



**City of Chipley**  
**Planning & Zoning Commission Meeting**  
January 29, 2026 at 3:00 PM  
City Hall - 1442 Jackson Avenue, Chipley, FL 32428  
**AGENDA**

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- 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. AGENDA ITEMS**

- 1. **Request for a Variance - 966 Lera Lane - WJH FL, LLC**
- 2. **Request for a Development Order and a Variance – Corner of Watts Avenue and 7th Street – Serene Life Beer Garden**

**F. OTHER BUSINESS**

**G. ADJOURN**

**H. 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:** Request for a Variance – 966 Lera Lane – WJH FL, LLC

<b>MEETING DATE</b>	<b>PREPARED BY</b>
Thursday, January 29, 2026,	Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

WJH FL LLC is requesting a variance for the property located at 966 Lera Lane, Parcel ID: 00-2258-0140, .288 acres. The proposed variance will allow the current setbacks to the residence and allow the ability to transfer ownership of the residence.

A variance is needed for the front setback only. The front setback is currently 20 feet 4 inches. All other yard setbacks have been met.

City of Chipley’s Code of Ordinances reviewed are listed below.

### ARTICLE VI. - DISTRICT REGULATIONS

#### Sec. 44-150. - Residential land use districts.

Yard setback:

- (i) Front: 30 feet.
- (ii) Side: Ten feet.
- (iii) Rear: 20 feet, principal building.

### ARTICLE XI. - VARIANCES

#### Sec. 44-293. - Hearing on petition.

- (b) In considering variances to the land development code, the city council shall, before making a decision in a specific case, first determine:
  - (1) That the proposed variation does not constitute a change in the districts shown on the zoning map;
  - (2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;
  - (3) That the proposed variation will not impair the established values of property in the surrounding area;
  - (4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;
  - (5) That the special conditions and circumstances do not result from the actions of the applicant;
  - (6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district;

- (7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;
- (8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (9) That the grant 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 area involved or otherwise detrimental to the public welfare.

Mailing for the notice of hearing was mailed on January 8, 2026, by certified mail to 20 (twenty) owners that live within 300 feet of the property requesting the variance, 966 Lera Lane, Parcel ID: 00000000-00-2258-0140, .288 acreage. Total of 15 (fifteen) owners have signed the certified mail.

According to FEMA National Flood Hazard Layer data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

The City Council will meet February 10, 2026, at 5:00 p.m. to review the recommendation.

### RECOMMENDATION

City Staff recommends approval of the proposed variance for the yard setbacks to allow transfer of ownership.

### ATTACHMENTS

- 1. Variance Request Packet



# City of Chipley

1442 Jackson Avenue  
Post Office Box 1007  
Chipley, Florida 32428  
Phone: (850) 638-6350



## Variance Application Review – 966 Lera Lane

We performed a review of the request for variance for an exception to setback requirements. The property is located at 966 Lera Lane, Chipley, Florida. The purpose of the review is to identify whether the proposed setbacks are consistent with Article XI – Variances of the City of Chipley Code of Ordinances.

### *Variance Application Requirements*

#### Article XI – Variances

Pursuant to Sec. 44-289 the applicant submitted a variance application on January 8, 2026. This was reviewed against the requirements listed in Sec. 44-290. All application requirements have been met by the applicant and the City.

Pursuant to Sec. 44-290, the petition for a variance to the land development code shall be evaluated based on the below determinations:

(1) That the proposed variation does not constitute a change in the districts shown on the zoning map;

*No zoning district will be changed with this variance.*

(2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;

*There will be no increased congestion or public safety concerns with this variance.*

(3) That the proposed variation will not impair the established values of property in the surrounding area;

*Property values will not be impaired by this variance.*

(4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

*The special condition of the building of the subject development is that the front yard setback is less than thirty (30) feet. The City of Chipley Land Development Code does not provide requirements for or exceptions to the code as it relates to yard setbacks. There*

*have been at least five variances for the yard setbacks in this subdivision.*

(5) That the special conditions and circumstances do not result from the actions of the applicant;

*Applicants' initial plans requested were approval on May 6, 2025, and then on June 3, 2025, they requested revisions to the plans and were approved. The yard setback on both plans met the City of Chipley requirements. Current plans received on January 8, 2026, from the applicant were not approved through the City of Chipley. The new County Building Inspector as of January 26, 2026, is aware of the City of Chipley's yard setbacks requirements.*

(6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings, or structures in the same zoning district;

*No special privileges will be granted to this applicant. There are at least five residences within the subdivision that do not meet yard setbacks.*

(7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;

*The Code for low density residential yard setback for the front is thirty (30) feet. There are at least five residences within the subdivision that do not meet yard setbacks.*

(8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*This variance for the yard setbacks will allow the newly constructed residential structure ability to transfer ownership of the property.*

(9) That the grant 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 area involved or otherwise detrimental to the public welfare.

*Granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ 150<sup>00</sup>

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 12/22/25 Applicant's Name: Cory Morgan - WJH FL LLC

Phone 337-573-9780 Address: 1000 E 23rd. St, Suite A-4, Panama City 32405

Parcel ID: 00000000-00-2258-0140

Present Zoning Category of Property:

Requested Zoning of Property:

Property is: Developed x Undeveloped

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED:

966 LERA LN

TYPE OF REQUEST: Zoning Change ( ) Variance (x)

REASON FOR REQUEST: To modify the front setback so the new home is not enroaching.

SUPPORTING DOCUMENT(S): Plot Plan, Permit, CO, Final Survey, Land Use Compliance

Signature of Applicant

12/22/25 Date

\*\*\*\*\*

CITY STAFF USE ONLY

Is the proposed zoning change consistent with the Comprehensive Plan? (x) Yes ( ) No

Are proposed development plans consistent with the Comprehensive Plan? (x) Yes ( ) No

Are proposed development plans compatible with the surrounding community? (x) Yes ( ) No

Certified copy of property deed attached? (x) Yes ( ) No

Legal Advertisement for public hearing scheduled for: 1/29/26

Map prepared:

Site Visit Performed:

Staff Summary Prepared: T Donsauer

APPLICATION REVIEWED BY: [Signature]

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ 150<sup>00</sup>

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Signature of Applicant

12/22/25 Date

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Map prepared:

Site Visit Performed:

Staff Summary Prepared: T Donsauer

APPLICATION REVIEWED BY: [Signature]

# Washington County, FL

## 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 00000000-00-2258-0140  
 Location Address 966 LERA LN  
 CHIPLEY 32428  
 Brief Tax Description 10 4 13 .28 LOT 40 MARTIN'S WO ODS S/D AS RECORDED IN PB 4 P 32, ORB 1340 P 856.  
 (Note: Not to be used on legal documents.)  
 Property Use Code VACANT (0000)  
 Sec/Twp/Rng 10-4-13  
 Tax District Chipley (2)  
 Millage Rate 20.8507  
 Acreage 0.288  
 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  
[WJHFL LLC DBA](#)  
[WJH LLC](#)  
 2325 LAKEVIEW PKWY  
 STE 600  
 ALPHARETTA, GA 30009

### Valuation

	2025 Final Values
Building Value	\$0
Extra Features Value	\$0
Land Value	\$22,000
Land Agricultural Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$22,000
Assessed Value	\$22,000
Exempt Value	\$0
Taxable Value	\$22,000
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.

Section E, Item 1.

### Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
006247 - MARTIN'S WOODS	1	LT	0	0

### Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee
Y	6/25/2025	\$228,000	WD	<a href="#">1340/856</a>	Vacant	O NEILL INVESTMENTS LLC	WJHFL LLC DBA
Y	2/7/2025	\$150,000	WD	<a href="#">1327/801</a>	Vacant	HARRELL SHARON RENA	O NEILL INVESTMENTS LLC
N	8/12/2022	\$100	PR	<a href="#">1250/760</a>	Improved	HARRELL DONALD R ESTATE	HARRELL SHARON RENA

### Tax Collector Site

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

### Generate Owner List by Radius

Distance:



Use Address From:

 Owner
  Property

Select export file format:

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 formats.

 Show All Owners  
 Show Parcel ID on Label

Skip Labels

### Map



No data available for the following modules: Building Information, Extra Features, Sketches.

Washington County 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 taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/15/2026, 10:15:27 AM

[Contact Us](#)

Developed by  
 SCHNEIDER  
GEOSPATIAL

# National Flood Hazard Layer FIRMette



53°13'39"W 30°45'49"N



85°31'2"W 30°45'16"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, An area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone X*

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone X*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/16/2026 at 9:31 PM and does not reflect changes or amendments subsequent to this date. The NFHL and effective information may change and become superseded by new data over time.

This map image is void if the one or more of the following elements do not appear: basemap imagery, flood zone legend, scale bar, map creation date, community identification number, and FIRM effective date. Map imagery, unmapped and unmodernized areas cannot be used for regulatory purposes.

Section E, Item 1.

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, January 29, 2026, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. Request for Development Order to include a Variance – Serene Life Beer Garden. The property is located at the corner of Watts Avenue & 7<sup>th</sup> Street, Parcel ID: 00000000-00-1328-0001.
2. Request for a Variance – WJHFLL, LLC - 966 Lera Lane. Parcel ID: 00000000-00-2258-0140.

You are invited to a Zoom webinar!

