



City of Chipley
Planning & Zoning Commission Meeting
May 30, 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 City Council. 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 City Council 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 - February 22, 2024

F. AGENDA ITEMS

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

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

February 22, 2024

3:00 p.m.

Members Present:

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

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

Others Present:

Mrs. 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 matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Administrator and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

- A. **Call To Order.** The meeting was called to order by Mr. Lancaster 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. Ridley and seconded by Mr. Kent to approve the agenda as presented. The motion passed unanimously.

- D. **Presentation and Approval of Minutes.**
1. January 23, 2024 (Form 8b – Voting Conflict attached)

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

- E. **Agenda Item.**

1) **Request for Small-Scale Amendment** – 1218 Campbellton Avenue – Debra McGhee-Davis.

Mrs. Donjuan stated this was for a small-scale amendment to change the property from low density residential to high density residential for the development of multi-family housing. The property is located at 1218 Campbelltown Avenue, parcel 00000000-00-2698-0001, .417 acreage is currently low density residential. Approval of the Small-Scale Future Land Use Map Amendment would change the property to high density residential which would allow development for all types of residential development to include multi-family residential structures to the property. The proposed amendment is consistent to the area with no substantial changes to the district. If approved, it would increase housing for the area that would allow growth for our community.

Signage posted to the property on January 11, 2024, provided public notice of the hearing satisfactory to the 30 days required. Public notices were certified to thirty-seven (37) property owners within five hundred (500) feet of said property. Thirty (30) letters were claimed, eighteen (18) responses, one (1) blank, four (4) opposed and thirteen (13) in favor of the Land Use Change from low density residential to high density residential. An increase in housing for the City of Chipley is needed. Mixed residential land uses surround the property to include low-density and medium density. City Staff recommends approval of the Small-Scale Future Land Use Map Amendment for Debra McGhee-Davis for property located at 1218 Campbellton Avenue, parcel 00000000-00-2698-0001 from residential low-density to residential high-density to create additional housing to the area. She stated it was a duplex in the packet but there could be other options. Mr. Kent asked what other options were there. Mrs. Donjuan stated it was a duplex in the packet but they could do more like a triplex. Mr. Morris asked what they are proposing to put on the parcel. Mrs. Debra McGhee-Davis stated either a duplex or fourplex but that depends on affordability. Mrs. Donjuan added that this was a prior code enforcement case but the lot was cleaned and the church was demolished. Mr. Morris asked how many families would it house. Mrs. McGhee stated two or four. Mr. Morris stated he was concerned about parking. Mrs. Donjuan stated setbacks and parking requirements would have to be met.

Megan Pannell, 1222 Campbellton Avenue, stated her property is paid off and her children are homeschooled. She added that she is concerned about a high presence of drug activity in the area and that there is only 88' between her property and next door. She stated she does not want this development to decrease the value of her home. Mr. Lancaster stated she should call the police department and/or the sheriff's office and ask them to step up patrols in the area.

Bruce McLeod, 717 Glenwood Avenue, stated his property is also paid off and one reason he bought it is because it was secluded. He had hoped for a nice quiet church next door. He doesn't want high density residential next to him. He stated he had to put up a fence to keep the neighbor's dogs off his property. He added that he had invested \$200,000 fixing up his property and does not want the property value to decrease.

Katrina Jackson, Anderson Street, stated she lives in the complex across the street from the property and was concerned about a friend's property decreasing in value.

Mrs. Owens stated she didn't see how the values would decrease, it will look better. She asked Mrs. McGhee if she would be the property manager who would make tenants follow the rules. Mrs. McGhee stated yes she would be. She added that they have other properties and do quarterly inspections.

Mrs. Jackson asked if the lot would be big enough to build on. Mrs. Owens stated they will have to follow city code and meet setbacks. Mr. Lancaster stated whatever goes in will have to comply with the rules. Mr. Kent added that it's not the building that attracts the crime, it's who you rent it to. Mrs. McGhee stated she would do background checks on tenants. Discussion ensued.

A motion was made by Mrs. Owens and seconded by Mr. Ridley to approve the Request for Small-Scale Amendment at 1218 Campbellton Avenue for Debra McGhee-Davis. The motion passed unanimously.

