square feet in the location shown on Exhibit B annexed hereto (the "Site"), together with non-exclusive easement(s) for reasonable access and utilities.
2. **Use.** The Site will be used by LESSEE for the construction, installation, operation, maintenance, repair, replacement or removal of, at its expense, a wireless communication tower facility and uses incidental thereto, including, without limitation, tower and foundation, antennas, cables, cabinets, shelters, utility equipment, conduit, back-up power sources (including generators and fuel storage tanks) and related fixtures ("Facilities"). LESSEE will use the Site and Facilities to sublease tower and ground space to potential wireless communication carriers for their respective networks. LESSEE will have access to the Site 24 hours a day, 7 days a week, on foot or motor vehicle, over or along a non-exclusive access easement extending from the nearest public right-of-way to the Site. In non-emergency situations, LESSEE will make reasonable efforts to provide LESSOR with prior notice of intended access. LESSEE'S non-exclusive utility easement(s) will provide for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along said easement(s) from the Site to a location determined by the servicing utility. Notwithstanding the foregoing to the contrary, LESSEE is not permitted to design, place, construct, install, or maintain any underground conduits, lines, or pipes that extend beyond the boundaries of the Site and easements without LESSOR's prior written consent.
3. **Term.** The term of this Agreement ("Term") is 99 years and shall commence upon the date of execution by both Parties ("Commencement Date").
4. **Rent.** Rent. Commencing on the first day of the month immediately following the date that LESSEE or LESSEE'S sublessee(s), contractor(s) or assign(s) commences physical construction for the installation of its Facilities ("Rent Commencement Date"), LESSEE will pay LESSOR a one-time payment of one dollar (\$1.00) as rent for the entire duration of this Agreement. LESSEE, being a tax-exempt organization, shall not be responsible for any sales, use, or other tax charged by any governmental agency with regard to this Agreement. LESSOR agrees to provide to LESSEE certain documentation required by LESSEE in connection with the payment of rent, including without limitation; (a) documentation acceptable to LESSEE evidencing LESSOR's good and sufficient title to or

interest in the Land; and (b) an IRS Form W-9 for any party to whom rent payments are to be made pursuant to this Agreement. Within 15 days of obtaining an interest in the Land or this Agreement, any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall provide LESSEE with the requested documentation in the manner set forth in the preceding paragraph. Delivery of such documentation to LESSEE by any assignee(s), transferee(s) or other successor(s) in interest to LESSOR shall be a prerequisite for the payment of any rent by LESSEE to such party and notwithstanding anything to the contrary herein, LESSEE shall have no obligation to make any rent payments to any assignee(s), transferee(s) or other successor(s) in interest to LESSOR until such documentation has been supplied to LESSEE as provided herein.

5. **Condition of Site, Authority, Title and Quiet Enjoyment.** Except for as expressly provided elsewhere in this Agreement, LESSEE hereby leases the Site in its current AS-IS and WHERE-IS condition with all faults and without any representation or warranty from LESSOR as to any aspect or condition of the Site including, without limitation, matters pertaining to title or the Site's physical condition, suitability for LESSEE's intended use, or legal or environmental compliance. LESSOR represents and warrants to LESSEE, as of the Commencement Date of this Agreement and throughout the Initial Term and each Renewal Term that; (a) LESSOR has full right, power and authority to enter into, execute and perform this Agreement and that no consent from any other person or entity is necessary; (b) LESSOR has good and unencumbered fee title to the Land, free and clear of any liens, judgments or impediments of title; (c) there are no covenants, easements or restrictions that run with the Land which would adversely affect or prevent the use of the Site by LESSEE; (d) the execution and performance of this Agreement by LESSOR will not violate any laws, ordinances, covenants, or the provisions of any other agreement binding on LESSOR; (e) LESSEE may obtain title insurance on its interest in the Site and LESSOR agrees to execute such documents as the title company may reasonably require in connection therewith; (f) LESSEE is entitled to access the Site at all times and to the quiet enjoyment of the Site so long as LESSEE is not in default beyond the expiration of any applicable grace or cure period; and (g) except for in cases of emergency, LESSOR shall not have unsupervised access to the Site or to the Facilities.
6. **Assignment and Subleasing.** LESSEE shall have the right to assign or otherwise transfer its entire interest in this Agreement upon first receiving LESSOR's prior written consent, which may not be unreasonably withheld, conditioned or delayed, provided, however, that the proposed assignee is in the primary business of operating communication tower facilities, is of equal or better financial condition than LESSEE (as can be reasonably determined and in good faith) and the proposed assignee assumes all of LESSEE'S obligations herein. Upon such assignment, LESSEE shall be relieved of all liabilities and obligations hereunder from and after the date of assignment and LESSOR shall look solely to the assignee for performance under this Agreement. No such assignment under this Section 6 shall relieve LESSEE of any liability under this Agreement which accrued prior to the date of such assignment.

LESSEE shall have the right to sublease the Site upon written notice to LESSOR. Any sublease that is entered into by LESSEE shall be subject to the provisions of this Agreement and shall be binding upon the successors, assigns, heirs and legal representatives of the respective Parties thereto.

LESSOR and LESSEE shall have the right, upon written notice to the other, to grant a security interest in this Agreement (in regards to LESSEE, the Facilities only) and may collaterally assign this Agreement (in regards to LESSEE, the Facilities only) to any mortgagees or holders of security interests, including their successors or assigns (collectively "Secured Parties"). In such event, LESSOR and LESSEE shall execute such consent to leasehold financing as may be reasonably required by Secured Parties.

7. **Notices.** All notices, requests, demands and other communications shall be in writing and are effective 3 days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by overnight delivery via a nationally recognized courier to the address set forth below. LESSOR and LESSEE may from time to time designate any other address for this purpose by providing written notice to the other Party.

LESSOR:	LESSEE:
Patrice Tanner	Jan Page
1442 West Jackson Avenue	1044 Highway 90 E
Chipley, FL 32428	Chipley, FL 32428
COPY TO:	
Michelle Blankenship Jordan	
Blankenship Jordan, P.A.	
1512 Highway 90	
Chipley, Florida 32428	
(850) 638-9689	

8. **Improvements, Maintenance and Removal.** LESSEE may, at its sole expense, make such improvements at the Site as it deems necessary from time to time for the operation of the Facilities. LESSEE shall have the right to replace, repair, add or otherwise modify the Facilities or any portion thereof at any time during the term of this Agreement. **NOTICE PURSUANT TO F.S. 713.10.** In no event shall the interest of LESSOR in all or any part of the Land or Site be subject to any construction, mechanic's, materialmen's, laborer's or other statutory or common law liens for improvements or work made or done by or on behalf of LESSEE. All improvements shall be at the discretion and option of LESSEE and LESSOR acknowledges that it will neither interfere with any aspects of construction nor attempt to direct construction personnel as to the method of installation of the Facilities. LESSEE'S Facilities shall remain the exclusive personal property of LESSEE and shall not be considered fixtures. LESSOR hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Facilities and improvements or any portion thereof.

LESSEE shall have the right to remove the Facilities and improvements at any time during the term of this Agreement and upon expiration or termination thereof.

In its performance of this Section 8, LESSEE shall remove all construction debris and materials at the end of each day of construction and repair all damage caused to the Site and Land. Nothing contained in this Section 8 shall permit LESSEE to design, place, construct, install, or maintain any underground conduits, lines, or pipes that extend beyond the boundaries of the Site and easements without LESSOR's prior written consent, except in cases of emergency where obtaining such consent is not feasible.

LESSEE and LESSOR shall, proportionate to their usage, maintain the Facilities and any other improvements installed at the Site, in proper operating and reasonably safe condition and in compliance with all applicable federal, state, county, city and other governmental laws, statutes, regulations, rules and ordinances; provided, however if any such repair or maintenance is required due to the negligent acts or willful misconduct of LESSOR, its agents, invitees, or employees, LESSOR shall reimburse LESSEE for the reasonable costs incurred by LESSEE to restore the damaged areas to the condition which existed immediately prior thereto.

LESSEE, within 120 days of expiration or termination of this Agreement, will remove its Facilities and improvements (except footings) and will restore the Site to substantially the condition existing on the Commencement Date, except for ordinary wear and tear and casualty loss. In the event LESSEE does not surrender the Site within 120 days of expiration or termination of this Agreement, then (a) LESSEE will be deemed to be occupying the Site as a holdover tenant, subject to the terms and conditions set forth herein, except that the monthly rent shall be the same as the amount paid during the last month immediately prior to the expiration or termination, or a reasonable increase agreed upon by both parties.; and (b) LESSOR may, but not be obligated to, remove the Facilities and improvements at LESSEE's sole cost and expense. LESSEE shall reimburse LESSOR for all reasonable costs incurred by LESSOR in removing the Facilities and improvements within 30 days of written demand by LESSOR. This provision shall survive the expiration or termination of this Agreement.

Throughout the term of this Agreement, LESSEE shall give LESSOR reasonable notice, except in cases of emergency, before accessing the Site.

9. **Government Approvals.** LESSEE'S ability to use the Site is contingent upon LESSEE obtaining all required zoning approvals, permits and other approvals (collectively "Approvals") that may be required by any governmental authority. LESSOR shall provide LESSEE with any existing approvals or documentation that may assist LESSEE in obtaining such Approvals. LESSOR shall, at no additional cost to LESSOR, cooperate with LESSEE in its effort to obtain such Approvals and shall take no action which would adversely affect the status of the Land or Site with respect to the proposed use thereof by LESSEE; provided, however, LESSOR'S operation of its present business on the Land shall not be a violation of this sentence. In the event that (a) any applications for such

Approvals should be finally rejected; (b) any Approvals issued to LESSEE are canceled, expires, lapses, or is otherwise withdrawn or terminated by any governmental authority; (c) LESSEE determines that such Approvals may not be obtained in a timely manner; (d) LESSEE determines that the Site is no longer technically compatible for its use; or (e) LESSEE, in its sole discretion, determines that it will be unable to use the Site for its intended purposes, LESSEE shall have the right to terminate this Agreement by providing written notice to LESSOR. Further, in the event that LESSEE fails to obtain any "Approvals" within twenty-four (24) months of the Commencement Date of this Agreement, this Agreement shall terminate automatically. Upon such termination, this Agreement shall be of no further force or effect except for as expressly provided herein and to the extent of the representations, warranties and indemnities made by each Party to the other hereunder. All rent paid to said termination date shall be retained by LESSOR, unless such termination is due to LESSOR'S failure of proper ownership or authority, or such termination is a result of LESSOR'S default.

All of LESSEE's construction plans and drawings shall be approved by LESSOR in writing within a reasonable time frame, not to exceed 14 days from submission, and all construction by LESSEE shall be performed in accordance to such plans.

10. **Interference.** LESSEE will not install or allow any equipment to be installed that causes interference to any equipment of LESSOR which existed on the Land prior to the Commencement Date of this Agreement. In the event any after-installed equipment causes such interference, and after LESSOR has notified LESSEE in writing of such interference, LESSEE shall take all reasonable steps necessary to correct and eliminate the interference, including but not limited to, powering down such equipment and later powering up such equipment for intermittent testing. In no event will LESSOR be entitled to terminate this Agreement so long as LESSEE is making a good faith effort to remedy the interference issue; provided, however, that no such interference shall continue for a period of 60 days, or longer if agreed upon by both parties based on the complexity of the issue. Likewise! LESSOR will not install or allow any equipment to be installed that causes interference to any then-existing equipment of LESSEE or its sublessees; provided, however, that LESSOR's installation or construction of any new buildings or improvements to existing buildings, including any necessary infrastructure thereto, in furtherance of its business operations shall not be deemed a violation of this sentence. The Parties acknowledge that there will not be an adequate remedy at law for noncompliance with the provisions of this Section and therefore, either Party shall have the right to equitable remedies, such as, without limitation, injunctive relief and specific performance and/or the right to terminate this Agreement immediately upon written notice.
11. **Utilities.** LESSEE and LESSOR shall have the right to install utilities on the Site or improve the present utilities on the Land for their respective uses, at their own expense, proportionate to their usage. LESSEE will pay for all utilities used by it or its sublessees at the Site. LESSOR agrees to cooperate with LESSEE in LESSEE'S efforts to obtain utilities

from any location provided by the servicing utility, including signing any easement or other instrument reasonably required by the servicing utility at no cost to the LESSOR.