**When: January 29, 2026 03:00 PM Central Time (US and Canada)**

**Topic: Planning & Zoning Commission Meeting**

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/85241464711>

Phone one-tap:

+16469313860,,85241464711# US +13017158592,,85241464711# US (Washington DC)

Join via audio:

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 689 278 1000 US +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

Webinar ID: 852 4146 4711

All citizens and interested parties are encouraged to attend the public hearing in person or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodation 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.

Patrice Tanner  
City Administrator



# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



Section E, Item 1.

## NOTICE OF PUBLIC HEARING

January 8, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026 at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**WJH FL, LLC is requesting approval of a variance for setbacks that are not in compliance with current requirements.**

Property Location: 966 Lera Lane  
Parcel ID #: 00-2258-0140

City Code Chapter 44 – Zoning  
Section 44-150 – Residential Land Use Districts

- a. Yard setback:
  - (i). Front; 30 feet.
  - (ii) Side; Ten feet.
  - (iii) Rear; 20 feet, principal building

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the development order and variance at their meeting to be held on February 13, 2026 at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

# CITY OF CHIPLEY AFFIDAVIT OF MAILING

January 15, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 13, 2026, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Sherry Snell, designated and employed by the City of Chipley, Florida, did mail the notice of a public hearing to the following:

See Exhibit A, on January 8, 2026.

Sherry Snell  
Employee Signature

1-15-26  
Date

Sworn to and subscribed before me this 15 day of January, 2026, by Sherry Snell, who is personally known by me.

Tamara Donjuan  
Signature of Notary Public

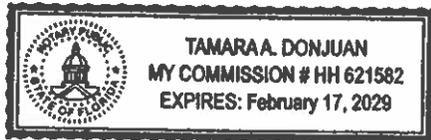


Exhibit A

Section E, Item 1.

BAILEY GLENDA B  
953 HAYWOOD DR  
CHIPLEY, FL 32428

CAUVEL THOMAS J, CAUVEL NANCY L  
959 HAYWOOD DR  
CHIPLEY, FL 32428

CITY OF CHIPLEY  
PO BOX 1007  
CHIPLEY, FL 32428

CORBUS JUDITH L  
955 HAYWOOD DR  
CHIPLEY, FL 32428

DAVIS BENJAMIN C, DAVIS SOMER R  
1060 CRICKET CT  
CHIPLEY, FL 32428

DUDLEY TERRY J, DUDLEY AARON R  
961 LERA LN  
CHIPLEY, FL 32428

FINCH ROBERT A, FINCH BETTY L  
968 HAYWOOD DR  
CHIPLEY, FL 32428

GILBERT JOHNNIE L CO-TRUSTEE, GILI  
960 LERA LN  
CHIPLEY, FL 32428

HARWELL LATHAN, HARWELL DANIEL  
965 LERA LN  
CHIPLEY, FL 32428

HILL RAMONA, HILL LARRY D  
1000 ORANGE HILL RD  
CHIPLEY, FL 32428

HOWELL WILLIAM E, HOWELL LOANVA  
PO BOX 613  
CHIPLEY, FL 32428

JOHNSON RUTH MILLER  
972 HAYWOOD DR  
CHIPLEY, FL 32428

MACHADO TANIA  
964 LERA LN  
CHIPLEY, FL 32428

MILLER JAMES, MILLER BRENDA  
106 LOOKOUT DR  
COLUMBIA, TN 38401

NELLUMS JESSICA T, NELLUMS JAME  
990 HAYWOOD DR  
CHIPLEY, FL 32428

ORR MICHAEL JAMES, ORR STEPHANIE  
1003 ORANGE HILL RD  
CHIPLEY, FL 32428

PARKER CHARLES H  
980 HAYWOOD DR  
CHIPLEY, FL 32428

TUCKER RICHARD E  
974 HAYWOOD DR  
CHIPLEY, FL 32428

WHITE GARFREY, WHITE JIRANDA  
1059 CRICKET CT  
CHIPLEY, FL 32428

WJHFL LLC DBA, WJH LLC  
2325 LAKEVIEW PKWY  
STE 600  
ALPHARETTA, GA 30009

WOODHAM MURNICE ETAL, KNERR D  
970 HAYWOOD DR  
CHIPLEY, FL 32428



# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



Section E, Item 1.

## NOTICE OF PUBLIC HEARING (Updated City Council Meeting Date)

January 20, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026 at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**WJH FL, LLC is requesting approval of a variance for setbacks that are not in compliance with current requirements.**

Property Location: 966 Lera Lane  
Parcel ID #: 00-2258-0140

City Code Chapter 44 – Zoning  
Section 44-150 – Residential Land Use Districts

- a. Yard setback:
  - (i). Front; 30 feet.
  - (ii). Side; Ten feet.
  - (iii). Rear; 20 feet, principal building

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the variance at their meeting to be held on February 10, 2026, at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

# CITY OF CHIPLEY AFFIDAVIT OF MAILING

January 20, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 10, 2026, 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 public hearings to the following:

See Exhibit A,

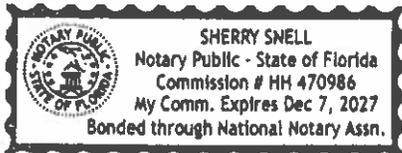
  
\_\_\_\_\_  
Employee Signature

1/20/26  
\_\_\_\_\_  
Date



Sworn to and subscribed before me this 20<sup>th</sup> day of Jan, 2026 by Tamara Donjuan, who is personally known by me.

  
\_\_\_\_\_  
Signature of Notary Public



BAILEY GLENDA B  
953 HAYWOOD DR  
CHIPLEY, FL 32428

CAUVEL THOMAS J, CAUVEL NANCY L  
959 HAYWOOD DR  
CHIPLEY, FL 32428

CITY OF CHIPLEY  
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968 HAYWOOD DR  
CHIPLEY, FL 32428

GILBERT JOHNNIE L CO-TRUSTEE, GILI  
960 LERA LN  
CHIPLEY, FL 32428

HARWELL LATHAN, HARWELL DANIEL  
965 LERA LN  
CHIPLEY, FL 32428

HILL RAMONA, HILL LARRY D  
1000 ORANGE HILL RD  
CHIPLEY, FL 32428

HOWELL WILLIAM E, HOWELL LOANVA  
PO BOX 613  
CHIPLEY, FL 32428

JOHNSON RUTH MILLER  
972 HAYWOOD DR  
CHIPLEY, FL 32428

MACHADO TANIA  
964 LERA LN  
CHIPLEY, FL 32428

MILLER JAMES, MILLER BRENDA  
106 LOOKOUT DR  
COLUMBIA, TN 38401

NELLUMS JESSICA T, NELLUMS JAME  
990 HAYWOOD DR  
CHIPLEY, FL 32428

ORR MICHAEL JAMES, ORR STEPHANIE  
1003 ORANGE HILL RD  
CHIPLEY, FL 32428

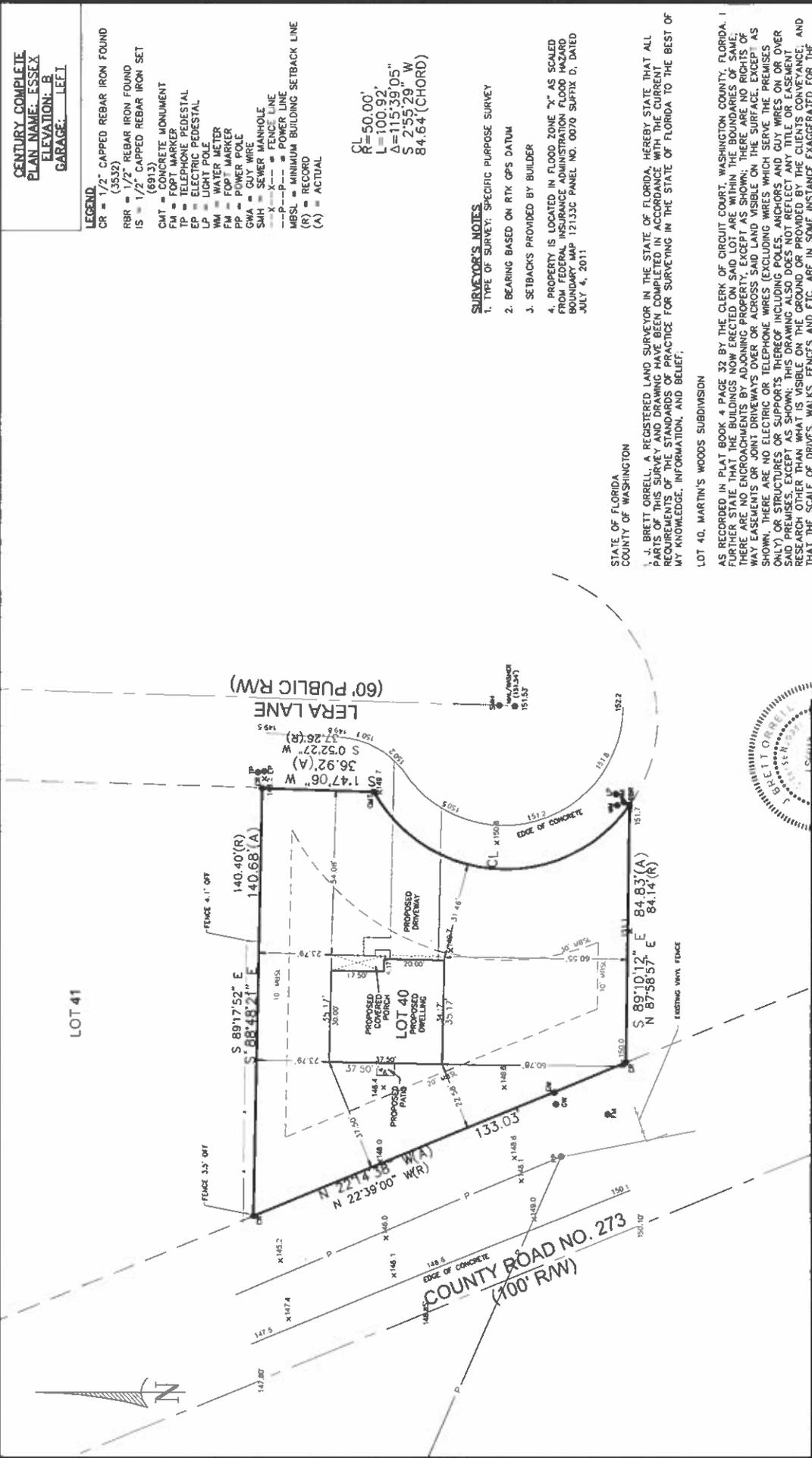
PARKER CHARLES H  
980 HAYWOOD DR  
CHIPLEY, FL 32428