2) Request for Development Order – 1680 Main Street – Waffle House, Inc.

Mrs. Donjuan stated this is located in the Corridor Development District and is for a development order to add electric vehicle charging stations to the existing parking lot at Waffle House. Paul Morrison, PxT Infrastructure Solutions, LLC, stated this will have two chargers with a total of four stalls that Florida requires to be 12 feet wide. He added that this was a state funded program and they were doing multiple locations in Florida. Ms. McCall asked about the tree located at the site. Mr. Morrison stated the tree would remain.

A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the Development Order at 1680 Main Street for Waffle House, Inc. The motion passed unanimously.

- F. Other Business.
- G. Adjourn. The meeting was adjourned at 3:31 p.m.

Presented by: _____
Sherry Snell
City Clerk

Mr. Thomas Lancaster
Chairman

CITY OF CHIPLEY

STAFF REPORT

SUBJECT: Request for a Variance and Amended Development Order– 684 7th Street – Wolfpack Alliance, LLC

MEETING DATE

Thursday, May 30, 2024

PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

SUMMARY

A variance is needed to allow alcoholic beverages sales for the property located at 684 7th Street, Parcel ID: 00-1430-0000. The amended development order will reflect the correct type of development as an entertainment establishment. This property is located in the Historic Commercial District with an overlay of the Corridor Development District and Entertainment District.

Chapter 4, Alcoholic Beverages, Article II.-Establishments, Sec. 4-29 Location restricted; proximity to churches, public parks, residential dwellings, and schools; distance locations for bottle clubs, private clubs, and entertainment establishments; restrictions for established businesses. (3) *Distance locations for bottle clubs, private clubs, and entertainment establishments.* It is unlawful for any licensed alcoholic beverage bottle club, private club, or entertainment establishment to operate, barter, sell, give away, exchange or otherwise dispose of in the nature of a gift or exchange alcoholic and intoxicating liquors for consumption on the premises where sold, bartered, exchanged, given away or disposed of within 1,000 feet of any church, public park, residence or school. The distance shall be determined by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land in use as a church, public park, residence or school facility lies within such radius, then the church, public park, residence or school shall be deemed to be within such distance. This provision shall not apply to brewpubs, micro-breweries, micro-distilleries, micro-wineries or event venues.

Granting of the variance will be in harmony with the general intent and purpose of the Code and that such variance will not be injurious to the surrounding area. The variance granted is the minimum that will make possible the reasonable use of the new development as an entertainment establishment.

The City Council will meet June 11, 2024, at 5:00 p.m. to review the recommendation.

RECOMMENDATION

City Staff recommends approval of the variance and amended development order to promote the growth and success of the downtown area with offering additional entertainment to our community.

ATTACHMENTS

1. Variance Request Packet
2. Affidavit of Mailing
3. Entertainment District Ordinance



ZONING CHANGE OR VARIANCE REQUEST OR SPECIAL EXCEPTION

FEE: \$150.00

Any applicant requesting a particular service specified herein shall make formal application to the City and shall pay the appropriate fee. No portion of the appropriate fee shall be refunded whether the request is withdrawn by the applicant or denied or granted by the City of Chipley.

Date 05/03/2024 Applicant's Name Wolf Pack Alliance , LLC

Phone 503-572-4721 Address 6420 NW Lambert LN Camas WA 98607

  05/03/2024
Signature of Applicant Date

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED: 684 7th ST. Chipley , FL

TYPE OF REQUEST: Zoning Change (O) Variance (C)

REASON FOR REQUEST: Obtain a liquor license for Chipley Station.