- 12. Default and Remedies.** If either Party is in default under this Agreement for a period of (a) 30 days following receipt of notice from the non-defaulting Party with respect to a default which may be cured solely by the payment of money, or (b) 60 days following receipt of notice from the non-defaulting Party with respect to a default which may not be cured solely by the payment of money, then, in either event, the non-defaulting Party may pursue any remedies available to it against the defaulting Party under applicable law, including, but not limited to, the right to terminate this Agreement. If the non-monetary default may not reasonably be cured within a 30- day period, this Agreement may not be terminated if the defaulting Party commences action to cure the default within such 30-day period and thereafter continuously and diligently pursues the cure to completion.

Upon a default, the non-defaulting Party may at Its option, but without obligation to do so, perform the defaulting Party's duty or obligation on the defaulting Party's behalf. The reasonable and actual costs and expenses of any such performance by the non-defaulting Party shall be due and payable by the defaulting Party within 30 days following receipt of an invoice. In the event of a default by either Party with respect to a material provision of this Agreement, without limiting the non-defaulting Party in the exercise of any right or remedy which the non-defaulting Party may have by reason of such default, the non-defaulting Party may terminate the Agreement and/or pursue any remedy now or hereafter available to the non-defaulting Party under the laws or judicial proceedings of the State of Florida.

Notwithstanding the foregoing, In the event that the LESSOR shall fail to cure any substantial breach of this lease or substantial violation of any provision of Florida law with respect to LESSEE'S occupancy of the leased premises within the cure period stated in the above paragraph, LESSEE shall have the following remedies only: a) LESSEE'S rent shall be prorated or abated to the extent and for the period of time that the premises are rendered untenantable by reason of the breach or other violation set forth in the notice after the passage of the cure period; and b) upon the LESSOR'S failure to cure such breach or other violation contained within such notice for a period of 30 days after receipt of such notice, LESSEE shall be entitled to terminate this lease. However, LESSEE shall be entitled to recover any consequential, special, general or other damages from LESSOR (or LESSOR'S agents, employees, attorneys, officers, members, or directors) as a result of any material breach of this lease or other violation of Florida law with respect to the occupancy of the Site, except for damages caused by factors beyond the LESSOR's control. LESSEE'S sole and exclusive remedies shall be the abatement or proration of rent as set forth herein or the termination of the lease as set forth herein, and subject to the conditions and provisions of this section.

- 13. Indemnity.** Subject to Section 15 below and to the extent permissible by Florida law, LESSEE shall indemnify and hold LESSOR and LESSOR's affiliates, directors, officers,

employees, agents, contractors, licensee, invitees and tenants harmless against any and, all claims, damages, costs and expenses (including reasonable attorney's fees) resulting directly from the LESSEE's negligent or willful misconduct in the use and/or occupancy of the Site and/or the Facilities or any sublease agreement executed or caused by LESSEE that pertains to the Site, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of LESSOR, or its affiliates, directors, officers, employees, agents, contractors, licensees, invitees and tenants. The indemnity obligations under this Section will survive termination of this Agreement.

14. **Insurance.** LESSEE shall maintain commercial general liability insurance, with limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage liability, and shall name LESSOR as an additional insured. LESSEE shall provide LESSOR with a certificate of insurance evidencing the coverage required under this section on or before the Commencement Date and on or before the first day of each subsequent Renewal Term. LESSEE shall provide written notice to LESSOR at least 30 days prior to any cancellation or material change in coverage. All insurance required under this section shall be primary and non-contributory with any insurance carried by LESSOR. LESSEE shall provide LESSOR with a copy of any endorsements or changes to the insurance policy upon request.
15. **Subordination, Attornment and Non-Disturbance.** This Agreement is subordinate to any mortgage or deed of trust now of record against the Site. In the event LESSOR grants a future mortgage or deed of trust, it shall provide to LESSEE, within 60 days of such grant, a subordination, non-disturbance and attornment agreement reasonably acceptable to both Parties.
16. **Taxes.** LESSEE, being a tax-exempt organization, shall not be responsible for any personal property taxes, real property taxes, or other fees and assessments directly attributed to and arising solely from its use of the Site during the term of this Agreement. LESSEE shall not be obligated to make any payments for such taxes or fees. LESSOR shall be solely responsible for the payment of all personal property taxes, real property taxes, or other fees and assessments attributable to the Land on which the Site is located. In the event that LESSOR fails to pay any such taxes or fees, LESSEE shall have the right, but not the obligation, to pay such amounts and deduct them from rent amounts due under this Agreement. LESSOR shall promptly provide LESSEE with notice of any personal property taxes, real property taxes, or other fees and assessments against LESSOR that may affect LESSEE and are directly attributable to LESSEE's use of the Site, along with any supporting documentation, to enable LESSEE to consent to or challenge such assessment, whether in a court, administrative proceeding, or other venue, on behalf of LESSOR and/or LESSEE.
17. **Hazardous Substances.** LESSOR represents that it has no actual knowledge of any substance, chemical or waste (collectively, "Hazardous Substance") on the Land that is

identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. LESSOR and LESSEE will not introduce or use any such Hazardous Substance on the Land in violation of any applicable law. Each Party agrees to defend, indemnify and hold harmless the other from and against any and all administrative and judicial actions and rulings, claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and reasonable attorney fees that the indemnitee may suffer or incur due to the existence of any Hazardous Substances on the Land or the migration of any Hazardous Substance to other land or the release of any Hazardous Substance into the environment, that relate to or arise from the indemnitor's activities on the Land. The indemnifications in this Section specifically include, without limitation, costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority. This Section shall survive the termination or expiration of this Agreement.

18. **Exclusive Lease.** LESSOR may not, during the term of this Agreement grant to a third party by easement or other legal instrument an interest in all or any portion of the Land for the purpose of owning, leasing, licensing, operating, maintaining or managing wireless communications facilities and/or the leases, licenses, agreements or easements used in connection therewith; provided, however, nothing contained in this sentence shall prohibit LESSOR from installing or maintaining utilities that service its business operations on the Land.
19. **Rights Upon Sale.** In the event LESSOR sells or otherwise transfers to a third party all or any portion of the Land or any portion of the Site or grants to a third party by easement or other legal instrument an interest in all or any portion of the Land or any portion of the Site, with or without an assignment of this Agreement to such third party, such sale or grant of an easement or interest therein shall be under and subject to this Agreement and any such purchaser or transferee shall recognize LESSEE'S rights hereunder. Upon the transfer of any interest in the Land to a third party by easement or other legal instrument, which transfer does not constitute a sale or transfer of all of the LESSOR'S interest in the Land, LESSEE shall have the right to look to LESSOR and the third party for the full performance of this Agreement. However, upon the sale or transfer by the LESSOR to a third party of all of LESSOR'S interest in the Land, LESSOR shall not be released from its obligations to LESSEE under this Agreement that accrue prior to the date of such sale or transfer, and LESSEE shall have the right to look to both LESSOR and the third party for the full performance of this Agreement.
20. **Casualty.** If the Site or Facilities are destroyed or damaged so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement upon 15 days prior written notice to LESSOR and all rights and obligations of the Parties shall cease. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth


in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement If LESSEE elects to continue this Agreement. then all rent shall abate until the Site or Facilities are restored to the condition existing immediately prior to such damage or destruction.

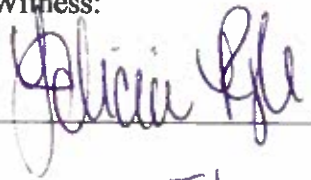
21. **Condemnation.** In the event of a condemnation of all or any portion of the Site or Facilities so as to, in LESSEE'S reasonable judgment, substantially and adversely affect the effective use of the Facilities, LESSEE may terminate this Agreement within 15 days of the date the condemning authority takes title or possession, whichever occurs first. LESSEE may, on its own behalf, make a claim in any condemnation proceeding involving the Site for losses related to the Facilities, its relocation costs, its damages and its leasehold interest. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the Parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement.
22. **Miscellaneous.** (a) This Agreement shall be binding upon and inure to the benefit of the Parties, their respective heirs, successors, executors, administrators and assigns; (b) this Agreement is governed by the laws of the State of Florida; (c) this Agreement (including the Exhibits) constitutes the entire agreement between the Parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the Parties. Any amendments to this Agreement must be in writing and executed by both Parties; (d) in the event any provision of this Agreement is found to be invalid or unenforceable, such finding shall not affect the validity and enforceability of the remaining provisions of this Agreement (e) the failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement or to exercise any of its rights under the Agreement, shall not waive such rights and such Party shall have the right to enforce such rights at any time and take such action as may be lawful and authorized under this Agreement, in law or in equity; (f) the prevailing Party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the non-prevailing Party; (g) this Agreement is not and shall not be binding on either Party until and unless it is fully executed by both Parties; and (h) this Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument.


SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

LESSOR:
Community South Credit Union


By: Jan Page, President/CEO

Witness:

Print Name: Felicia Ryle

Witness:

Print Name: Rosalia Yeager

LESSEE:
City of Chipley, Florida

By: Tracy Andrew, Mayor
Witness:

Print Name: _____

Witness:

Print Name: _____

Attach: Exhibit A- Exhibit B

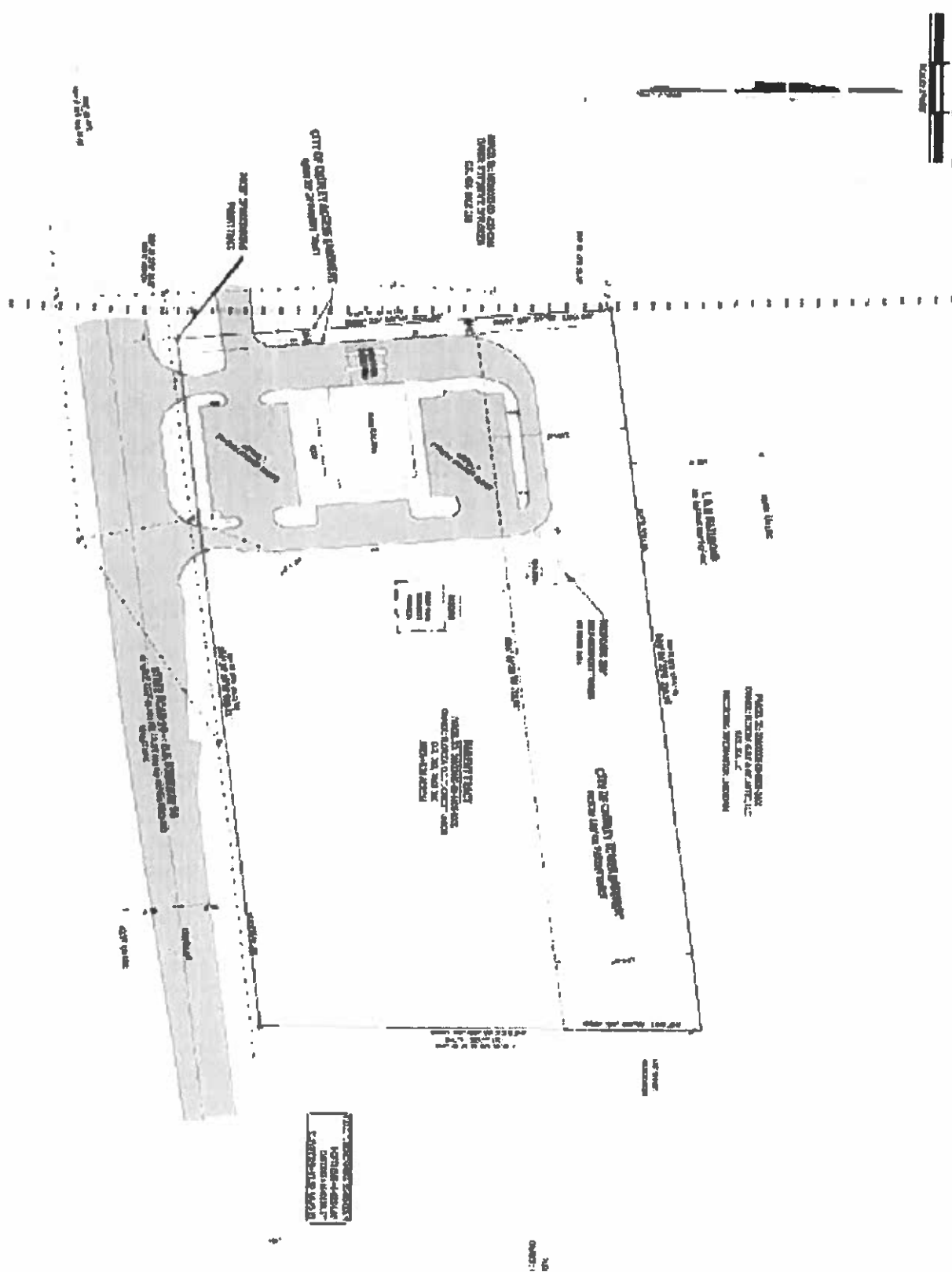
Exhibit A

Legal Description:

THE NORTH 100.00 FEET AND THE WEST 15.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 13 WEST; THENCE RUN N01°38'00"W, 3,011.90 FEET; THENCE RUN N84°09'00"E, 3,241.95 FEET; THENCE RUN N05°51'00"W, 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N05°51'00"W, 322.38 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE L & N RAILROAD; THENCE RUN N84°01'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 728.41 FEET; THENCE RUN SOUTH 325.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SR-10 (US 90); THENCE RUN S84°09'00"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 695.21 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN THE SW 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 13 WEST, WASHINGTON COUNTY, FLORIDA.