TUCKER RICHARD E  
974 HAYWOOD DR  
CHIPLEY, FL 32428

WHITE GARFREY, WHITE JIRANDA  
1059 CRICKET CT  
CHIPLEY, FL 32428

WJHFL LLC DBA, WJH LLC  
2325 LAKEVIEW PKWY  
STE 600  
ALPHARETTA, GA 30009

WOODHAM MURNICE ETAL, KNERR D  
970 HAYWOOD DR  
CHIPLEY, FL 32428



**CENTURY COMPLETE**  
**PLAN NAME: ESSEX**  
**ELEVATION: B**  
**GARAGE: LEEI**

**LEGEND**  
 CR = 1/2" CAPPED REBAR IRON FOUND (3532)  
 RBR = 1/2" REBAR IRON FOUND  
 IS = 1/2" CAPPED REBAR IRON SET (6913)  
 CMT = CONCRETE MONUMENT  
 TM = TYPICAL MARKER  
 EP = ELECTRIC EDESTAL  
 LP = LIGHT POLE  
 WM = WATER METER  
 FM = FOOT MARKER  
 PP = POWER POLE  
 GWA = GUY WIRE  
 SMH = SEWER MANHOLE  
 ---X--- = FENCE LINE  
 ---P--- = POWER LINE  
 ---M--- = MINIMUM BUILDING SETBACK LINE  
 (R) = RECORD  
 (A) = ACTUAL

CL = 50.00'  
 L = 100.92'  
 Δ = 115°39'05"  
 S 2°55'29" W  
 84.64' (CHORD)

**SURVEYOR'S NOTES**  
 1. TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY  
 2. BEARING BASED ON RTK GPS DATUM  
 3. SETBACKS PROVIDED BY BUILDER  
 4. PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SCALED FROM FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 12133C PANEL NO. 0070 SUFFIX D, DATED JULY 4, 2011

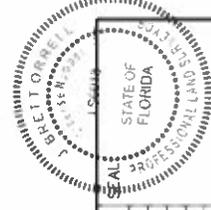
STATE OF FLORIDA  
 COUNTY OF WASHINGTON

I, J. BRETT ORRELL, A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

LOT 40, MARTIN'S WOODS SUBDIVISION  
 AS RECORDED IN PLAT BOOK 4 PAGE 32 BY THE CLERK OF CIRCUIT COURT, WASHINGTON COUNTY, FLORIDA. I FURTHER STATE THAT THE BUILDINGS NOW ERCTED ON SAID LOT ARE WITHIN THE BOUNDARIES OF SAME. THERE ARE NO ENCROACHMENTS BY ADJOINING PROPERTY, EXCEPT AS SHOWN. THERE ARE NO RIGHTS OF WAY EASEMENTS OR JOINT DRIVEWAYS OVER OR ACROSS SAID LAND VISIBLE ON THE SURFACE, EXCEPT AS SHOWN. THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING WIRES WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREOF INCLUDING POLES, ANCHORS AND GUY WIRES ON OR OVER SAID LOT OR ADJOINING PROPERTY OR ANY PART THEREOF VISIBLE ON THE SURFACE. ALL RESEARCH OTHER THAN WHAT IS VISIBLE ON THE GROUND OR PROVIDED BY THE CLIENTS FOR MY RESEARCH THAT THE SCALE OF DRIVES, WALKS, FENCES AND ETC. ARE IN SOME INSTANCE EXAGGERATED FOR THE PURPOSE OF DETAIL.

ACCORDING TO MY SURVEY (MIS) THE 10TH DAY OF APRIL, 2025.

J. BRETT ORRELL, P.L.S. FL. LICENSE NO. LS-6913



<b>POLY SURVEYING</b>	<b>CORPORATE OFFICE</b>	SCALE: 1" = 30'	S- (43)
	SERVING ALABAMA, FLORIDA & MISSISSIPPI	FILE NAME: 2504-2558	
	WWW.POLYSURVEYING.COM	SURVEY DATE: 4/18/2025	
		FIELD DATE: 4/15/2025	
	DRAWN BY: JKM	CHECKED BY: JBO	



# WASHINGTON COUNTY BUILDING DEPARTMENT

1331 SOUTH BOULEVARD SUITE 900 CHIPLEY FL 32428

PHONE: 850-638-6195

## CERTIFICATE OF OCCUPANCY

Nature of Occupancy: RESIDENTIAL GROUP R-3 SINGLE FAMILY DWELLING

Permit Number: 20251320 Date of Purchase: 05/21/2025

Name of Applicant: WJHFL LLC & O'NEILL INVESTMENTS, LLC

Property Address: 966 LERA LANE CHIPLEY, FL 32428

Name of Contractor: DOYLE, MOREY (WJHFL, LLC)

Inspection Type	Date of Inspection	Approved	Not Approved
FOUNDATION		<input type="checkbox"/>	<input type="checkbox"/>
PLUMBING		<input type="checkbox"/>	<input type="checkbox"/>
SLAB		<input type="checkbox"/>	<input type="checkbox"/>
DRY-IN		<input type="checkbox"/>	<input type="checkbox"/>
FINAL ELECTRIC		<input type="checkbox"/>	<input type="checkbox"/>
FINAL PLUMBING		<input type="checkbox"/>	<input type="checkbox"/>
OVERALL FINAL	11/21/2025	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CHARLES VANNATTER  
Building Official

**Washington County Building Department**  
1331 South Blvd, Suite 900  
Chipley, FL 32428  
Office (850) 638-6195

**Building Permit**  
Permit Number: 20251320

<b>Applicant</b>	<b>Approval Date:</b> 05/21/2025
<b>Name:</b> O'NEILL INVESTMENTS, LLC (GEORGE	<b>Phone Number:</b>
<b>Address:</b> WILSON, PRIVATE PROVIDER)	
966 LERA LN	
CHIPLEY, FL 32428	

**Parcel Number:** 00000000-00-2258-0140  
**Address:** 966 LERA LANE  
CHIPLEY, FL 32428

<b>Contractor Type:</b> Cert General Contractor	
<b>Name:</b> DOYLE, MOREY (WJHFL, LLC)	
<b>Address:</b> 8390 E CRESENT PARKWAY, SUITE 650	
GREENWOOD VILLAGE CO 80111	<b>Phone:</b> 850-354-5574

<b>Fees and Receipts:</b>		
Number	Description	Amount
	Building Permit Fee	\$1,826.00
	Building Permit Fee - Discount	(\$730.40)
	Emergency Medical System Impact Fees	\$74.98
	Radon - Building	\$54.79
	Credit Card Recovery Fee	\$42.89
	<b>Total Fees:</b>	<b>1,268.26</b>
	<b>Total Payments</b>	<b>1,268.26</b>

**Description**  
**Structure Use:** Residential  
**Purpose:** Build/Dwelling  
**Construction Value:** 370604.00  
**Floor Areas**  
**Living Space:** 1774  
**Basement/Storage:**  
**Garage:** 409  
**Porches:** 54  
**Other:** 0  
**Total Area:** 2237.00

**Other Fields:**  
CC

F.S 553.791(20) The local government, the local building official, and their building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act. Washington County Building Department.