SUPPORTING DOCUMENT(S): _____

ZONING BOARD USE ONLY

DECISION OF ZONING BOARD: _____

Signature of Board Chairman Date

PERSON TO BE NOTIFIED OF BOARD DECISION: _____

Address: _____ Phone #: _____

ORDINANCE NO. 979

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA AMENDING CHAPTER 10, ARTICLE III OF THE CODE OF ORDINANCES TO ESTABLISH A DOWNTOWN ENTERTAINMENT DISTRICT, PROVIDING FOR A LEGAL DESCRIPTION OF THE DISTRICT; PROVIDING FOR DEFINITIONS; PROVIDING FOR RULES FOR OUTSIDE CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN THE DISTRICT; PROVIDING FOR PERMITTING FOR SPECIAL EVENTS; PROVIDING FOR EMERGENCY SERVICES REQUIREMENTS FOR PERMITTED SPECIAL EVENTS; PROVIDING FOR HOURS OF MUSIC AND ENTERTAINMENT; AMENDING CHAPTER 4, ALCOHOLIC BEVERAGES, TO PROVIDE CERTAIN EXEMPTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes, the City Council of the City of Chipley is vested with the authority to adopt this Ordinance; and

WHEREAS, the concept of local sustainability and a desire for an economically healthy Downtown has inspired the City to search for programs to attract more visitors to the area to ensure the long-term viability of the City's Downtown business area; and

WHEREAS, many communities around the country have been exploring the allowance of outside alcoholic beverage consumption as an engine for downtown revitalization; and

WHEREAS, the City Council desires to improve walkability between businesses and downtown events where customers stay in the area longer and move from business to business; and

WHEREAS, the City Council desires to increase activity within the new Entertainment District to promote district-wide and site-specific events; and

WHEREAS, the City Council desires to foster a mutually beneficial relationship among downtown merchants; and

WHEREAS, the City Council encourages private development of entertainment facilities which will enhance and complement the use of existing public facilities; and

WHEREAS, the City Council proposed the creation of an Entertainment District; and

WHEREAS, the City Council finds that this Ordinance is consistent with the Comprehensive Plan of the City of Chipley; and

WHEREAS, the City Council finds that the adoption of this Ordinance will be in the best interest of the citizens of the City of Chipley.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHIPLEY, FLORIDA, AS FOLLOWS:**

Section 1. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-24, as follows (additions are shown by underline and deletions are shown by strikethrough) to add authorizing provisions regarding the purpose and intent of the article:

Sec. 10-24. Purpose.

The purpose of this article is to encourage the location of entertainment, retail and restaurant uses within a limited defined area of the city hereafter referred to as the entertainment district. The regulations within this article create an opportunity to offer a variety of amenities to the public in a convenient physical location that will promote pedestrian use with an attendant decrease in vehicular traffic, provide for more efficient and effective public safety enforcement in a defined area, foster a mutual relationship among downtown merchants and property owners, and encourage private development of entertainment facilities which enhance and complement the use of the public facilities.

Section 2. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-25, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for district boundaries:

Sec. 10-25. District boundaries.

The Entertainment District shall mean an area described in the attached Exhibit "A" of this ordinance and shall be generally described as the area depicted on the aerial map attached to this ordinance as Exhibit "B."

Section 3. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-26, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for definitions:

Sec. 10-26. Definitions.

As used in this division, the term:

Alcoholic Beverages means beer, wine, and liquor, or any beverage containing any of the foregoing.

Approved Container means a clear plastic cup containing the City's approved design; for the consumption of alcoholic beverages within the boundaries of the District. Such open container may not exceed sixteen (16) fluid ounces in size.

District means the Entertainment District as set forth in section 10-25.

Event means all events held for the purpose of attracting an influx of visitors that occur one time and/or re-occur within the District that are outside the normal day-to-day business operation of the entities within the District.

Outside means all sidewalks, streets, alleyways, and designated street crossing paths within the District.

Registered Establishment means a State-licensed alcoholic beverage dispensing establishment within the District who registered with the City to serve alcoholic beverages for outside consumption.

Section 4. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-27, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for regulations for Outside Consumption within the District:

Sec. 10-27. Outside consumption in the District.

District possession/consumption hours. Possession/consumption of any alcoholic beverages dispensed or sold by a registered establishment is authorized within the boundaries of the District, Mondays to Saturdays, from 11 am to 11 pm. Extended hours of consumption for city or city-sponsored events may be granted with prior approval by the City Administrator and/or designee.