Exhibit B



CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for Development Order & Certificate of Appropriateness – 684 7th Street – Wolfpack Alliance, LLC

MEETING DATEPREPARED BY

Tuesday, January 23, 2024Tamara Donjuan, Planning & Zoning Officer

SUMMARY

This will approve a Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC located at 684 7th Street, Parcel ID: 00-1430-0000. This is located inside the historical district and the corridor development district which both require Planning & Zoning as well as City Council approval. The Planning & Zoning Commission will meet January 23, 2024 at 3:00 p.m. to review this request.

The proposed development meets all standards for uses allowed, density and intensity for the corridor development district. The property will aesthetically blend with the area and enhance the character of the city. The materials and design of the building will keep the character and charm of downtown. The proposed new development will not be in a flood zone.

RECOMMENDATION

City Staff recommend approval of the Development Order and Certificate of Appropriateness for Wolf Pack Alliance, LLC.

- ATTACHMENTS
1. Development Order

2. Land Use Compliance Certificate

3. Application for Certificate of Appropriateness

4. Flood Map and miscellaneous documents

5. Civil Plans

6. List of materials to be used with photos attached.

7. Photos of the design of the building.

City of Chipley Development Order

File No. 484Fees Paid \$ 500Name of Owner: WDF Park Alliance, LLCPhone #: (503) 515-2925Address: 6420 NW LAMBERT LN CAMAS, WA 98607Name of Developer/Contractor: BOBBY BOWEN (KLB CONTRACTING, LLC)Address: 3085 NORTHRIDE LN. BONIFAY, FLPhone #: (850) 7686478Type of Development: RESTAURANT/FOOD VENDOR SERVICES Parcel Size: .14 ACRESLocation of Development: 684 7TH ST. CHIPLEY, FLLand Use Designation: COMMERCIAL Sq. Ft. of Building 2,400Site Plan Required? Yes ☒ No ☐Stormwater Permit Required? Yes ☐ No ☒City Utilities Needed? Potable Water ☒ Waste Water ☒ Natural Gas ☐ Garbage ☒

Attachments to Order: 1. _____ 2. _____

3. _____ 4. _____

Date of Planning & Zoning Commission Approval: JANUARY 23, 2024

Date of City Council Approval: _____

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 _____

Owner/Developer/Contractor: [Signature]

SEAL

Add/Change/Void Cash Receipt CD3007462

Section C, Item3.

Print Receipt	Void Receipt	Close Receipt	UBS	STS	FMS
---------------	--------------	---------------	-----	-----	-----

Money Received**+Add Money To Receipt**

	Amount	Type	Payment Info
	500.00	PP	VISA: 5989 / AUTH: 148153211

Provider Fees Paid: \$6.00**Distributions****+Add Distribution**

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
	FMSD	500.00	DIST CD: 2550	PLANNING & ZONING FEES	KLB CONTRACTING	0.00

Operator Code: DEANNA**Receipt Code:** CD3007462**Receipt Date:** 12/20/23☐ **Voided****Distributions:** 500.00**Money:** 500.00**Change Due:** 0.00 **From:** KLB CONTRACTING**Email Address:****Destination Phone:**



City of Chipley

Land Use Compliance Certificate

Fee Amount \$ included PD



Verification provided for (Owner's Name): Wolf Pack Alliance LLC

Project Site Address: 684 7TH ST. CHIPLEY, FL

Phone Number: _____

Contractor Name/Address BOBBY BAWEN (KLB CONTRACTING, LLC)

Contractor Phone # (850) 768-6478 Parcel I.D. Number: 00-1430-0000

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 <u>commercial</u>	<input checked="" type="radio"/>	Recreational	<input type="radio"/>
Commercial	<input 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): SITE BUILT STEEL BUILDING WITH INTERIOR BUILD OUT AS PER ISSUED PRELIM CONSTRUCTION DRAWINGS

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.

Applicant

12/18/23

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

Section C, Item 3.

Name: Bobby Bowen

Address: 3085 Northside Ln.
Bonifay, FL 32425

Phone #: _____

Address of property to be improved: 684 7th St. Chipley, FL

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

ENGINEERED STEEL BUILDING W/ METAL ROOF IN COLOR
W/ COLORED WALLS.

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

I (name of applicant) Bobby Bowen 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: [Signature] Date: 12/18/23

Action: Approved _____ Not Approved _____

Comments: _____

Signature/Title/Authority

NFWFMD Report

Section C, Item3.

Geographical Information

Latitude/Longitude: 30.78023,-85.53765
 Address: 684 7th St, Chipley, FL, 32428, USA
 Parcel ID: 00000000-00-1430-0000
 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 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 and 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 NFWFMD, FEMA, its agents, and partners shall not be held responsible for the misuse or misinterpretation of the information presented in this portal.

Washington County, FL

Section C, Item3.

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the E-911 Addressing Coordinator at (850) 638-6325.

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

Parcel Summary

Parcel ID 00000000-00-1430-0000
 Location Address 684 7TH ST
 CHIPLEY 32428
 Brief Tax Description 4 4 13 ORB ORB 1246 P 752 S 50' OF LOTS 220,221 IN S1/2 OF NE1/4,(AND ORDINANCE #962 AS DESC IN ORB 1179 P 11)
 (Note: Not to be used on legal documents.)
 Property Use Code WAREHOUSE (4800)
 Sec/Twp/Rng 4-4-13
 Tax District Chipley (2)
 Millage Rate 20.6504
 Acreage 0.135
 Homestead N

[View Map](#)

*The Property Use code is a Department of Revenue code. For zoning information please contact the Planning and Zoning department at 850-415-5093.

Owner Information

Primary Owner
 WOLFPACK ALLIANCE LLC
 6420 NW LAMBERT LN
 CAMAS, WA 98607

Valuation

	2023 Final Values
Building Value	\$7,001
Extra Features Value	\$0
Land Value	\$10,450
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$17,451
Assessed Value	\$17,451
Exempt Value	\$0
Taxable Value	\$17,451
Save Our Homes or AGL Amount	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
001000 - COMMERCIAL	55	FF	55	107

23

Building Information

Type WAREHOUSE
 Total Area 5,063
 Heated Area 4,646
 Exterior Walls BRICK
 Roof Cover GALV SHT M
 Interior Walls MASONRY
 Frame Type MASONRY
 Floor Cover NONE

Heat NONE
 Air Conditioning NONE
 Bathrooms 0
 Bedrooms 0
 Stories 0
 Actual Year Built 1901

Section C, Item3.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
N	6/30/2022	\$70,000	WD	1246/752	Improved	TAYLOR MARK	WOLFPACK ALLIANCE LLC
N	7/16/2019	\$47,500	WD	1150/361	Improved	CLOUD MICHAEL LAWRENCE	TAYLOR MARK
N	9/26/2014	\$100	WD	1018/346	Improved	CLOUD LAWRENCE	CLOUD MICHAEL LAWRENCE

Tax Collector Site

[Click here to view the Tax Collector website.](#)

Generate Owner List by Radius

Distance:

100

Feet



Use Address From:



Owner



Property

Select export file format:

Address labels (5160)

☒ Show All Owners☐ Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160).
 For international addresses, please use the xls, csv or tab download format.

Download

Sketches

Section C, Item3.

FOP	F OPEN PRC	322	1952
LDP	LOADG PLTF	95	1952
BAS	BASE AREA	4646	1952

35'

19'

66'

101'

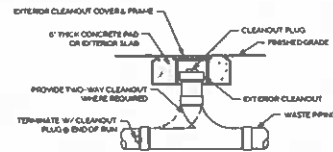
46

46

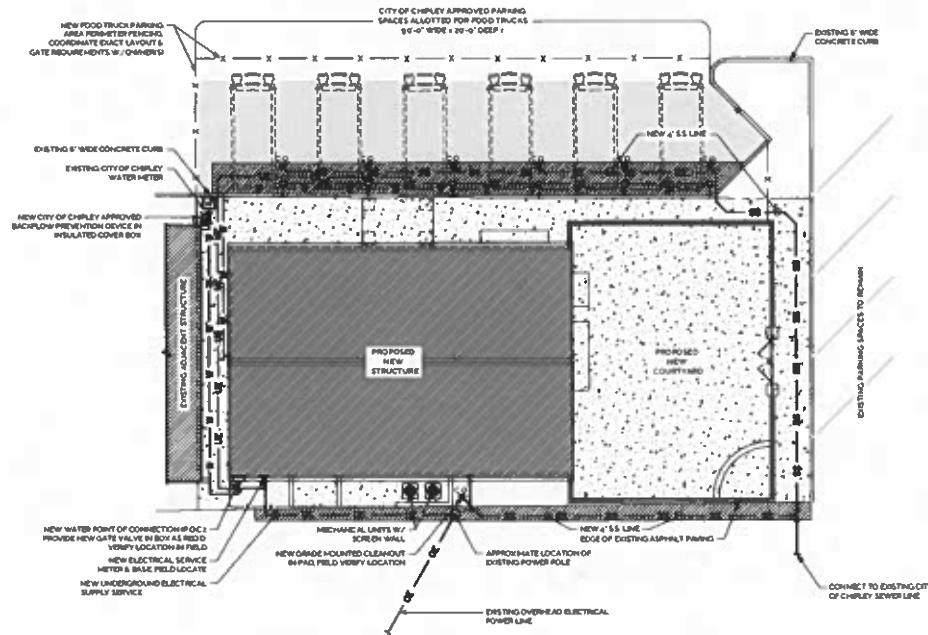
Map



No data available for the following modules: Extra Features.