Effective BFE:	N/A	Prelim BFE:	N/A
Effective Fld Zone:	X:100%	Prelim Fld Zone:	Not Available
Effective Fld Zone at Clicked Location :	X	Prelim Fld Zone at Clicked Location :	N/A
Effective FIRM Panel :	12133C0070D	Prelim FIRM Panel :	Not Available
Clicked Location (approximate):	30.75931, -85.52233	Parcel ID :	000000000022580140
Address (approximate):	1003 Orange Hill Rd, Chupley, FL, 32428, USA		

Print:

**\*\*This printed report opens in a new browser. You may need to enable popups on your browser.**

Effective Flood Map: 7/4/2011



Money Received

Amount	Type	Payment Info
150.00	PP	MASTERCARD: 0143 / AUTH: 189737774

Provider Fees Paid: \$3.00

Distributions

Type	Amount	Apply To	Description	For	Discount Pen Forgive
<input checked="" type="checkbox"/> FMSD	150.00	DIST CD: 2550	PLANNING & ZONING FEES	966 LERA LANE	0.00

**Operator Code:** JANET  
**Receipt Code:** CD3013712  
**Receipt Date:** 01/08/26  
 **Voided**  
**Distributions:** 150.00  
**Money:** 150.00  
**Change Due:** 0.00  
 **From:** WJH FL LLC-DBA CENTURY COMPLETE  
**Email Address:**  
**Destination Phone:**

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for a Development Order and a Variance – Corner of Watts Avenue and 7<sup>th</sup> Street – Serene Life Beer Garden

<b>MEETING DATE</b>	<b>PREPARED BY</b>
Thursday, January 29, 2026	Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

This will approve a Development Order and Variance for alcoholic beverages for Serene Life Beer Garden. This property requires Planning and Zoning and City Council approval due to the property being located in the Corridor Development District and a Variance for Alcoholic beverages. The property is located at Watts Avenue, Parcel ID:00000000-00-1328-0001, .28 acreage.

The proposed development will be an entertainment establishment and has been reviewed by the City’s planning firm Kimley Horn and meets all standards for uses allowed, density and intensity, and design standards for Chapter 44 – Zoning, ARTICLE VI – District Regulations, Section 44-163- Corridor development district (CDD). The CDD shall consist of where the majority of commercial development has occurred in the past, and where such uses are planned to occur in the future. The purpose of the CDD is to provide higher standards for redevelopment of deteriorating and/or unattractive structures and signs. The purpose also includes providing more stringent standards for new development so that such development aesthetically blends with the small city character of Chipley.

A variance has been requested to allow alcoholic beverage sales for the property located at the corner of 7<sup>th</sup> Street and Watts Avenue, Parcel ID: 00-1328-0001. The property is located less than 500 feet of any residence.

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. *1. Distance from dwelling or residence.* a. It shall be unlawful to sell beer, wine, or other alcoholic or intoxicating beverages for consumption on the premises within 500 feet of any residence, which distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a dwelling or residence lies within such radius, then the new establishment shall be deemed to be within such distance.

Notice of the public hearing was mailed on January 8, 2026, by certified mail to fourteen (14) property owners located within 300 feet of the property requesting the variance, located on Watts Avenue, Parcel ID:00000000-00-1328-0001, .28 acreage. Of the fourteen (14) notices mailed, twelve (12) property owners have signed and returned the certified mail receipts..

According to Fema’s National Flood Hazard Layer (NFHL) data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

Granting the development to include a variance will be in harmony with the general intent and purpose of the Code and that such development to include a 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 February 10, 2026, at 5:00 p.m. to review the recommendation.

### RECOMMENDATION

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

### ATTACHMENTS

1. Development Packet
2. Variance Request

**DATE:** 1/23/2025

**TO:** Patrice Tanner, City Administrator, City of Chipley

**CC:** Tamara Donjuan, Code Enforcement/Planning and Zoning Officer, City of Chipley

**FROM:** Hadley Peterson, Community Planner

**PROJECT:** Chipley IPO 25-01 Development Review 02

## Development Order Application

Kimley-Horn performed a development review for the proposed Serene Life Beer Garden development. The property is located at the corner of Watts Avenue and 7th St, Chipley, Florida and is in the Commercial zoning district. The purpose of the review is to identify whether the proposed development is consistent with Part II of the City of Chipley Code of Ordinances. Deficiencies of the applications are indicated in red throughout this memo based on the application materials provided.

Additional submissions were made for this project, prompting a review of the following application types:

- Land Use Compliance Certificate Application;
- Application for Certificate of Appropriateness;
- Variance Request for the Sale of Alcohol in Proximity to Residential;
- Sign Application; and
- Application for Concurrency Review.

The applicant provided a re-submission addressing all deficiencies in November 2025.

## Development Order Application Review

**Chapter 36 – Subdivisions, [Article III. - Plat, Plan Approval Procedure](#), Sec. 36-52. - Submittal of general site plans and data.**

The proposed plat design and development plans shall be reviewed and approved by the zoning commission in two stages. In the first stage, the subdivider is required to submit only general site plans and data which shall include, but not be limited to, the following:

- (1) Topographic data. The topographic data shall include existing conditions as follows:
  - a. *Boundary lines, street lines and block lines.* Bearing and distances; easements; locations, widths and purposes.

**Sufficient:** *Provided in Plan Set: 1A*

*Streets on and adjacent to tract.* Names and right-of-way widths and locations; types; width and elevation of surfacing; any legally established centerline elevations; walks, curbs, and gutters, etc.

**Sufficient:** *Provided in Plan Set: 1A and 2A*

b. *Utilities on and adjacent to the tract.* Locations, sizes and invert elevations of sanitary, storm and combined sewers; locations and sizes of water mains; locations of gas lines, fire hydrants, electrical and telephone poles, and streetlights; if water mains or sewers are not on or adjacent to the tract, indicate the direction and distance to the site of nearest ones, showing invert elevations of sewers.

**Sufficient:** *Provided in Plan Set: 3B*

c. *Ground elevation on the tract.* Based upon a datum plane approved by the city clerk, for land that slopes approximately less than two percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions; for land that slopes approximately more than two percent, either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with intervals of not more than two feet if necessary because of irregular land or the need for more detailed data for preparing plans and construction drawings.

**Sufficient:** *Provided in Plan Set: 1A and 3A, Topo Map Attachment*

d. *Title and certificates.* Present land tract designation according to official records in the office of the appropriate recorder; title under which the proposed subdivision is to be recorded, with names and addresses of owners, notation stating acreage, scale, north arrow, datum, benchmarks, certification of a registered civil engineer or surveyor, and date of survey.

**Sufficient:** *Provided in DO Forms Attachment; Plan Set: Cover, 2A*

(2) The following data may be required of the applicant by the zoning commission, contingent upon special conditions of the site and/or proposal:

a. Subsurface conditions on the tract, when required by the zoning commission. Location and results of tests made to ascertain subsurface soil, rock and groundwater conditions; depth to groundwater unless test pits are dry at a depth of five feet; location and results of soil percolation tests if individual sewage systems are proposed.

**Conditional:** *This subsection may be required by zoning commission and is provided in document Maps: Soil Map Attachment.*

Other conditions on the tract. Watercourses, marshes, rock outcrops, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features.

**Conditional:** This subsection may be required by zoning commission and no watercourses, marshes, rock outcrops, wooded areas, or isolated are reported in the provided documentation.

- b. Other conditions on adjacent lands. Approximate direction and gradient of ground slope, including any embankments or retaining walls, character and location of buildings, railroads, power lines, towers and other nearby nonresidential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land, refer to the subdivision plat by name, recordation data, and number and show approximate percentage built up, typical lot size and dwelling type.

**Conditional:** This subsection may be required by zoning commission and conditions of adjacent lands are not included in the provided documentation.

- c. Photographs, when required by the zoning commission. Location of cameras, direction of views, and key numbers.

**Sufficient:** Photograph examples of the intended use of the proposed development are included in the applicant submission.

- d. Zoning on and adjacent to the tract. Proposed public improvements; highways or other major improvements planned by public authorities for future construction on or near the tract.

**Conditional:** This subsection may be required by zoning commission and is not provided within the submitted Plan Site.

- e. Key plan showing the location of the tract.

**Sufficient:** This subsection may be required by zoning commission and therefore it is important to note that this is provided in Plan Site: Cover.

**Specifications, Minimum Standards | Chapter 36 – Subdivisions, [Article IV, Specifications, Minimum Standards](#)**

Sec. 36-93. - Suitability of land.

- (a) The zoning commission shall not approve the subdivision of land if, from investigation conducted by state or county health authorities, it is determined that in the interest of the public, the site is not suitable for platting and development purposes of the kind proposed.

**Sufficient:** There is no evidence to suggest that the proposed site is unsuitable for the proposed development.

- (b) Land that is subject to flooding conditions as determined by the state department of health and land that is determined by the zoning commission to be topographically unsuitable shall not be platted for residential occupancy, nor for such other use as may endanger health, life or property, or aggravate erosion or flood conditions.

**Sufficient:** *There is no evidence to suggest that the proposed site is particularly sensitive to flooding based on the elevations depicted in the Topo Map Attachment. The site is not located in a flood zone as identified by the FEMA Flood Zone Map Service Center.*

**Fire Prevention and Protection | Chapter 16**

Sec. 16-10. - Review of fire protection plans.

- (a) When plans are submitted to the city for approval of proposed subdivisions, mobile home parks, multifamily dwellings, recreation or vehicle parks, commercial buildings or other structural developments, the fire chief or the fire chief's designee shall review the proposed fire protection provisions in accordance with recognized practices. All buildings shall be conspicuously marked with identifying address numbers of not less than three inches in height on all new or existing structures.