Outside drink limit. Any registered establishment licensed to dispense or sell alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in an approved container for removal from the premises, as specified in this article. No establishment shall dispense to any person, under the legal age of alcohol drinking, as provided by law, more than one such alcoholic beverage at a time for removal from the premises. No person shall remove at one time more than one such alcoholic beverages from the licensed premises.

Drinking from a bottle, aluminum, or glass container is prohibited. It shall be unlawful for any person to drink alcoholic beverages from an unapproved container, or to possess in an open aluminum or glass container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether private or public, except as authorized and approved as outdoor dining.

Entertainment District Event Permit shall be required for events in the Entertainment District as required and approved by the City. Events are those as set forth under Sec. 10-28. Outside consumption shall be permitted as stated in these regulations for those events.

Section 5. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-28, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for Permitting for District Events.

Sec. 10-28. Entertainment District Event Permit.

- a) All events held within the District require an Entertainment District Event Permit in accordance with the provisions of this article, unless expressly exempted. No event organizer required by this article to obtain an

Entertainment District Event Permit shall advertise, engage in, participate in, aid, form, or start any special event prior to obtaining an Entertainment District Event Permit from the City of Chipley.

- b) The organizers of any re-occurring events are to renew permitting documentation upon passage of a calendar year since the date of the initial permit approval or once twelve (12) re-occurrences of the event have taken place, whichever comes first.
- c) The City Administrator or his/her designee shall review the application and provide approval or denial. City Departments have the opportunity to comment on the application and provide their recommendation to the City Administrator or his/her designee.
- d) The City of Chipley, including all Departments within, is exempt from the Entertainment District Event Permit process.
- e) The issuance of an Entertainment District Event Permit by the City of Chipley shall not relieve any person from the duty to secure any other permits or approvals as may be required by the City's Code of Ordinances to include, but not be limited to, a Business Tax Receipt, street closure authorization, or other permits/authorizations.
- f) Filing period. A complete application with all required documents for a special event permit shall be filed with the City Administrator or his/her designee not more than 180 days before, and not less than 45 calendar days before the date and time at which it is proposed to commence the event. The City Administrator may waive the minimum 45-day filing period and accept an application filed within a shorter period if the City of Chipley or designee determines that such waiver will not present a hazard to the public safety because of the reduced amount of time available to fully process the application after due consideration of the date, time, place, and nature of the event, the anticipated number of participants, and the necessity for the amount of City services that will be required in connection therewith.
- g) Contents. The application shall, at a minimum, state the following:
 - a. The name of the event organizer, sponsor, or responsible person or entity.
 - b. The mailing address, email address, and telephone number of the event organizer, sponsor, or responsible person or entity.
 - c. The name, address, and telephone number of the headquarters of an organization and of the authorized and responsible heads of such organization if the event is to be conducted for, on behalf of, or by such organization.
 - d. The specific location(s) of the proposed event.
 - e. The date of the event and the hours of operation.
 - f. The approximate number of spectators and or participants present or participating in the event.

- g. A designation of any public facilities or equipment proposed to be utilized.
- h. State permit if state roadway is to be used.
- i. Proof of general liability insurance, with the City of Chipley named as an additional insured if the event is held on public or city-owned property.
- j. A security plan with the name of the company providing staffing, including certified crowd managers (if applicable), for the event. A predetermined manpower allocation table shall be used as a guideline in order to determine how many officers with arrest powers will be assigned to the event (if any). The chief of police or designee may adjust the requirement of officers with arrest powers as he/she determines necessary.
- k. A site plan, which shall show at a minimum the following:
 - i. The dimensions and locations of all permanent and proposed temporary structures to be located on the property. Should any temporary structures be required for the event, the applicants will be responsible for obtaining all necessary building permits and meeting all requirements of applicable building and fire codes;
 - ii. Ingress and egress locations; access to the site must not impede normal traffic flow on adjacent roadways;
 - iii. The capacity and location of restroom facilities (either permanent or temporary) sufficient to meet the anticipated demand at the event;
 - iv. Adequate provision for solid waste collection and disposal;
 - v. A parking plan with all on-site and overflow parking (if necessary) and proposed traffic flow, in addition to any necessary traffic control devices at the special event location.
- l. A certificate of good standing certifying that the event organizer is authorized to do business in Florida if the event organizer is a corporation or limited liability company or some other business entity required to be registered with the department of state.
- m. Copies of all fliers, handbills, newspaper advertisements and other advertising that the event organizer anticipates using to promote or advertise the special event.
- n. Written proof of permission from the owner of the regulated property for the use of said property by the event organizer for the special event. The owner shall be required to sign the application and agree to any conditions placed on the special event by the city. If the owner of the property is the city or the property is public property, this term shall not be required.