1 TYP. EXT. CLEANOUT DETAIL
X1.0 NOT TO SCALE



SITE DEVELOPMENT PLAN
1" = 20' (1/4" = 10' (1/8" = 5'))

SITE DEVELOPMENT LEGEND

- NEW 60' x 40' PRE-ENGINEERED METAL BUILDING CONSTRUCTION
- NEW CONCRETE
- AREA OF EXISTING ASPHALT PAVING TO BE CUT AND REPAVED AS REQUIRED FOR INSTALLATION OF NEW ELECTRICAL, WATER, & SANITARY SEWER LINES AS PER PLAN. COORDINATE EXACT LOCATIONS WITH APPROPRIATE SUB-CONTRACTORS. PATCH ASPHALT AS REQUIRED FOR FLUSH CONNECTION.
- NEW FOOD TRUCK HOOD-UP LOCATION.
 - ELECTRICAL PEDIESTAL W/ 50 AMP & 30 AMP BREAKER & 30 AMP GFCI RECEPTACLE COORDINATE W/ OWNER & ELECTRICAL SUB-CONTRACTOR
 - WATER SUPPLY HOSE BIBB HOOD-UP
- NEW WATER SUPPLY LINE
- NEW SANITARY SEWER LINE
- NEW GRADE MOUNTED SANITARY SEWER-CLEAN-OUT MOUNTED IN CONCRETE PAD
- NEW UNDERGROUND ELECTRICAL SUPPLY LINE
- NEW UNDERGROUND ELECTRICAL SUPPLY LINE
- EXISTING OVERHEAD ELECTRICAL SERVICE LINE

SITE DEVELOPMENT NOTES:

1. THE INFORMATION PROVIDED ON THIS SITE DEVELOPMENT PLAN MAY HAVE BEEN DERIVED FROM A THIRD PARTY SURVEY AND / OR PROPERTY SEARCH DATA. ACTUAL PROPERTY INFORMATION MUST BE OBTAINED BY SURVEY IF REQUIRED FOR PERMITTING.
2. SITE CONDITIONS MAY VARY & EXACT LOCATION OF NEW STRUCTURE, SANITARY, WATER & WASTE CONNECTIONS, & ETC. TO BE DETERMINED & MODIFIED IN FIELD BY GENERAL CONTRACTOR COORDINATE LOCATION OF ALL SITE UTILITY CONNECTIONS BETWEEN THE APPROPRIATE UTILITY COMPANIES AND JOB-SITE UTILITY SUB-CONTRACTORS.



1348 N. RAILROAD AVE.
CHIPLEY, FL 32428
(904) 348-4447
WWW.MCORB.DESIGN

REV	DESCRIPTION

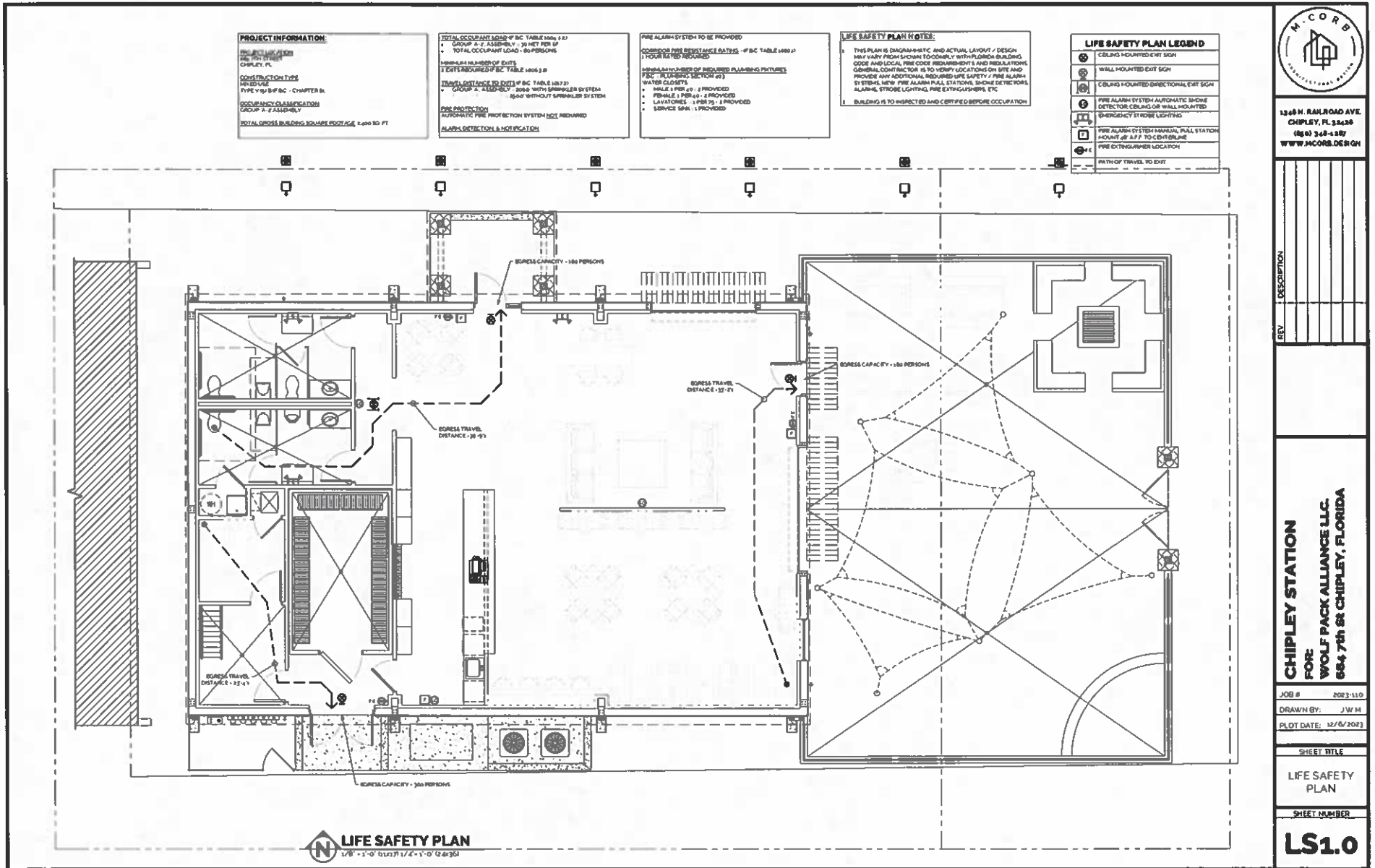
CHIPLEY STATION
FOR:
WOLF PACK ALLIANCE LLC.
664 7th St CHIPLEY, FLORIDA

JOB # 2023-110
DRAWN BY: JWM
PLOT DATE: 12/27/2023

SHEET TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER

X1.0





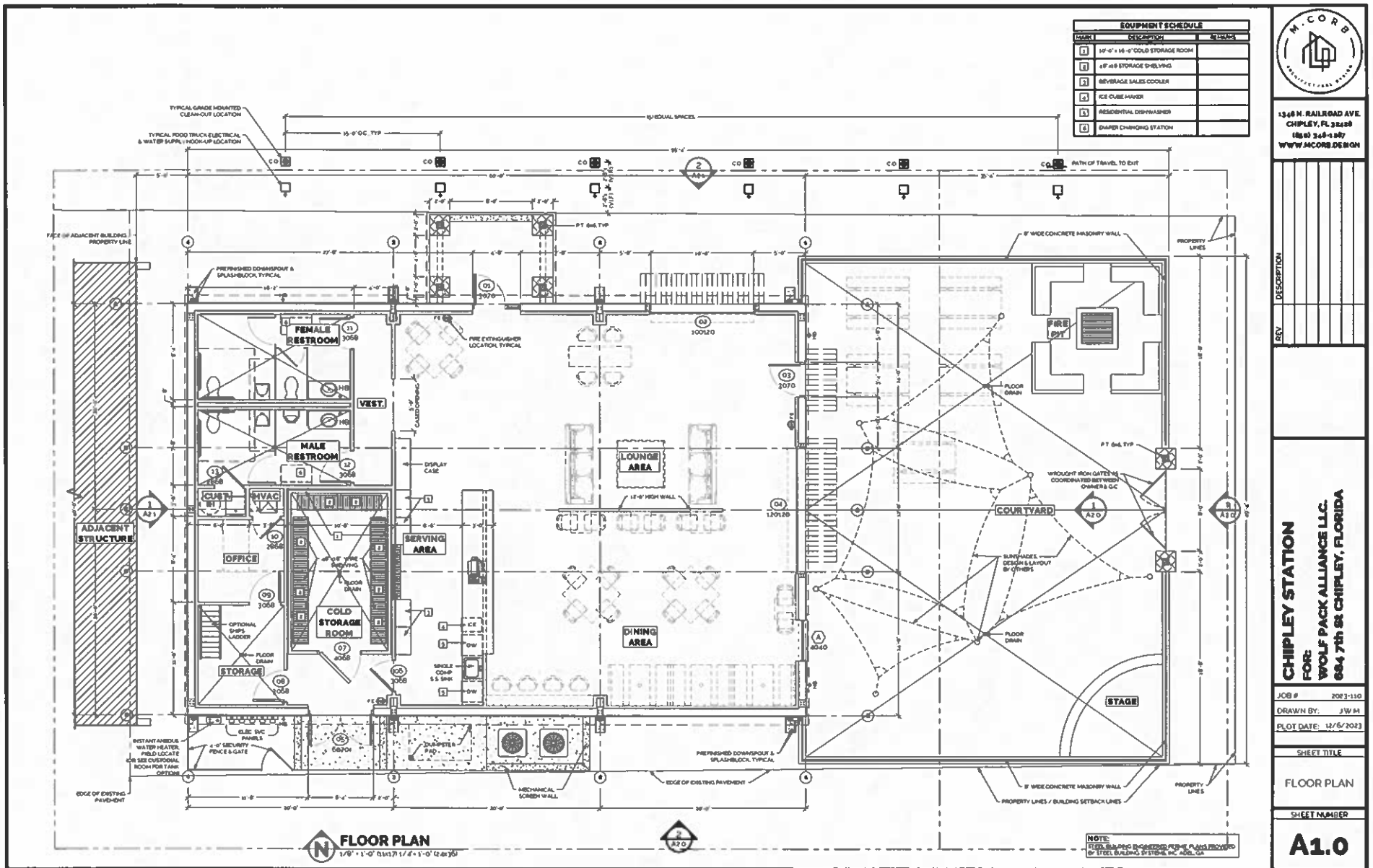
M.C.O.R.B.
MANUFACTURING CORP.

1348 N. RAILROAD AVE.
CHIPLEY, FL 32428
(904) 348-4887
WWW.MCORB.DESIGN

REV	DESCRIPTION

CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC.
664 7th St CHIPLEY, FLORIDA

JOB #	2023-110
DRAWN BY:	JWM
PLOT DATE:	12/6/2023
SHEET TITLE	LIFE SAFETY PLAN
SHEET NUMBER	LS1.0



FOUNDATION / CONCRETE NOTES:

1. EXCAVATION AND SOIL REMOVAL SHALL BE DONE ON MINIMUM 1'0" OF 1:1 SLOPE. EXCAVATION FOR FOOTINGS TO BE TAPERED DOWN TO UNDISTURBED SOIL.
2. TOP SOIL AND ORGANIC MATERIAL TO BE REMOVED FROM WITHIN BUILDING AREA.
3. AREAS BELOW SLABS AND FOOTINGS TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY TO A DEPTH OF 1'0".
4. REMOVE ANY EXISTING CLAY IN CONTACT WITH BUILDING AREA.
5. FILL BELOW SLABS AND CLAY. FILL PERMEABLE MATERIAL WITH NO MORE THAN 30% SAND. FILL WITH 1'0" OF DRY WOOD.

CONCRETE AND CURB NOTES:

1. ALL CONCRETE EXCEPT EXTERIOR SIDEWALKS SHALL BE 3000 PSI AT 28 DAYS. REINFORCEMENT SHALL BE 1/2" DIA. AT 18" ON CENTER.
2. REINFORCED CONCRETE CURB SHALL BE 3000 PSI AT 28 DAYS. REINFORCEMENT SHALL BE 1/2" DIA. AT 18" ON CENTER.
3. REINFORCING SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. HANDBOOK. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. HANDBOOK. REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. HANDBOOK.
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WALL FRAMING NOTES:

1. INSTALL 1/2" DIA. 1/2" DIA. ANCHORS W/ 1/2" DIA. BUSHINGS @ 16" OC FOR ALL LOAD BEARING WALLS. EXPOSURE C.D. PROJECT LOCATIONS SHALL BE 1/2" DIA. SPACING @ 16" OC.
2. INSTALL 1/2" DIA. 1/2" DIA. ANCHORS W/ 1/2" DIA. BUSHINGS @ 16" OC FOR ALL LOAD BEARING WALLS. EXPOSURE C.D. PROJECT LOCATIONS SHALL BE 1/2" DIA. SPACING @ 16" OC.
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10. INSTALL 1/2" DIA. 1/2" DIA. ANCHORS W/ 1/2" DIA. BUSHINGS @ 16" OC FOR ALL LOAD BEARING WALLS. EXPOSURE C.D. PROJECT LOCATIONS SHALL BE 1/2" DIA. SPACING @ 16" OC.