**Sufficient:** *All necessary spaces—including the bathrooms, nano brewery and cooler— have been adequately accounted for in the fire flow calculations.*

- (b) The following hydrant specifications are considered minimal, and the fire chief or the fire chief's designee may require a higher level of fire protection for specific developments:
  - (1) All fire hydrants shall conform to the following:
    - a. Hydrants shall be accessible at all times, with hose connections readily available.
    - b. Parking shall not be permitted within 15 feet of any hydrant or post indicator valve.
    - c. Hydrants shall be painted for high visibility.
    - d. Hydrants shall be set with the lowest hose connection at least 18 inches above the finished grade.
    - e. All hydrants shall have at least one 4½-inch outlet and one 2½-inch outlet.
  - (2) Fire hydrants in single-family subdivisions shall be spaced at a distance of not more than 500 vehicular travel feet between hydrants.
  - (3) Fire hydrants in industrial, commercial or multifamily developments, mobile home parks, recreational structures for public congregations, and other high-value sites shall be spaced at a distance of not more than 300 vehicular travel feet between hydrants.

**Sufficient:** *The fire hydrants located on the corners of Watts and Main Street; as well as Watts and Martin Luther King St, are both within 300 feet of the corners of the property.*

**Land Use Compliance | Chapter 44 – Zoning, [Article VI – District Regulations](#), Sec. 44-151. - Commercial land use classification.**

(1) Commercial: The purpose of commercial land use is to provide the community and region with commercial uses to encourage compact development of integrated commercial centers and districts, to serve the traveling public with highway commercial areas, and to provide adequate areas for commercial development and redevelopment in order to support economic development within the city.

**Sufficient:** *The beer garden achieves the purpose of Commercial by providing and integrating for an appropriate commercial development that supports the economic development of the city that serves the traveling public.*

(2) Intensity: Maximum lot coverage of 85 percent of total gross acreage of a parcel, including buildings and impervious surfaces.

**Sufficient:** *The proposed site intensity is 34%.*

- a. Uses: Commercial land uses include:
  1. retail sales and services;
  2. business and professional offices;
  3. commercial lodgings;
  4. wholesale trade and services;
  5. places of worship;
  6. neighborhood commercial uses; and
  7. public utilities.

Neighborhood commercial land uses may be required by the city council in transitional areas.

**Sufficient:** *The beer garden, with proposed brewery, achieves the purpose of Commercial by fulfilling a retail service.*

(3) Requirements:

- a. Maximum lot coverage: 85 percent.

**Sufficient:** *The proposed site intensity is 34% and the impervious surface ratio is 40%.*

- b. Building setback:
  1. Front: 27 feet.

**Sufficient:** *The proposed front setback exceeds the required 25 feet.*

- 2. Side: W Side 10 feet; E side 18 feet.

**Sufficient:** *The proposed site exceeds the West side 10 feet setback; and the 7.5 feet East side setback.*

3. Rear: 5 feet.

**Sufficient:** The proposed rear setback is 5 feet.

**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.##**

#

(1) Distance from dwelling or residence.

a. It shall be unlawful to sell beer, wine, or other alcoholic or intoxicating beverages for consumption on the premises within 500 feet of any residence, which distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a dwelling or residence lies within such radius, then the new establishment shall be deemed to be within such distance.

(2) Distance from schools. Nothing herein shall amend, alter, affect, or reduce F.S. § 562.45(2) as it pertains to the sale of alcoholic or intoxicating beverages in relational distance to public or private schools. For measurement purposes, the distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a school lies within such radius, then the new establishment shall be deemed to be within such distance.

(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.

**Sufficient:** The subject site is within 500 feet of residential and has submitted a variance application for the sale of alcohol. Properties within 300 feet of the subject site have received notice from the City of Chipley for the variance requested for these criteria.

**Concurrency Review Requirements**

**Chapter 14 - Environmental and Natural resources, Article VIII. – Stormwater Management, Sec. 14-189. - Stormwater management requirements.**

The following local design criteria shall be used in the city:

- (1) Performance standards.
  - a. Discharge. A storm event of 24-hour duration and 25-year return frequency shall be used in computing allowable off-site discharge. Off-site discharge shall be limited to pre-development levels or the first one inch of rainfall, whichever is less, unless an engineering analysis using professionally accepted methodologies demonstrates that a differing discharge rate should be used. In requiring a lesser rate of discharge, the burden of analysis shall be the responsibility of the city. In requesting a larger rate of discharge, the burden of analysis shall be the responsibility of the developer.
  - b. Stormwater facilities. All development shall provide stormwater facilities that provide retention, or detention with filtration, of the runoff from the first one inch of rainfall; or as an option for projects with drainage areas less than 100 acres, provide for the retention, or detention with filtration, of the first one-half inch of runoff.
- (2) Design standards.
  - a. The design standards required by the state shall be used in the design and construction of stormwater management facilities.
  - b. Dredging, clearing of vegetation, deepening, widening, straightening, stabilizing or otherwise altering natural waters shall be minimized.
  - c. Natural surface waters shall not be used as sediment traps during or after development.
  - d. A vegetated buffer of at least 30 feet shall be retained or created along the shores, banks or edges of all manmade or natural surface waters.

**Sufficient:** *The proposed stormwater facilities successfully offsets the 3,771 square feet of impervious area based on the data submitted in the: Calcs – Stormwater Management Attachment document.*

**Chapter 28 – Planning, Article III. – Concurrency Management, Sec. 28-53 – Concurrency Review**

- (a) *Evaluation.*
  - (1) *Roads.*
    - a. *Generally.* The evaluation for roads shall compare the existing level of service standards to the adopted level of service standards established by the city's comprehensive plan for the impacted roads. The level of service shall be determined for conditions on the existing roads, to include any committed or funded improvements to those roads, meeting the minimum requirements for concurrency set forth below.

**Sufficient:** *The development is not expected to significantly impact the surrounding roadway network.*

- b. *Submittals.* The applicant for a development permit shall submit to the city, along with the application for a development permit, the following information:
  - 1. The legal description of the development site;

**Sufficient:** A legal description of the proposed development site is provided in: DO Forms – Attachment.

The street address of the development site, if applicable;

**Sufficient:** A street address of the proposed development site is provided in: DO Forms – Attachment.

2. A written statement indicating the nature and extent of proposed development.

**Sufficient:** A written statement is provided in: DO Forms – Attachment.

c. Transportation study.

1. *Application meeting.* An application meeting between the city and the applicant is required. The purpose of this meeting will be to review the methodology and procedure, and to determine the study area and study period. This will usually be a p.m. peak hour analysis, however, other time periods may require analysis. The transportation study shall be signed and sealed by a registered professional engineer.

**Sufficient:** The development is not expected to significantly impact the surrounding roadway network. No meeting is necessary.

2. *Define study area.* The study area is defined as the primary impact area affected by traffic associated with the site. A radius around the site will be established based on the average trip length associated with the land use, as set forth in the trip characteristics for that land use as approved by the city. The primary impact area will be approved by the city at the application meeting.

**Sufficient:** The development is not expected to significantly impact the surrounding roadway network. No meeting is necessary.

3. *Existing conditions.* The following existing conditions shall be provided based on the application review:

(i) Existing peak hour traffic volumes and level of service on all collectors and arterials within the study area.

**Sufficient:** The development is not expected to significantly impact the surrounding roadway network.

(ii) Existing turning movement volumes at the impacted intersection and intersection level of service.

**Sufficient:** The development is not expected to significantly impact nearby intersections.

Sources of data.

- (i) The above required data shall be no older than the previous calendar year. Volumes shall be adjusted to reflect annual conditions using current Florida Department of Transportation (FDOT) seasonal adjustment factors for the city or other adjustment factors approved by the city.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

The above required level of service for roadways shall be determined in accordance with the adopted level of service of the city given in the traffic circulation element of the city's comprehensive plan.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

- (ii) The above required intersection capacities shall be based on the most recent edition of the Highway Capacity Manual, Special Report 209.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

4. *Projection of future roadway traffic.* Roadway volumes shall be projected for each development phase including the year of the project completion. Volumes can be determined using one of the following procedures:

- (i) Multiplying existing volumes by the annual growth factor provided by the city. Traffic generated by any major project approved since the traffic counts shall be included as background traffic.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

- (ii) Multiplying existing volumes by an annual growth factor developed by the applicant and approved by the city. Traffic generated by any major project approved since the traffic counts were conducted shall be included as background traffic.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

- (iii) Using projections from an area modeling effort.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

- (iv) Methodology regarding projection of intersection turn movements and level of service shall be established at the application conference.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network.*

5. *Projection of traffic generation.* The following procedures and information shall be provided:

- (i) To determine project traffic generation, the trip characteristics table shall be used, or trip rates may be obtained from studies of comparable sites in the city or standards adopted by the city, and are subject to the approval of the city.

**Sufficient:** *Trip rates were obtained from the ITE Trip Generation Manual (11<sup>th</sup> Edition).*

- (ii) Identify all land use codes, amount of development and trip rates.

**Sufficient:** *The trip generation was revised in the resubmitted study.*

- (iii) Any proposed reduction factors for internal capture of trips between land uses of a mixed-use project or for passerby trips shall be provided by the applicant at the application/methodology meeting and approved by the city.

**Sufficient:** *Internal capture is not applicable to this site development.*

6. *Projection of traffic distribution/assignment.* Project traffic distribution shall be based on reasonable and acceptable industry assumptions and methodologies as applied to the individual site conditions to be approved by the city in the application meeting.

**Sufficient:** *A distribution of generated trips was provided in the resubmitted study. Generated trips are not expected to significantly impact the surrounding roadway network.*

7. *Transportation system management strategies.* A discussion of any proposed transportation system management strategies shall be included in the study.