- o. Copies of all required federal, state and local business or regulatory licenses required to be held by the event organizer.
- p. Any other documentation or information that city staff or the city council determines to be reasonably necessary to properly evaluate the application.
- h) Fees. A non-refundable application fee as approved by resolution of the City Council shall be paid to the City of Chipley at the time the application is filed. Any changes to the original permit application are subject to a new application process and its payment of its associated fees as established herein.

Section 6. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-29, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for police, fire, and emergency medical services review.

Sec. 10-29. Police, Fire, and Emergency Medical Services.

(a) Police. During the permit review process, the Chief of Police or his/her designee shall determine whether and to what extent additional police protection reasonably will be required for the event for purposes of traffic, crowd control, and security. If additional police protection for the event is deemed necessary by the Chief of Police or his/her designee, he/she shall so inform the applicant for the permit. The applicant then shall have the duty to secure police protection acceptable to the Chief of Police or his/her designee at the sole expense of the applicant and shall prepay the expenses of such protection as required. The Chief of Police or his/her designee shall consider what additional manpower, equipment and supplies are needed, as well as any other items or expenses which will be necessary.

(b) Fire and Emergency Medical Services. During the review process, the Fire Chief, the Fire Marshal, or their designee shall determine the need for on-site fire watch, crowd managers or emergency medical personnel. The Fire Marshal or his/her designee shall consider such factors as the location, number of anticipated participants and spectators, and type of event, including the application of appropriate codes and ordinances. If fire watch, crowd managers and/or emergency medical personnel for the event are deemed necessary by the Fire Chief or Fire Marshal, he/she shall so inform the applicant who shall have the responsibility to secure fire watch/emergency medical personnel/crowd managers reasonably acceptable to the Fire Chief and/or Fire Marshal or their designee at the sole expense of the applicant and shall prepay the expenses of such protection. Only state-certified licensed professional fire/emergency medical personnel shall be used for this purpose, preferably City of Chipley Fire Department employees and equipment. The conduct of the event shall not introduce extraordinary hazards to fire protection and/or life safety in the immediate or adjacent areas.

Section 7. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-30, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for restrictions on hours for music and entertainment.

Sec. 10-31. Hours for music and entertainment.

Music, singing, and/or other forms of entertainment, whether amplified or not, shall be permitted indoors at any time during business hours of any facility or business enterprise within the district. Outdoor music, singing and entertainment shall be permitted until 12:00 am, providing compliance with the City's Noise Ordinance (section 22-6), unless otherwise permitted by way of an Entertainment District Event Permit.

Section 8. Chapter 10 of the Code of the City of Chipley is hereby amended, to provide for the addition of Section 10-31, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for temporary street closures.

Sec. 10-31. Temporary street closures.

Authorized temporary street closures in the district area will be limited to city events, city-sponsored events, or city-approved events, as authorized by the City Administrator or his/her designee.

Section 9. Chapter 4 of the Code of the City of Chipley is hereby amended, to provide for the changes of Section 4-2, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for exemptions from Prohibitions.

Sec. 4-2. Prohibitions.

Except within the Entertainment District as authorized in Chapter 10, it shall be unlawful for any person to publicly consume any alcoholic beverage within a radius of 100 feet of any package store, food store, or any other place of business which sells alcoholic beverages, unless being consumed within the privacy of any home. No vendor, bottle club, or private club shall sell, furnish or deliver, or permit any person in the vendor's, bottle club's or private club's employ to sell, furnish or deliver, or allow the consumption on the premises of any alcoholic beverages in any quantity to or by any person who is intoxicated.