WOOD SHEATHING NOTES:

1. WALL SHEATHING SHALL BE MINIMUM 1/2" APA PLY EXPOSURE 1, 4" x 8" PANELS.
2. INTERIOR SHEATHING MINIMUM 1/2" APA PLY EXPOSURE 1, 4" x 8" PANELS.
3. EXTERIOR SHEATHING MINIMUM 1/2" APA PLY EXPOSURE 1, 4" x 8" PANELS.
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10. EXTERIOR SHEATHING MINIMUM 1/2" APA PLY EXPOSURE 1, 4" x 8" PANELS.

FLOOR & ROOF TRUSS NOTES:

1. ALL FLOOR TRUSSES AND ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER. TRUSSES OR WHOLES SHALL BE SIGNED AND SEALED BY THE SAME TRUSS MANUFACTURER. THESE TRUSSES ARE TO BE CONSIDERED A PROPOSED SCHEMATIC REPRESENTATION ONLY AND NOT A FINAL DESIGN. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL TRUSS MANUFACTURING. THE OWNER AND / OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRUSS MANUFACTURING. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL TRUSS MANUFACTURING.
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ROOFING REQUIREMENTS:

1. ALL ROOF ASSEMBLIES SHALL COMPLY WITH THE FBC CURRENT EDITION.
2. OPTION 1 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
3. OPTION 2 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
4. OPTION 3 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
5. OPTION 4 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
6. OPTION 5 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
7. OPTION 6 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
8. OPTION 7 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
9. OPTION 8 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.
10. OPTION 9 - INSTALL ONE LAYER OF SELF-ADHERING RUBBERIZED UNDERLAYMENT ON ALL EXISTING DECKING COMPLYING WITH ASTM D976 DIRECTLY TO THE ROOF DECK.

BATTLER FRAMING NOTES:

1. ALL BATTLER FRAMING SHALL BE ATTACHED TO ALL EXTERIOR WALLS & BEAM BEARING PARTS BY SHIPSON NAIL PINS & HURRICANE CLIPS OR MINIMUM 1/2" DIA. TWIST STRAPS.
2. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
3. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
4. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
5. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
6. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
7. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
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9. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.
10. BATTLER BEAMS ON OTHER BEAMS SHALL BE CONNECTED BY SHIPSON NAIL PINS OR MINIMUM 1/2" DIA. TWIST STRAPS.

WINDOW & DOOR NOTES:

1. OWNER / CONTRACTOR OPTION TO OMT, REDUCE OR RELOCATE / REARRANGE WINDOW & DOOR PENETRATIONS. COORDINATE CHANGES WITH WINDOW SUPPLIER.
2. ALL WINDOW & DOOR PENETRATIONS SHALL BE COORDINATED WITH WINDOW SUPPLIER. COORDINATE CHANGES WITH WINDOW SUPPLIER.
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10. ALL WINDOW & DOOR PENETRATIONS SHALL BE COORDINATED WITH WINDOW SUPPLIER. COORDINATE CHANGES WITH WINDOW SUPPLIER.

GENERAL DRAFTING NOTES:

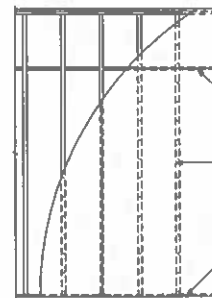
1. ALL DIMENSIONS AND CONDITIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. DIMENSIONS ARE FROM THE EXTERIOR FACE OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INVERTS. DIMENSIONS ARE FROM THE EXTERIOR FACE OF THE TRUSS MANUFACTURER AND THE TRUSS PLATE INVERTS.
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PLUMBING NOTES:

1. ROUGH WATER CLOSET AND URINAL PLUMBING SHALL BE DONE BY THE PLUMBER. PLUMBING SHALL BE DONE BY THE PLUMBER. PLUMBING SHALL BE DONE BY THE PLUMBER.
2. ROUGH WATER CLOSET AND URINAL PLUMBING SHALL BE DONE BY THE PLUMBER. PLUMBING SHALL BE DONE BY THE PLUMBER. PLUMBING SHALL BE DONE BY THE PLUMBER.
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TYP. SHEATHING NAIL PATTERN

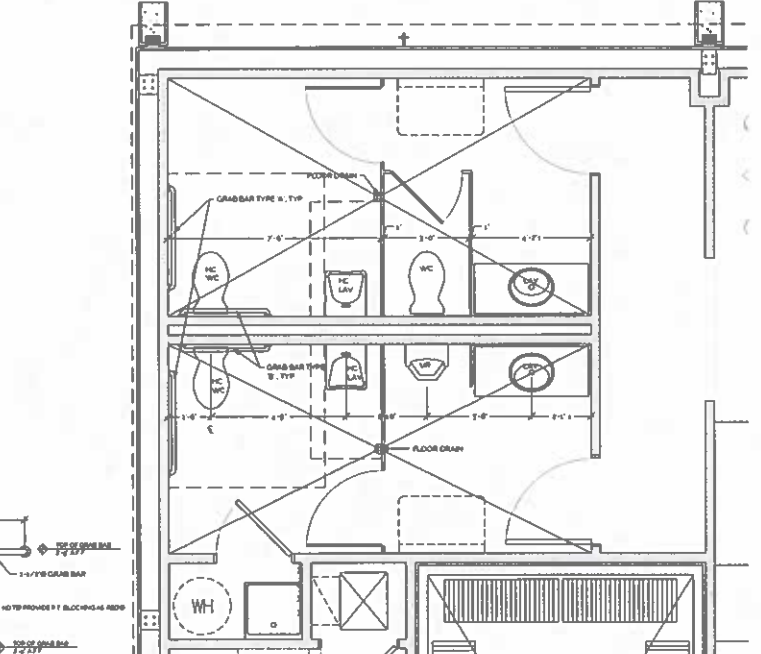
1/4" x 1-1/2" @ 12" O.C. 1/2" x 1-1/2" @ 12" O.C.



- INSTALL 1/2" BLOCKS AS REQUIRED @ 16" O.C. FOR ALL WALLS, EDGES, PANELS, CLIPS & ROOF SHEATHING EDGES. TYPICAL.
- FIELD NAILING @ SHEATHING NAILS. NAILING PATTERNS SHALL COMPLY WITH FBC.
- INTERIOR EDGES:
 - WALLS - 8" O.C. MAX.
 - ROOF EXPOSURE - 8" O.C. MAX.
 - ROOF EXPOSURE - 8" O.C. MAX.
- EDGE NAILING @ SHEATHING NAILS. NAILING PATTERNS SHALL COMPLY WITH FBC.
- INTERIOR EDGES:
 - WALLS - 8" O.C. MAX.
 - ROOF EXPOSURE - 8" O.C. MAX.
 - ROOF EXPOSURE - 8" O.C. MAX.

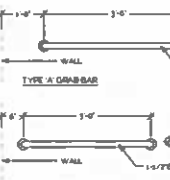
DOOR SCHEDULE				
MARK	WIDTH	HEIGHT	NOTES	SIGNAGE
01	3'-0"	7'-0"	--	--
02	10'-0"	12'-0"	--	--
03	3'-0"	7'-0"	--	--
04	12'-0"	12'-0"	--	--
05	6'-0"	7'-0"	--	DELIVERY ENTRANCE
06	3'-0"	6'-8"	--	EMPLOYEES ONLY
07	4'-0"	6'-8"	--	--
08	3'-0"	6'-8"	--	STORAGE
09	3'-0"	6'-8"	--	OFFICE
10	2'-8"	6'-8"	--	--
11	3'-0"	6'-8"	PROVIDE CLOSER	WOMEN
12	3'-0"	6'-8"	PROVIDE CLOSER	MEN
13	2'-8"	6'-8"	PROVIDE LOCK SET	CUSTODIAL

WINDOW SCHEDULE				
MARK	WIDTH	HEIGHT	QTY.	NOTES
A	4'-0"	4'-0"	1	SEE ELEVATIONS
B	4'-0"	7'-0"	6	SEE ELEVATIONS



GRAB BAR TYPES

1/8" x 1-1/2" @ 12" O.C. 1/2" x 1-1/2" @ 12" O.C.



PARTIAL ENLARGED BATHROOM LAYOUT PLANS

1/4" x 1-1/2" @ 12" O.C. 1/2" x 1-1/2" @ 12" O.C.