**Sufficient:** *Generated trips are not expected to significantly impact the surrounding roadway network, and therefore no discussion of transportation management strategies is required.*

(2) *Potable water.*

a. *Submittals.* The applicant for a development permit shall submit, along with the application for a development permit, proof that sufficient capacity exists as demonstrated by one of the following:

- 1. If the service provider is other than an on-site potable water well, documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted. Prior to the issuance of a development order by the city, the applicant may be required to provide evidence of a contract with the service provider, indicating the provider's commitment and ability to serve the proposed project;

**Sufficient:** *The subject site is within the potable water service area as confirmed by a notarized affidavit.*

- 2. Permits issued by the Northwest Florida Water Management District for a potable water well to serve the development;

**Conditional:** *Northwest Florida Water Management District permits are required to be provided to the City upon issuance.*

- 3. A notarized statement or affidavit that there is an existing functioning potable water well on the site.

**Sufficient:** *A notarized affidavit signed by Sherry Snell was provided, declaring sufficient water supply and utilities on site.*

(3) *Wastewater.*

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for a development permit, proof that sufficient capacity exists as demonstrated by one of the following:

- 1. If the proposed service provider is other than an on-site septic system, documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted. Prior to the issuance of a final development order by the city, the applicant may be required to provide evidence of a contract with the service provider indicating the provider's commitment and ability to serve the proposed project;

**Sufficient:** *A notarized affidavit signed by Sherry Snell was provided, declaring all needed utilities shall be provided by the City.*

- 2. All applicable state health department permits for an on-site septic system, pursuant to F.A.C. 64E-6, are obtained; or

**Conditional:** *It is noted that the proposed development will be provided sanitary sewer service by the City.*

- 3. Proof the city impact fees for the provision of a wastewater system have been paid.

**Conditional:** *City impact fees or payment for sanitary sewer service for the proposed development are required to be paid prior to building permit.*

(4) *Drainage.*

- a. *Submittals.* The applicant for a development permit shall submit, along with the application for the development permit, proof that sufficient capacity exists as demonstrated by one of the following:

- 4. All applicable department of environmental protection (DEP) permits for stormwater management systems;

**Sufficient:** A DEP permit of "SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES," was successfully submitted and complies with necessary stormwater management systems.

- 5. All applicable department of transportation (DOT) permits for drainage connections, pursuant to F.A.C. 14-86 are obtained; and/or

**Conditional:** FDOT permits for drainage connections are required to be provided to the City upon issuance.

- 6. All applicable Northwest Florida Water Management District (NFWMD) permits, pursuant to F.S. §§ [373.451 through 373.4595](#) (the Surface Water Improvement SWIM Act) are obtained.

**Conditional:** NFWMD permits are required to be provided to the City upon issuance.

(5) Solid waste.

- a. **Submittals.** The applicant for a development permit shall submit, along with the application for the development permit, proof that sufficient capacity exists as demonstrated by one of the following:
  - 1. Documentation will be required from the provider that the project is within its service area and that it has the capacity to serve the project as proposed, at or above the adopted level of service. If the ability of a provider to serve a proposed project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted.

**Sufficient:** A notarized affidavit signed by Sherry Snell was provided, declaring all needed utilities shall be provided by the City.

- 2. Prior to the issuance of a development order by the city, the applicant may be required to provide evidence of a contract with the service provider, indicating the provider's commitment and ability to serve the proposed project; or

**Sufficient:** A notarized affidavit signed by Sherry Snell was provided, declaring all needed utilities shall be provided by the City.

- (6) **Recreation and open space; city-wide presumption of available capacity.** Based upon the data and analysis contained in the city's comprehensive plan, adequate capacity exists for the estimated demand for park and open space facilities. Therefore, a presumption of available capacity for all development shall be rendered by the city for the period beginning September 1, 1991, through the submission of the first concurrency management system annual report. At such time, the available capacity for park and open space shall be re-assessed, and a determination made as to whether the presumption of available capacity is to be continued.

**Sufficient:** This requirement is not applicable to the proposed development.

## Sign Application Review Requirements

### Sign Application and Permit Requirements | Chapter 30 – Signs.

NOTE: Two signs are included in the application materials. No details about where both signs will be located is provided. There is only one sign allowed along frontage more than 300 feet.

#### Sec. 30-9. - Design, construction and location standards.

(a) *Compliance with building and electrical codes required.* All permanent signs, and the illumination thereof, shall be designed, constructed and maintained in conformity with applicable provisions of the building and electrical codes adopted by the city.

(b) *Illumination standards.*

(1) Sign lighting may not be designed or located to cause confusion with traffic lights.

**Sufficient:** *The illuminated sign does not appear to be designed in any way to cause confusion with traffic lights.*

(2) Illumination by floodlights or spotlights is permissible so long as none of the light emitted shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.

**Sufficient:** *The illuminated sign does not appear to be designed in any way that would emit excessive light onto adjoining properties, motorists or passing pedestrians.*

(3) Illuminated signs shall not have lighting mechanisms that project more than 18 inches perpendicularly from any surface of the sign over public space.

**Sufficient:** *The illuminated sign's dimensions indicate that it will not project more than 18 inches perpendicularly over public space.*

(c) *Placement standards.*

(1) *Near street and/or driveway intersections.* No sign shall be erected within a visibility triangle in such a manner as to materially impede vision between a height of two feet and ten feet above grade. The clear visibility triangle shall be formed by connecting a point on each street centerline, to be located at the distance from the intersection of the street centerlines indicated below, and a third line connecting the two points. The clear visibility triangle distance from the intersection of the street centerlines for the various road classifications shall be as follows: (depicted in Table 30-2: Visibility Triangle Distance From Intersection of Street Centerlines)

**Sufficient:** *The proposed sign does not impede a visibility triangle and is compliance with the set standards, according to Plan Sheet 4.*

(2) *In right-of-way.* Supports for signs or sign structure shall not be placed in or upon a public right-of-way or public easement, except under the terms of a lease between the owner of the easement or right-of-way and the owner of the sign.

**Sufficient:** *The proposed sign does not intersect any public right-of-way or public easement, according to Plan Sheet 4.*

(3) *Over right-of-way.* No ground sign shall project over a public right-of-way.

**Sufficient:** *The proposed sign does project over public any right-of-way, according to Plan Sheet 4.*

(4) *Blocking exits, fire escapes, etc.* No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit or standpipe.

**Sufficient:** *The proposed sign does not impede any use of fire escape, emergency exit or standpipe, according to Plan Sheet 4.*

(d) *Clearance standards.*

(1) *Over pedestrian ways.* All signs over pedestrian ways shall provide a minimum of nine feet of clearance.

**Sufficient:** *The proposed sign does not intersect any pedestrian ways, according to Plan Sheet 4.*

(2) *Over vehicular ways.* All signs over vehicular ways shall provide a minimum of 13 feet, six inches of clearance.

**Sufficient:** *The proposed sign does not intersect any vehicular ways, according to Plan Sheet 4.*

(e) *Relationship to building features.* A building sign shall not extend beyond any edge of the surface to which it is attached nor disrupt a major architectural feature of the building.

**Sufficient:** *Both renderings of the signs is not depicted to disrupt any major architectural features or extend beyond the edge of the surface to which it is attached.*

(f) *Maximum projection.* A building sign may project no more than four feet perpendicularly from the surface to which it is attached.

**Sufficient:** *The proposed sign does not project from the surface, according to Plan Sheet 4.*

(g) *Maximum window coverage.* The combined area of permanent and temporary signs placed on or behind windows shall not exceed 25 percent of the total window area at the same floor level on the side of the building or unit upon which the signs are displayed.

**Sufficient:** *The proposed sign is not depicted as a window sign or in a way where the sign obstructs windows.*

(h) *Format for multiple-occupancy complexes.* Building signs for multiple-occupancy complexes constructed or remodeled after the effective date of the ordinance from which this chapter is derived shall conform to an approved sign format. The sign format shall be included as a submittal for authorization to erect such a sign and shall be maintained on file in the planning and zoning department. The format shall be presented in a plan or sketch, together with written specifications in sufficient detail to enable the city building official to authorize signs based on the specifications. At a minimum, the sign format shall specify the types of signs and dimensions (not to exceed the size limits contained in this chapter) which will be permitted to each occupant within the complex. The sign format shall also contain common design elements, such as placement, color, shape or style of lettering, which lend a unified appearance to the signs of the occupants within the complex. The sign format may only be modified with the approval of the director upon submission of a revised plan and specifications detailing the revised format.

**Sufficient:** *The proposed development is not a multiple-occupancy complex or similar development.*

(i) *Signs required to be certified by a state-registered engineer.* The following signs shall be designed and certified by a state-registered engineer:

(1) Building signs that project perpendicularly from the surface to which it is attached and that are more than 24 square feet in area.

(2) Ground signs of more than eight feet in height and 48 square feet in area.

**Sufficient:** *The proposed sign is 40 square feet in area and does not exceed 8 feet in height, according to Plan Sheet 4.*

## Variance Application Requirements

### Article XI – Variances

Pursuant to Sec. 44-289 the applicant submitted a variance application on January 20, 2026. This was reviewed against the requirements listed in Sec. 44-290. All application requirements have been met by the applicant and the City.