Section 10. Chapter 4 of the Code of the City of Chipley is hereby amended, to provide for the changes of Section 4-31, as follows (additions are shown by underline and deletions are shown by strikethrough) to provide for exemptions from Loitering.

Except within the Entertainment District as authorized in Chapter 10, nNo person shall loaf or loiter in or near any establishment where alcoholic beverages are sold or dispensed. No proprietor of any such establishment shall permit any person to

loaf or loiter in or near such establishment. Any person that violates any provision of this chapter shall be punished as provided in section 1-9.

Section 11. Severability. It is declared to be the intent of the City Council that, if any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 12. Conflicts. This action supersedes all codes and ordinances of the City, or parts of, in conflict with this ordinance, to the extent of the conflict. The provisions of the Code of Ordinances of the City of Chipley shall be amended to include the foregoing, with the Chapter and Section number as indicated above.

Section 13. Effective Date. This ordinance shall become effective immediately upon its passage and adoption.

INTRODUCED on first reading in the City Council on November 14, 2023.

PASSED after second reading by the City Council on December 12, 2023.

CITY OF CHIPLEY, FLORIDA



By its Mayor, Tracy Andrews

ATTEST:



By the City Clerk, Patrice Tanner

APPROVED AS TO FORM:



Michelle Blankenship Jordan
City Attorney

EXHIBIT A

The Entertainment District shall run from the intersection of Church Avenue and 5th Street East to the intersection of Church Avenue and 7th Street, then South to the intersection of Jackson Avenue and 7th Street, then West to the intersection of Jackson Avenue and 5th Street, then North back to the intersection of Church Avenue and 5th Street.

EXHIBIT B

Section F, Item 1.



Print
ReceiptVoid
ReceiptClose
Receipt

UBS

STS

FMS

Money Received

+ Add Money To Receipt

	Amount	Type	Payment Info
150.00	PP	VISA: 1577 / AUTH: 155647069	

Provider Fees Paid: \$3.00

Distributions

+ Add Distribution

	Type	Amount	Apply To	Description	For	Discount Pen Forgive
FMSD	150.00	DIST CD: 2550	VARIANCE			0.00

Operator Code: BETTY

Receipt Code: CD3008505

Receipt Date: 05/03/24

☐ Voided

Distributions: 150.00

Money: 150.00

Change Due: 0.00

From: STORLIE, KATHY A-WOLF PACK ALLIANC

Email Address:

Destination Phone:

NOTICE OF PUBLIC HEARING

The Planning & Zoning Commission of the City of Chipley, FL will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL and via Zoom, on Thursday, May 30, 2024, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. A variance is needed to allow alcoholic beverage sales for the property located at 684 7th Street, Parcel ID: 00-1430-0000. The amended development order will reflect the correct type of development as an entertainment establishment.

Zoom webinar:

When: May 30 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/83814523565>

Or One tap mobile :

+13052241968,,83814523565# US, +13017158592,,83814523565# US (Washington DC)

Or Telephone:

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

+1 305 224 1968 US +1 301 715 8592 US (Washington DC) +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 646 931 3860 US +1 669 900 9128 US (San Jose) +1 689 278 1000 US +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

Webinar ID: 838 1452 3565

The City Council will conduct a public hearing at the City Hall Council Chambers located at 1442 Jackson Ave, Chipley, FL on June 11, 2024, at 5:00 pm to consider the request for the variance and amended development order request.

All citizens and interested parties are encouraged to attend the public hearings or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodations due to disability or physical impairment, including speech or hearing impairments, should contact the City Hall at 850-638-6350 at least five (5) business days prior to the hearing.

Tamara Donjuan

Code Enforcement/Planning Officer

CITY OF CHIPLEY AFFIDAVIT OF MAILING

May 9, 2024

Re: Notice of Public Hearing for the Planning and Zoning Commission, on May 30, 2024, at 3:00 pm., and Notice of Public Hearing for City Council on June 11, 2024, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Tamara Donjuan, designated and employed by the City of Chipley, Florida, did mail the notice of a public hearings to the following:

See Exhibit A, on May 9, 2024.