1348 N. RAILROAD AVE.
CHIPLEY, FL 32638
(904) 348-2887
WWW.JACOBS-DESIGN.COM

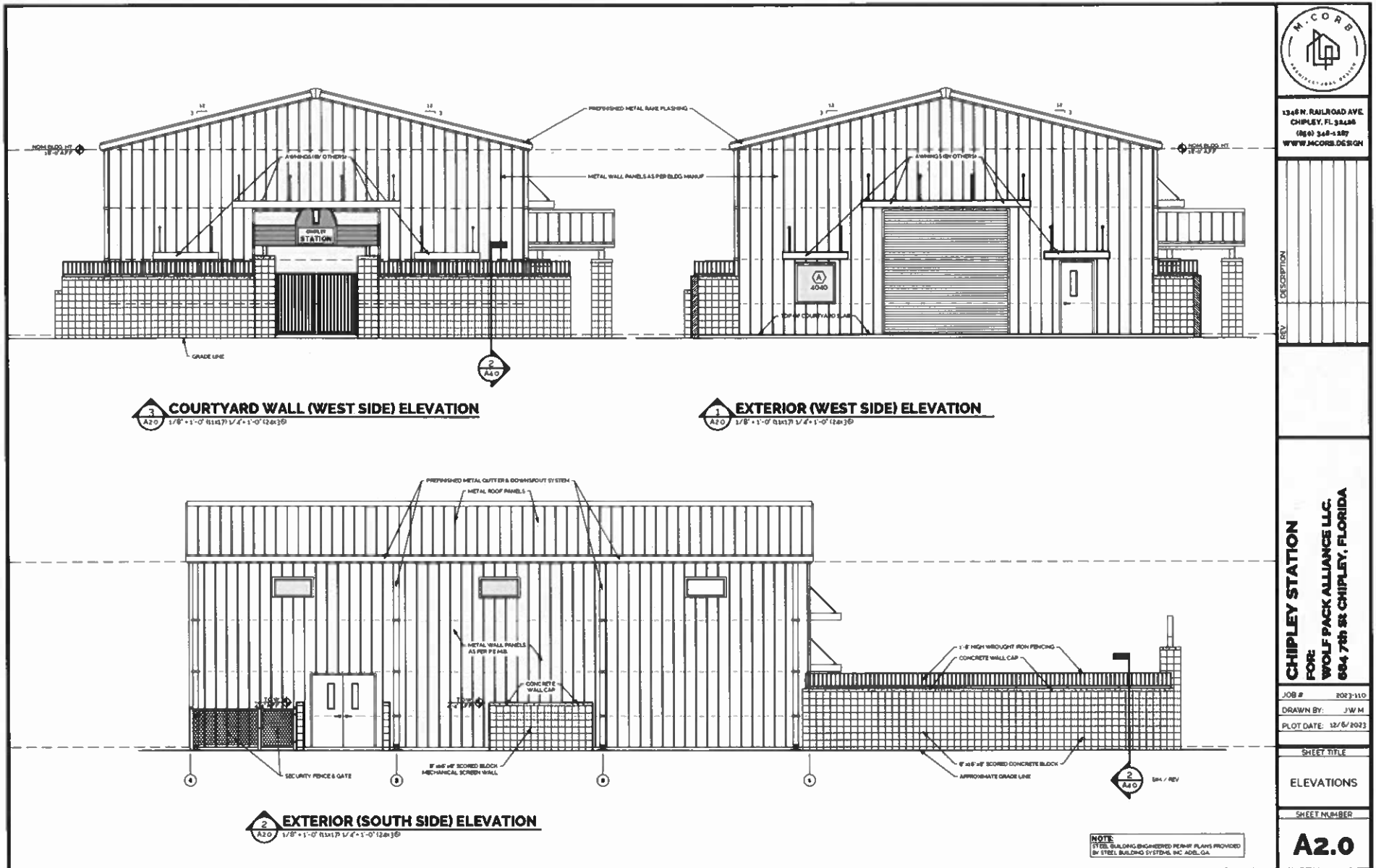
REV	DESCRIPTION

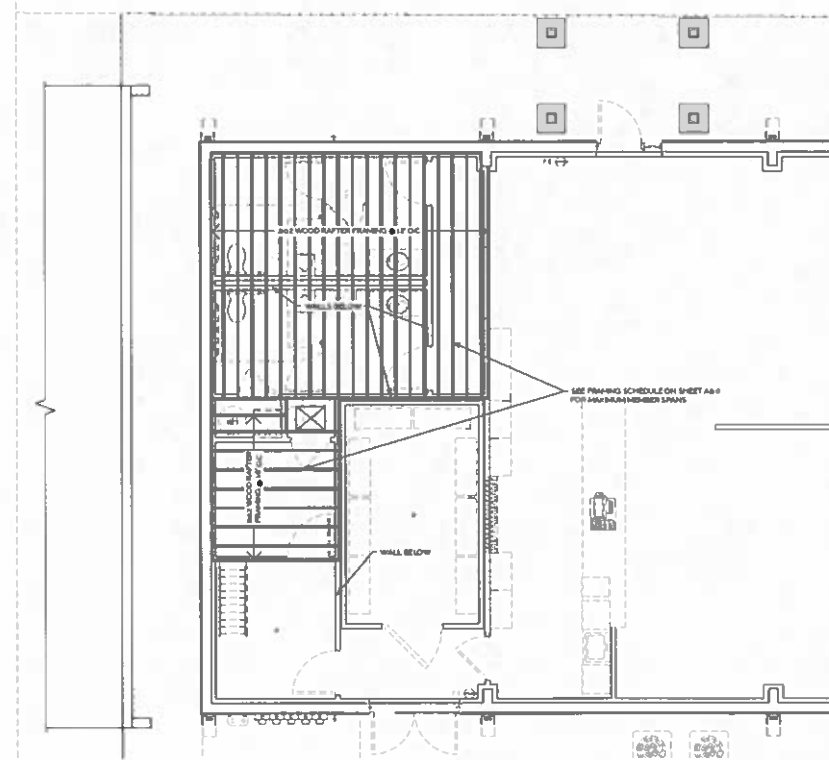
CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC.
884 7th St CHIPLEY, FLORIDA

JOB # 202-1110
DRAWN BY: J.W.H.
PLOT DATE: 12/01/2023

SHEET TITLE
PARTIAL
ENLARGED
FLOOR PLANS.
NOTES
SHEET NUMBER

A1.1





STORAGE MEZZANINE FRAMING PLAN
1/8" = 1'-0" (1/4" = 1'-0" (1/2" = 1'-0" (3/4" = 1'-0" (1" = 1'-0")



1346 N. RAILROAD AVE.
CHIPLEY, FL 32628
(904) 348-5887
WWW.MCORBDESIGN.COM

REV. DESCRIPTION

CHIPLEY STATION
FOR:
WOLF PACK ALLIANCE LLC.
664 7th St CHIPLEY, FLORIDA

JOB # 2083110
DRAWN BY: JWM
PLOT DATE: 12/5/2023

SHEET TITLE
MEZZANINE
FRAMING PLAN
SHEET NUMBER

A3.1



1346 N. RAILROAD AVE.
CHIPLEY, FL 32638
850 348-1887
WWW.MCORB.DESIGN

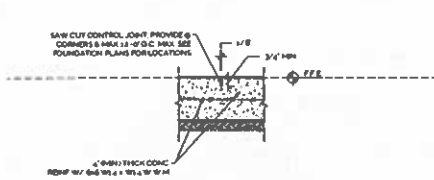
REV	DESCRIPTION

CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC.
664 7th St CHIPLEY, FLORIDA

JOB # 203-3110
DRAWN BY: JWM
PLOT DATE: 12/8/2023

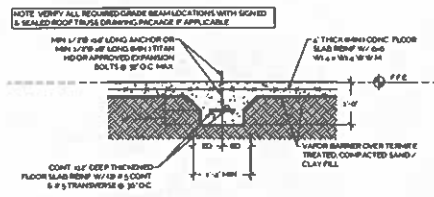
SHEET TITLE
SECTIONS & DETAILS
SHEET NUMBER

A4.0



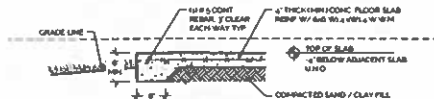
CONTROL JOINT DETAIL

A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)



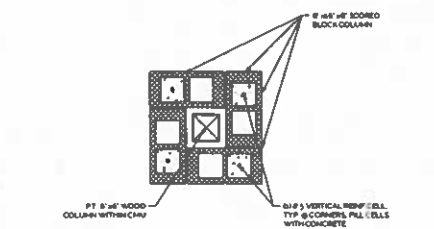
GRADE BEAM SECTION

A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)



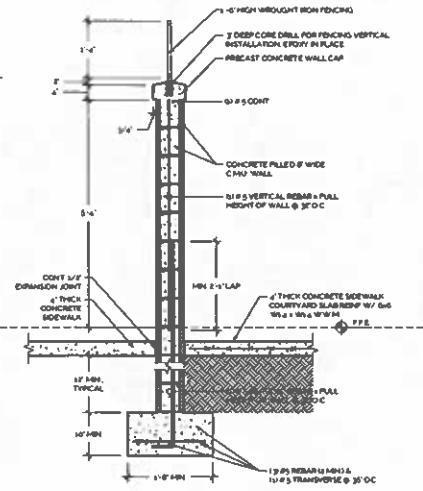
TYPICAL CONC. WALK / PAD / STOOP SECTION

A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)



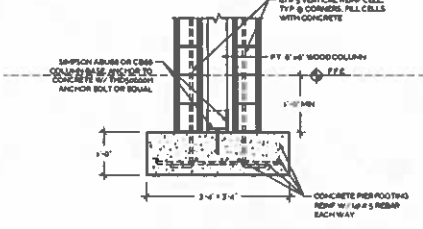
COLUMN SECTION

A4.0 1/2" x 1'-0" (12x12) 1'-0" x 1'-0" (12x12)



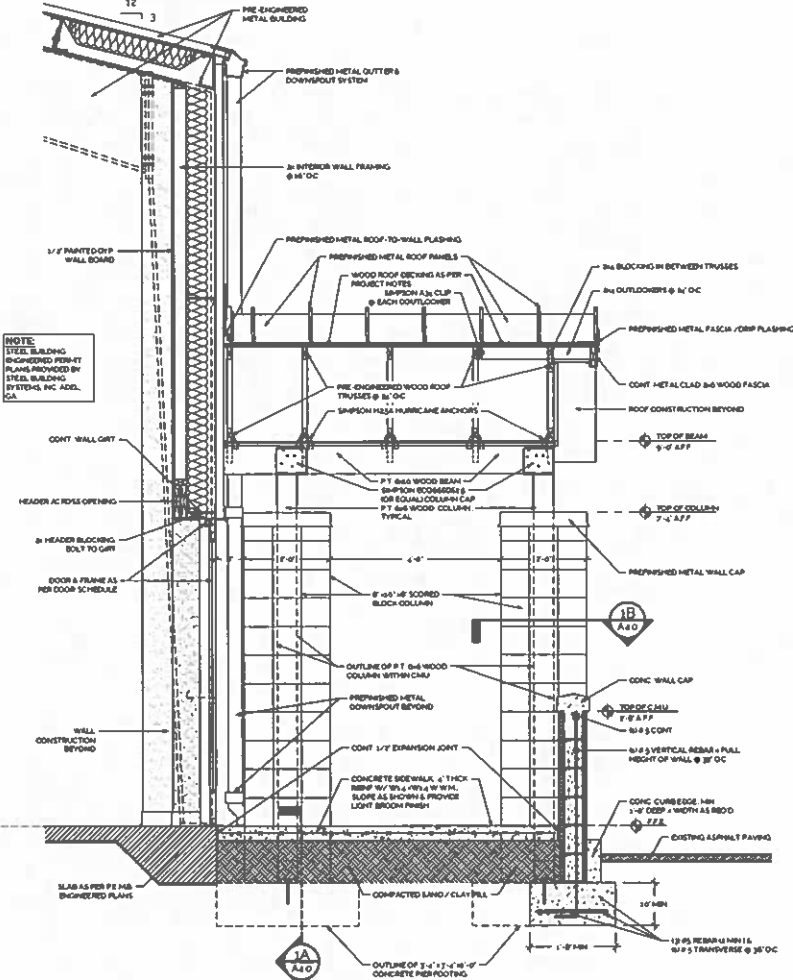
COURTYARD WALL SECTION

A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)



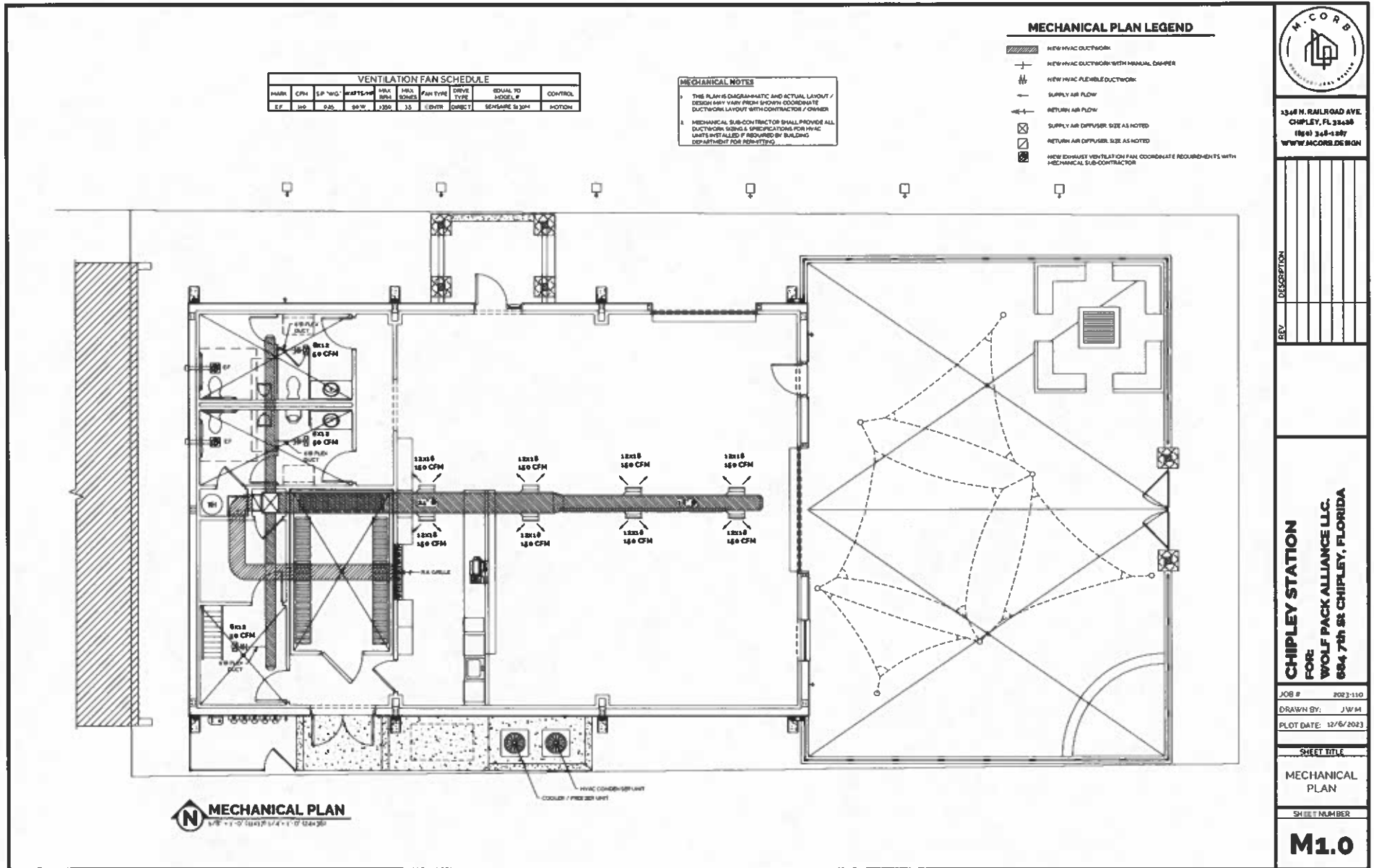
COLUMN PAD SECTION

A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)