Pursuant to Sec. 44-290, the petition for a variance to the land development code shall be evaluated based on the below determinations:

(1) That the proposed variation does not constitute a change in the districts shown on the zoning map;

*No zoning district will be changed with this variance.*

(2) That the proposed variation will not significantly increase congestion in the public streets nor impair the public safety;

*There will be no increased congestion or public safety concerns with this variance.*

(3) That the proposed variation will not impair the established values of property in the surrounding area;

*Property values will not be impaired by this variance.*

(4) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

*The special condition of the building of the subject development is that is a non-alcoholic brewery. The City of Chipley Land Development Code does not provide requirements for or exceptions to the code as it relates to non-alcoholic breweries. There are no other non-alcoholic breweries within the same zoning district.*

(5) That the special conditions and circumstances do not result from the actions of the applicant;

*It is not due to the actions of the applicant that non-alcoholic breweries are not addressed in the Code.*

(6) That granting the variance requested will not confer on the applicant any special privilege that is denied by the Code to other lands, buildings or structures in the same zoning district;

*No special privileges will be granted to this applicant. There are other parcels within the zoning district that sell alcoholic and non-alcoholic beverages like beer, wine, and kombucha.*

(7) That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by others in the same zoning district under the terms of the Code and would work unnecessary and undue hardship on the applicant;

*The Code prohibits alcohol sales within 500 feet of residential but does not consider non-alcoholic beverage sales as part of brewpub establishment. There are other parcels within the zoning district that have alcoholic and non-alcoholic beverage sales.*

(8) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

*This variance will allow for alcoholic beverage sales for beverages with less than 0.5% alcohol content.*

(9) That the grant 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 area involved or otherwise detrimental to the public welfare.

*The use of a non-alcoholic and under 0.5% alcoholic beverage “brewpub” aligns with the intent and purpose of the City’s Code.*

# City of Chipley Development Order

File No. \_\_\_\_\_ Fees Paid \$ \_\_\_\_\_

Name of Owner: ANTHONY THOMPSON Phone #: (931) 378-2723

Address: 4731 WHITEWATER LN, CRESTVIEW, FL 32539

Name of Developer/Contractor: AGENT/ENGINEER, ELISSA PETTIS, TRI STATE COMPANIES LLC

Address: 834 KIRKLAND ROAD, CHIPLEY, FL 32428 Phone #: (850) 420-9922

Type of Development: COMMERCIAL Parcel Size: 0.36 AC

Location of Development: SOUTHWEST OF WATTS AVE AND 7TH ST INTERSECTION

Land Use Designation: COMMERCIAL Sq. Ft. of Building SEE ATTACHED

Site 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: \_\_\_\_\_

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 plants) as approved by the City.

Signature – City Administrator \_\_\_\_\_ Date \_\_\_\_\_ Attest \_\_\_\_\_ Date \_\_\_\_\_

Owner/Developer/Contractor:   
AGENT/ENGINEER, ANTHONY THOMPSON

SEAL

ZONING CHANGE OR VARIANCE REQUEST

FEE: \$ \_\_\_\_\_

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 12/15/2025 Applicant's Name: Anthony W. Thompson

Phone 931-378-2723 Address: 0000 Watts Avenue, Chipley, FL 32428

Parcel ID: 00000000-00-1328-0001

Present Zoning Category of Property: Commercial

Requested Zoning of Property: \_\_\_\_\_

Property is: Developed \_\_\_\_\_ Undeveloped

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED: Lots 11 and 12, less the West 33 feet of Lot 12 in the City of Chipley

TYPE OF REQUEST: Zoning Change ( ) Variance

REASON FOR REQUEST: In order to sell alcohol due to proximity to residential.

SUPPORTING DOCUMENT(S): \_\_\_\_\_

Anthony W. Thompson  
Signature of Applicant

12/15/2025  
Date

\*\*\*\*\*

**CITY STAFF USE ONLY**

- Is the proposed zoning change consistent with the Comprehensive Plan? ( ) Yes ( ) No
- Are proposed development plans consistent with the Comprehensive Plan? ( ) Yes ( ) No
- Are proposed development plans compatible with the surrounding community? ( ) Yes ( ) No
- Certified copy of property deed attached? ( ) Yes ( ) No

Legal Advertisement for public hearing scheduled for: \_\_\_\_\_

Map prepared: \_\_\_\_\_

Site Visit Performed: \_\_\_\_\_

Staff Summary Prepared: \_\_\_\_\_

APPLICATION REVIEWED BY: \_\_\_\_\_



Our goal is to have a nano brewery that produces small batches of non-alcoholic beer with a very small, craft-scale brewing operation focused on making alcohol-free or non-alcoholic (0.1%-0.5%) beer with an emphasis on experimentation, quality, and local or niche markets.

**Here's a clear breakdown:**

A nano brewery is the smallest category of commercial brewery.

- Produces very small batches (often 1–5 barrels per batch, sometimes even less)
- Typically run by one person or a small team
- Often experimental, flexible, and craft-focused
- We will sell directly to the consumer by means of a taproom

**Non-alcoholic (NA) beer generally means:**

**0.0%–0.5% ABV (depending on country regulations)**

Our nano brewery may use one or more of these methods:

- Restricted fermentation – stopping yeast early so alcohol doesn't form
- Special yeast strains – produce flavor without much alcohol

A nano NA brewery focuses specifically on brewing beer that:

- Tastes like traditional beer
- Has little to no alcohol
- Appeals to people who want the beer experience without intoxication

A nano non-alcoholic brewery typically:

- Produces small, seasonal, or experimental batches
- Focuses on craft quality, not mass production
- Creates distinct flavors (IPAs, stouts, sours, botanical beers)
- Serves a growing market of:
  - Health-conscious consumers
  - Designated drivers
  - Athletes
  - People avoiding alcohol for personal or cultural reasons

### **What Makes it Unique**

A nano brewery produces small batches of non-alcoholic beer. It is a tiny craft brewery that specializes in alcohol-free beer, made in limited quantities with a focus on taste, creativity, and quality rather than volume. We will also work with a local distributor to provide an array of non-alcoholic beers and other beverages such as:

- Non-alcoholic IPA – hoppy, bitter, citrus-forward
- Non-alcoholic Stout – dark, roasted, coffee or chocolate notes
- Non-alcoholic Wheat Beer – light, smooth, slightly fruity
- Hop Water – carbonated water infused with hops (0.0% ABV)
- Kombucha (often  $\leq 0.5\%$  ABV, fermented tea)
- Sparkling botanical drinks (herbs, flowers, spices)
- Craft sodas (ginger beer, root beer, cola)
- Cold brew coffee
- Iced tea or herbal tea
- Fruit-based mocktails
- Energy drinks or functional drinks (electrolytes, adaptogens)

## What is a Beer Garden?

A beer garden is an outdoor space where people can enjoy beer and food in a relaxed setting.

- **Social atmosphere:** Beer gardens are often lively and energetic, creating a social atmosphere where people can relax and connect with friends, family or make new acquaintances.
- **Variety of beers:** Beer gardens usually offer a selection of different beers, allowing patrons to try new types and flavors.
- **Casual vibe:** Beer gardens typically have a relaxed, casual vibe, making them a great place to unwind and forget about daily stressors.

### Weekly Event idea

- Host events: Run/walk club
- Yoga (stretch and sip)
- pop up art shows
- Songwriter session
- Community Grill Night
- Beer Garden Book Club
- Daddy Daycare time
- DJ Sunset Session
- Art Affair featuring poets, musicians and artists

### Monthly Event idea

- Yappy Hour- Dog Friendly, local shelter partnership

- Beer Club Meet up Night
- Movie Night
- Youth Craft Fair
- Fish Fry Fourth Friday
- Battle of the Grill with Kids as the judge

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: ANTHONY THOMPSON

Address: 4731 WHITEWATER LN  
CRESTVIEW, FL 32539

Phone #: (931) 378-2723

Address of property to be improved: SOUTHWEST OF WATTS AVE AND 7TH ST INTERSECTION

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

PLEASE REFER TO THE GRAPHICS ATTACMENT AS WELL AS THE PLANS FOR MATERIALS AND TYPES OF STRUCTURES.

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

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

Signed:  Date: 4/25/2025  
AGENT FOR APPLICANT, ANTHONY THOMPSON

\*\*\*\*\*

Action: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_

Comments: \_\_\_\_\_

Signature/Title/Authority



# City of Chipley

## Land Use Compliance Certificate



Fee Amount \$ \_\_\_\_\_

Verification provided for (Owner's Name): ANTHONY THOMPSON

Project Site Address: TBD (SOUTHWEST OF 7TH ST & WATTS AVE INTERSECTION)

Phone Number: (931) 378-2723

Contractor Name/Address AGENT/ENGINEER, ELISSA PETTIS, TRI STATE COMPANIES LLC  
834 KIRKLAND ROAD, CHIPLEY, FL 32428

Contractor Phone #: (850) 420-9922 Parcel I.D. Number: 00000000-00-1328-001

### City of Chipley Future Land Use Designation

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

Flood Zone:  Yes  No Zone Type ZONE X: AREA OF MINIMAL FLOOD HAZARD

Scope of work (Please provide details of all work): \_\_\_\_\_

THE PROPOSED PROJECT CONSISTS OF SITE DEVELOPMENT INCLUDING INSTALLATION OF WATER AND SEWER UTILITIES, STORMWATER MANAGEMENT INCLUDING GRADING (EARTHWORK), CONCRETE SIDEWALK, ADA SPACES AND BUILDING PAD (BAR AREA); GRAVEL PARKING AND LOADING/FOOD TRUCK SPACE, PRE-FABRICATED RESTROOMS, OFFICE AND STORAGE; GRASSED (OR TURF) PICNIC AREA AND LOUNGE #1; ELEVATED DECK FOR STAGE AND LOUNGE #2. ADDITIONALLY, THE SITE WILL BE FENCED AND LANDSCAPED.