Employee Signature

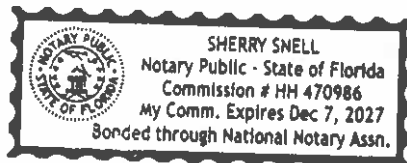
5/9/24

Date

Sworn to and subscribed before me this 9th day of May, 2024, by
Tamara Donjuan, who is personally known by me.



Signature of Notary Public



CAPITAL CITY BANK
ATTN: ACCOUNTING DEPT
217 N MONROE ST
TALLAHASSEE, FL 32301

CITY OF CHIPLEY
PO BOX 1007
CHIPLEY, FL 32428

COGGIN PROPERTIES INC
PO BOX 432
CHIPLEY, FL 32428

COGGIN PROPERTIES LLC
232 MAY CIR
CHIPLEY, FL 32428

CORBIN DAVID ALAN
1436 CLAYTON RD
CHIPLEY, FL 32428

CULPEPPER INVESTMENT PROP LLC
1296 WELLS AVE
CHIPLEY, FL 32428

DAVIDSON J PAUL JR, DAVIDSON LEAN
1700 BONNER RD
BONIFAY, FL 32425

DAVIDSON JAMES P JR, DAVIDSON LEA
1700 BONNER RD
BONIFAY, FL 32425

DOUBLE DC PROPERTIES LLC
1456 CLAYTON RD
CHIPLEY, FL 32428

EVOLI LIFE LLC
2309 FRANKFORD AVE
PANAMA CITY, FL 32405

FALLING WATERS INVESTMENT LLC
1111 PINE BLUFF DR
CHIPLEY, FL 32428

FLORIDA GULF & ATLANTIC, LLC, RAILU
1515 SOUTH FEDERAL HWY STE 308
BOCA RATON, FL 33432

FLOYD JON S, FLOYD JENEE T
1311 PINEY GROVE RD
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE, WARD
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE, WARD
WG JR & FE GODFREY REV TRUSTS
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD G JR TRUSTEE
PO BOX 147
CHIPLEY, FL 32428

GODFREY WARD GRIFFITH TRUSTEE, C
PO BOX 147
CHIPLEY, FL 32428

J CORB LLC
912 HWY 277
CHIPLEY, FL 32428

KNAPP MICKEY
216 BAHOMA RD
CHIPLEY, FL 32428

LENZ GERALD
1536 OLIE RD
CHIPLEY, FL 32428

MAIN STREET MARKET LLC
1700 BONNER RD
BONIFAY, FL 32425

MARQUEZ ASHLYNN C, MARQUEZ JOSE
4391 CYPRESS CROSSING RD
VERNON, FL 32462

MOSS INDUSTRIES INC
1427 GAINER RD
CHIPLEY, FL 32428

PROFESSIONAL QUALITY SVCS LLC
20 WRIGHT AVE
NEW HAVEN, CT 06515

RANEY WANDA
2555 KENT RD
CHIPLEY, FL 32428

RILEY GAIL GODFREY TRUSTEE, WELL
1481 OLD BONIFAY RD
CHIPLEY, FL 32428

SASSER J D MRS, DAVIDSON TAWANA T
PO BOX 563
CHIPLEY, FL 32428

SISTERS SOUTHERN CHARM B & T
827 MAIN ST
CHIPLEY, FL 32428

SWART JAN H, SWART SOPHIA
532 TEQUESTA DR
COMPASS LAKE IN THE HILLS
MARIANNA, FL 32448

TAYLOR MARK A
PO BOX 979
CHIPLEY, FL 32428

WOLFPACK ALLIANCE LLC
6420 NW LAMBERT LN
CAMAS, WA 98607

WRIGHT JAMES W, WRIGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

WRIGHT JAMES, WRIGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

WRIGHT JAMES, WRIGHT BRITTANY
808 CORBIN RD
CHIPLEY, FL 32428

You are invited to a Zoom webinar.

When: **May 30, 2024 3:00 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/83814523565>

Or One tap mobile :

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Or Telephone:

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

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+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

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+1 646 558 8656 US (New York)

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