CONSTRUCTION SECTION

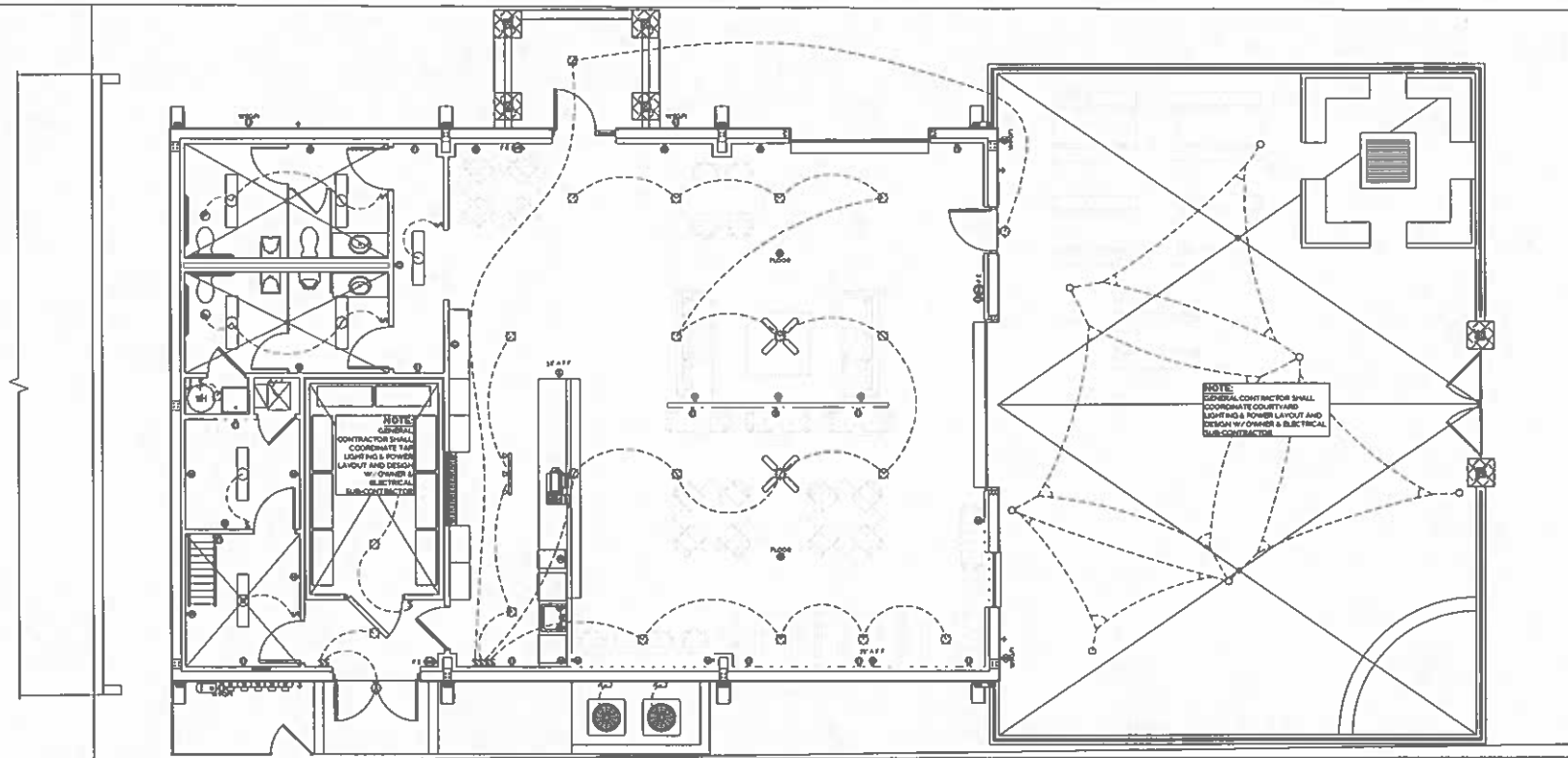
A4.0 3/8" x 1'-0" (12x12) 3/4" x 1'-0" (12x12)



ELECTRICAL LEGEND

LIGHTING & FIXTURES				SWITCHES & OUTLETS				MISC			
	CEILING MOUNTED OR SUSPENDED LIGHT FIXTURE AS SELECTED BY GC / OWNER		RECESSED LIGHTING FIXTURE AS SELECTED BY GC / OWNER		STAIR LIGHT FIXTURE AS SELECTED BY GC / OWNER		SWITCH & A.F.F.		GP DUPLEX RECEPTACLE 180 V 12" A.F.F.		SPECIAL SERVICE CONNECTION / NON-PUSABLE DISCONNECT SWITCH
	CEILING MOUNTED PENDANT LIGHT AS SELECTED BY GC / OWNER		WALL MTD VANDY LIGHT OR CLG MTD TRACK FIXTURE AS SELECTED BY GC / OWNER		FAN FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED		1-WAY SWITCH & A.F.F.		GP DUPLEX RECEPTACLE 180 V 12" A.F.F. W/ WEATHER PROOF BOX		SPECIAL SERVICE CONNECTION / NON-PUSABLE DISCONNECT SWITCH
	WALL MOUNTED BLUE WALL SOURCE FIXTURE AS SELECTED BY GC / OWNER		SOFFIT MOUNTED FLOOD LAMP FIXTURE AS SELECTED BY GC / OWNER		FAN / LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED		DUPLEX RECEPTACLE 180 V 12" A.F.F.		DUPLEX RECEPTACLE 180 V MOUNTED FLUSH W/ CEILING		SPECIAL SERVICE CONNECTION / JUNCTION BOX
	WALL MOUNTED BLUE LIGHT FIXTURE AS SELECTED BY GC / OWNER		UNDER COUNTER STAIR LIGHT FIXTURE AS SELECTED BY GC / OWNER		FAN WITH OPTIONAL LIGHT FIXTURE AS SELECTED BY OWNER, SWITCH FAN AS REQUIRED		DUPLEX RECEPTACLE 180 V MOUNTED ABOVE COUNTER		DUPLEX RECEPTACLE 180 V MOUNTED FLUSH W/ FLOOR		200 AMP ELECTRICAL SERVICE PANEL
					200 V RECEPTACLE		200 V RECEPTACLE		QUADUPLEX RECEPTACLE 180 V 12" A.F.F.		WIRE RUN TO SWITCH

TYPICAL FLOOD TRUCK HOOD-UP LOCATION
ELECTRICAL PIEDISTAL W/ 50 AMP & 30 AMP RECEPTACLE & 20 AMP GFCI RECEPTACLE COORDINATE W/ OWNER & ELECTRICAL SUB-CONTRACTOR



ELECTRICAL PLAN 1/8" = 1'-0" (30x17'-0" 1'-0" 12x13')

ELECTRICAL NOTES

- THIS PLAN IS DIAGNOSTIC AND ACTUAL LAYOUT / DESIGN MAY VARY FROM SHOWN ELECTRICAL FIXTURES AS PER OWNER / CONTRACTOR COORDINATE ANY GAS REQUIRED FIXTURES WITH OWNER AND MODIFY ELECTRICAL AS REQUIRED
- ELECTRICAL POWER & LIGHTING LOAD CALCULATIONS, DESIGN & INSTALLATION SHALL BE PROVIDED BY A FLORIDA LICENSED ELECTRICAL CONTRACTOR PER NEC, REQUIREMENTS / LOCAL CODES
- ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION
- PROVIDE AND INSTALL LOCALLY CERTIFIED SHOCK DETECTORS AS REQUIRED AS PER NFPA 70 & NEC SECTION 90.4 AND MEETING ANY ADDITIONAL REQUIREMENTS OF ALL GOVERNING CODES
- PER NEC 90.4.1 CARBON MONOXIDE PROTECTION: EVERY BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED HAVING ATTACHED GARAGE SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING
- PER NEC 200.3, SECTION 200-3 ALL 120VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLIES OUTLETS INSTALLED IN DWELLING UNITS 7 AMP, 15 AMP, 20 AMP, 30 AMP, 40 AMP, 50 AMP, 60 AMP, 70 AMP, 80 AMP, 90 AMP, 100 AMP, 125 AMP, 150 AMP, 175 AMP, 200 AMP, 225 AMP, 250 AMP, 275 AMP, 300 AMP, 325 AMP, 350 AMP, 375 AMP, 400 AMP, 425 AMP, 450 AMP, 475 AMP, 500 AMP, 525 AMP, 550 AMP, 575 AMP, 600 AMP, 625 AMP, 650 AMP, 675 AMP, 700 AMP, 725 AMP, 750 AMP, 775 AMP, 800 AMP, 825 AMP, 850 AMP, 875 AMP, 900 AMP, 925 AMP, 950 AMP, 975 AMP, 1000 AMP
- PER NEC 200.3, SECTION 200-3 ALL 120VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLIES OUTLETS INSTALLED IN DWELLING UNITS 7 AMP, 15 AMP, 20 AMP, 30 AMP, 40 AMP, 50 AMP, 60 AMP, 70 AMP, 80 AMP, 90 AMP, 100 AMP, 125 AMP, 150 AMP, 175 AMP, 200 AMP, 225 AMP, 250 AMP, 275 AMP, 300 AMP, 325 AMP, 350 AMP, 375 AMP, 400 AMP, 425 AMP, 450 AMP, 475 AMP, 500 AMP, 525 AMP, 550 AMP, 575 AMP, 600 AMP, 625 AMP, 650 AMP, 675 AMP, 700 AMP, 725 AMP, 750 AMP, 775 AMP, 800 AMP, 825 AMP, 850 AMP, 875 AMP, 900 AMP, 925 AMP, 950 AMP, 975 AMP, 1000 AMP
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION WITH OWNER IF APPLICABLE ALL STYLES AND MANUFACTURERS OF ELECTRICAL FIXTURES AND DEVICE REQUIREMENTS PRIOR TO ROUGH IN & INSTALLATION
- ALL OTHER COORDINATE WITH OWNER, DOOR BELLS, THERMOSTATS, TELEPHONE & DATA-COMMUNICATIONS, ETC. SHALL BE COORDINATED BY THE USER WITH GENERAL CONTRACTOR / SUBCONTRACTORS & OWNER IF APPLICABLE
- VERIFY ALL ADDITIONAL OUTDOOR LIGHTING AND POWER SUPPLY CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR / SUBCONTRACTORS & OWNER IF APPLICABLE COORDINATE ANY UNDER SLAB CONDUIT REQUIREMENTS WITH FOUNDATION CONTRACTOR



1348 N. RAILROAD AVE.
CHIPLEY, FL 32618
(904) 348-4387
WWW.JACOBSONDESIGN.COM

REV	DESCRIPTION

CHIPLEY STATION
FOR
WOLF PACK ALLIANCE LLC.
864 7th ST CHIPLEY, FLORIDA

JOB # 2023-110
DRAWN BY: J.W.M.
PLOT DATE: 12/6/2023

SHEET TITLE
ELECTRICAL PLAN

SHEET NUMBER

E1.0

Tamara Donjuan

From: Mike McDonough <mike@wolfpackalliance.com>
Sent: Thursday, December 21, 2023 2:50 PM
To: Tamara Donjuan
Subject: Re: Chipley Station
Attachments: Door and window detail Chipley.docx

Hi Tamara,

I am including a list of materials (IE: window, door, siding etc) as well as the design work and seating plan we are using with the liquor commission. These are the types of doors/windows we will be using (Brands my change), the stone/brick is still in the design phase but these are the styles we are looking at. Light fixtures and accessory stuff has not been decided yet but will be a form of Gaslight styling around each side. Design work will be here tomorrow (Fri) and I will send in a separate email. let me know if there is any more info you will need from me.

Mike

Garage doors Black frames):

https://luxgaragedoors.com/products/contemporary-black-aluminum-clear-tempered-glass-garage-door?variant=36099129573543¤cy=USD&utm_medium=product_sync&utm_source=google&utm_content=sag_organic&utm_campaign=sag_organic&gclid=Cj0KCQiAm4WsBhCiARIsAEJIEzWBc67FfApdEbZQvflGou0S4agwR1Dbdh8LEEaQ7dHNQsBUfhUp04gaAlZjEALw_wcB

Glass man doors (black frames):

<https://storefrontdoorsusa.com/product/commercial-right-hand-rh-storefront-door-with-12-sidelites/>

Canopies for windows/doors (black):

https://canopia.com/product/sophia-xl-5-ft-x-10-ft/?attribute_structure_color=grey&attribute_glazing=white&attribute_product-series-name=sophia-xl

Windows: (black)

<https://crystalwindows.com/product/series-2100-heavy-commercial-architectural-aluminum-thermal-break-picture-fixed-windows/>

Main entrance: (Northside)

Stick built awning/cover with stone/brick pillars. Wood upper portion to be black with stain wood inner ceiling, stone/brick still being designed but will match with walls, etc.

Metal door (black) for back entry (Vendor):

<https://www.trudoor.com/commercial-hollow-metal-doors/double-doors/>

Siding: 26 gauge Galvalume seamed metal siding (white with 3' black lower skirt)

Fencing: Where metal fencing is installed around patio, etc It will be a form of black steel/stone see thru, exact design is still being worked out as we want to make sure the liquor commission guidelines are met:

<https://www.royalfoam.us/product-page/fence-0008>

Lighting:

We have not picked out fixtures, all lighting will be black framed. Colonial gas lamp style.

Fencing around mechanical/garbage area :

https://www.northerntool.com/products/tube-slats-6ft-vertical-tube-privacy-slats-82-pc-set-black-covers-10-linear-feet-model-st6bl-82740?srsId=AfmBOoork4TlahailqKYKxb3trUOYF_rJRcBNg9pn4AY3WNN355Xyj0leBE

On Tue, Dec 19, 2023 at 2:10 PM Tamara Donjuan <TDonjuan@cityofchipley.com> wrote:

That sounds great. Thank you.

Tamara Donjuan

Code Enforcement / Planning and Zoning Officer

1442 Jackson Ave.

Chipley, FL 32428

(850)638-6350



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Dec 19 th

Chibley Station: (Doors/windows)

Doors:

- 1) Roll up glass front garage style door. – 12'w X 12'h (Bid with and without opener) (QTY 1) Black metal frame
- 2) Roll up glass front garage style door. -10'w X 12' h (Bid with and without opener) (Qty 1) Black metal frame
- 3) Glass entry man door -3070 w/sidelight (Qty 1) Black metal frame
- 4) Glass entry man door -3070 (Qty1) Black metal frame
- 5) Full metal man double door -6070 (Qty 1) Black
- 6) Interior man doors (Wood door finished with metal frame finished bronze) -3068 (Qty 5)
- 7) Interior man doors (Metal insulated door finished with metal frame finished bronze) -4068 (1)
- 8) Interior man doors (Wood door finished with metal frame finished bronze) - 2868 (Qty 2)

Windows:

- 9) Fixed double pane glass window -4040 (Qty 1) Black metal frame
- 10) Fixed double pane glass window -4020 (Qty 6) Black metal frame



BLACK (GARAGE DOORS)



BLACK (ENTRY)



BLACK (AWNING)

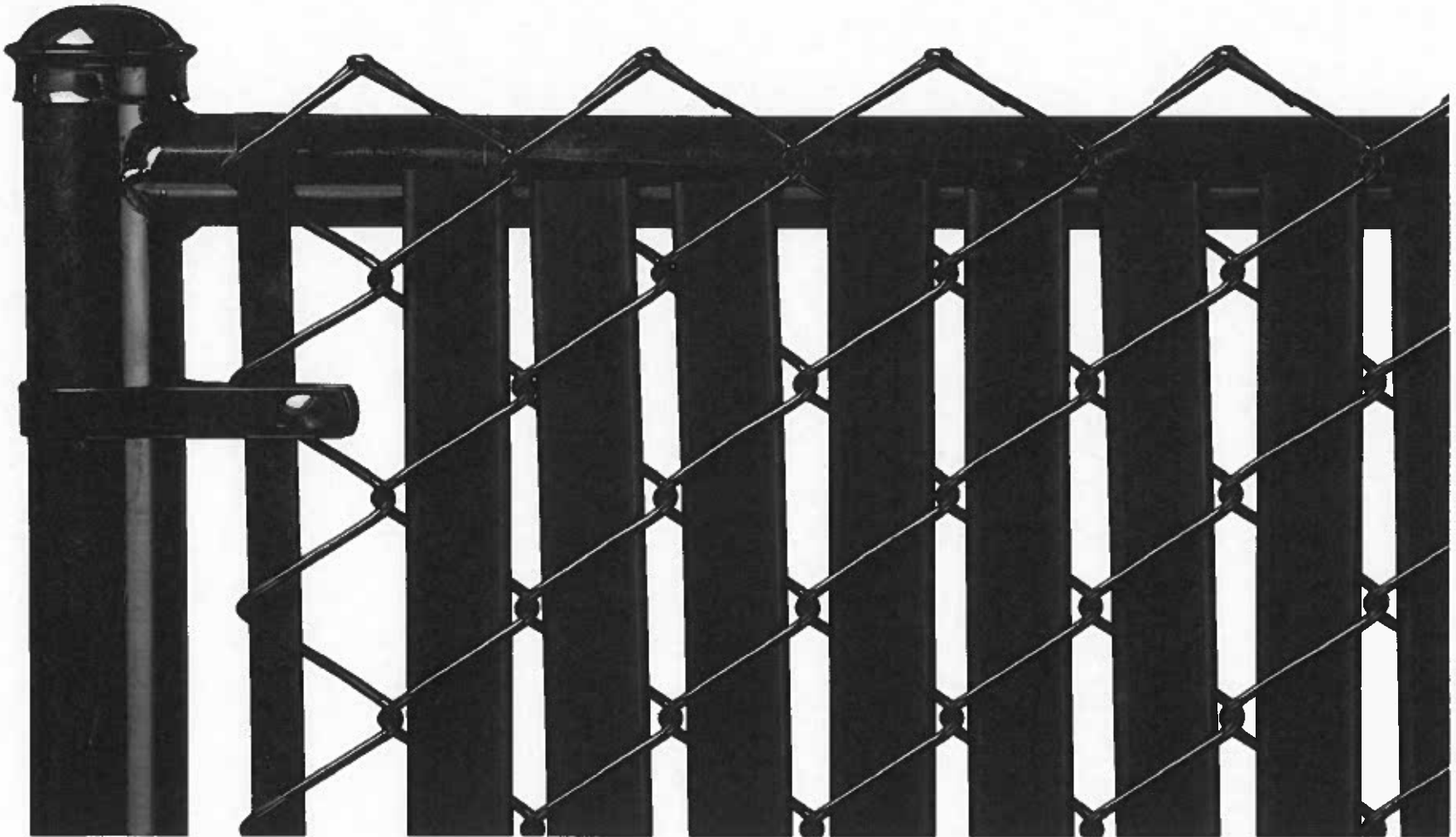




BLACK (VENDOR)



BLACK STEEL FENCING WITH STONE FOR COURTYARD



BLACK FENCING FOR MECHANICAL/GARBAGE AREA





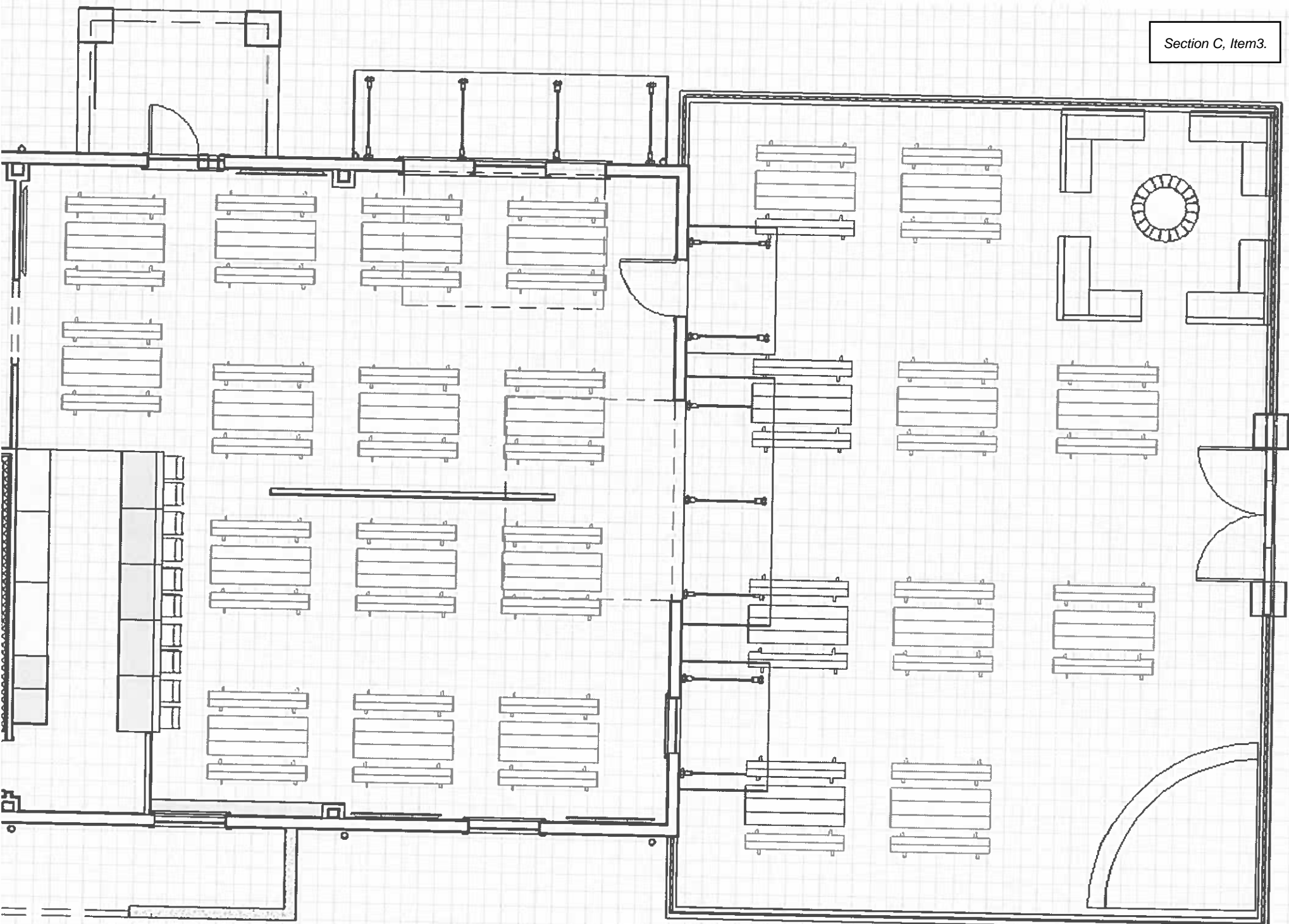












CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Affirmation of City Clerk Position – Sherry Snell

MEETING DATE	PREPARED BY
Tuesday, January 23, 2024	Patrice Tanner, City Administrator

SUMMARY

City Code Section 2-66 states the City Administrator shall nominate a City Clerk for confirmation by the city council.

RECOMMENDATION

City Staff recommend approval of Affirmation of City Clerk Position – Sherry Snell

ATTACHMENTS

You are invited to a Zoom webinar.

When: January 23, 2024 05:00 PM Central Time (US and Canada)

Topic: Special Council Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88463263724>

Or One tap mobile :

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+13092053325,,88463263724# US

Or Telephone:

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

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+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)

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

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