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.

*Elissa Pettis* Applicant **AGENT FOR APPLICANT, ANTHONY THOMPSON** 4/25/2025 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.

# City of Chipley Sign Application & Permit

Date: 4/25/2025

Permit #: \_\_\_\_\_

Applicant's Name: ANTHONY THOMPSON

Business Name: SERENE LIFE BEER GARDEN Phone #: (931) 378-2723

Address of Sign: TBD (SOUTHWEST OF 7TH ST & WATTS AVE INTERSECTION)

Name & Address of Sign Contractor: TBD

Permit Fee: \_\_\_\_\_

.....  
Please provide the following information:

1. Type of Sign(s): \_\_\_\_\_ Ground Sign  Building Sign \_\_\_\_\_ Outdoor Advertising (Billboard)

2. Scale drawing and dimensions of sign.  
a. Ground Signs & Outdoor Advertising Signs: provide site plan showing location of sign, distances from existing buildings, intersections, driveway connections and property lines. (Outdoor advertising signs require D.O.T. permit application).

b. Building Signs: provide drawing of building showing elevation and location of sign.

3. Type of Illumination: SEE

4. Land Use Designation: COMMERCIAL

5. Number of Existing Signs on Property: 0

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

\_\_\_\_\_  
Signature: City Administrator or Code Enforcement Officer Date

[Signature] / 4/25/2025  
Signature: AGENT FOR APPLICANT Date





# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



## AFFIDAVIT

STATE OF Florida  
COUNTY OF Washington

BEFORE ME, a Notary Public in and for the said County and State, this day personally appeared Patrice Tanner, City of Chipley City Administrator, who, being by me duly sworn, deposes and says:

1. I am the City Administrator for the City of Chipley identified as the Utility Provider of the property located at Parcel ID: 00-1328-0001, Chipley, FL 32428.
2. I hereby depose and state that all necessary utilities for the construction, development, and operation of the property are presently available to the boundaries of the property. This includes, but is not limited to, water supply and sanitary sewer.
3. I further affirm that this affidavit is true and correct to the best of my knowledge and belief.

AFFIANT'S SIGNATURE: Patrice A. Tanner

City of Chipley by Patrice Tanner, City Administrator

Sworn to (or affirmed) and subscribed before me by means of

physical presence     online notarization

this 10 day of Nov., 2025.

Sherry Snell

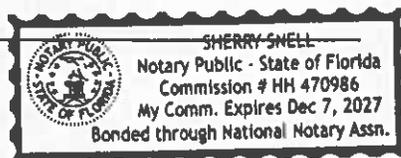
Notary Public Signature

Sherry Snell

Printed Name of Notary Public

My Commission Expires:

(Seal)



### 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, January 29, 2026, at 3:00 p.m. CST. The purpose of this hearing is to review and consider the following request:

1. Request for Development Order to include a Variance – Serene Life Beer Garden. The property is located at the corner of Watts Avenue & 7<sup>th</sup> Street, Parcel ID: 00000000-00-1328-0001.
2. Request for a Variance – WJHFL, LLC - 966 Lera Lane. Parcel ID: 00000000-00-2258-0140.

You are invited to a Zoom webinar!

**When: January 29, 2026 03:00 PM** Central Time (US and Canada)

**Topic: Planning & Zoning Commission Meeting**

Join from PC, Mac, iPad, or Android: <https://us02web.zoom.us/j/85241464711>

Phone one-tap:

+16469313860,,85241464711# US +13017158592,,85241464711# US (Washington DC)

Join via audio:

+1 646 931 3860 US +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York) +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 9128 US (San Jose) +1 689 278 1000 US +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

Webinar ID: 852 4146 4711

All citizens and interested parties are encouraged to attend the public hearing in person or via zoom. Any inquiries regarding the public hearings or any person requiring special accommodation 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.

Patrice Tanner  
City Administrator



# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



Section E, Item 2.

## NOTICE OF PUBLIC HEARING

December 29, 2025

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026 at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**Serene Life Beer Garden is requesting approval of a development order that includes a variance to permit the sale of alcoholic beverages within 500 feet of a residential property.**

Property Location: The corner of Watts Avenue and 7<sup>th</sup> Street  
Parcel ID #: 00-1328-0001

City Code Chapter 4 – Alcoholic Beverages  
Article II – Establishments

(1) Distance from dwelling or residence.

- a. It shall be unlawful to sell beer, wine, or other alcoholic or intoxicating beverages for consumption on the premises within 500 feet of any residence, which distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a dwelling or residence lies within such radius, then the new establishment shall be deemed to be within such distance.

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the development order and variance at their meeting to be held on February 13, 2026 at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

# CITY OF CHIPLEY AFFIDAVIT OF MAILING

January 15, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 13, 2026, at 5:00 pm both located at 1442 Jackson Avenue, Chipley, FL 32428, in the city's chambers,

I, Sherry Snell, designated and employed by the City of Chipley, Florida, did mail the notice of a public hearing to the following:

See Exhibit A, on December 29, 2025.

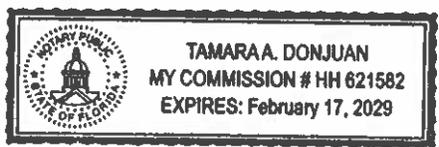
Sherry Snell  
Employee Signature

1-15-26  
Date



Sworn to and subscribed before me this 15 day of January, 2026, by Sherry Snell, who is personally known by me.

T. A. D.  
Signature of Notary Public



CALVERLY JOHN, REHBERG MONICA C  
% MONICA REHBERG  
746 3RD ST  
CHIPLEY, FL 32428

CITY OF CHIPLEY  
PO BOX 1007  
CHIPLEY, FL 32428

COOPER JIMMIE L  
PO BOX 66  
CHIPLEY, FL 32428

COOPER Z REGINALD, COOPER JIMMIE  
PO BOX 34  
CHIPLEY, FL 32428

CURLETT SUSANNA  
781 MAIN ST  
CHIPLEY, FL 32428

HADDOCK RONDA M, HADDOCK DAN  
774 MAIN ST  
CHIPLEY, FL 32428

HARRELL DONALD R, HARRELL SHARC  
1660 COY DR  
CHIPLEY, FL 32428

HARRELL RENA  
1660 COY DR  
CHIPLEY, FL 32428

HITCHCOCK DAVID A, HITCHCOCK TII  
2540 DOGWOOD DR  
COTTONDALE, FL 32431

J CORB LLC  
912 HWY 277  
CHIPLEY, FL 32428

JOHNS LOWELL THOMAS JR & ETAL, JC  
448 CUTCHINS MILL RD  
CHIPLEY, FL 32428

MASLOW ROBERT, MASLOW MICHELI  
2380 EARLS CT  
LOS ANGELES, CA 90077

NELSON WAYNE, NELSON BETTY  
669 7TH ST  
CHIPLEY, FL 32428

PEDRAJA LEANNE G  
PO BOX 472  
CHIPLEY, FL 32428

THOMPSON ANTHONY, THOMPSON A  
4731 WHITEWATER LN  
CRESTVIEW, FL 32539

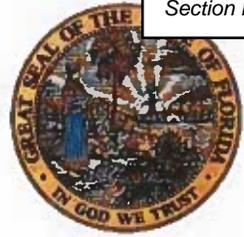
TREADWELL ADAM, PIGGLY WIGGLY AI  
1140 MONTGOMERY HWY  
DOTHAN, AL 36305

TREADWELL ADAM  
1140 MONTGOMERY HWY  
DOTHAN, AL 36305



# City of Chipley

1442 Jackson Avenue  
P.O. Box 1007  
Chipley, Florida 32428  
(850) 638-6350



Section E, Item 2.

## NOTICE OF PUBLIC HEARING (Updated City Council Meeting Date)

January 20, 2026

Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on January 29, 2026, at 3:00 p.m., City Hall Council Chambers. The purpose of this hearing is to review and consider the following request:

**Serene Life Beer Garden is requesting approval of a development order that includes a variance to permit the sale of alcoholic beverages within 500 feet of a residential property.**

Property Location: The corner of Watts Avenue and 7<sup>th</sup> Street  
Parcel ID #: 00-1328-0001

City Code Chapter 4 – Alcoholic Beverages  
Article II – Establishments

(1) Distance from dwelling or residence.

- a. It shall be unlawful to sell beer, wine, or other alcoholic or intoxicating beverages for consumption on the premises within 500 feet of any residence, which distance shall be measured by measuring a radius from the main public entrance of the place or establishment. If any portion of a parcel of land used as a dwelling or residence lies within such radius, then the new establishment shall be deemed to be within such distance.

In accordance with City Code of Ordinances Chapter 44, Article XI, property owners located within 300 feet of said location are to be notified.

The City Council will review the development order and variance at their meeting to be held on February 10, 2026, at 5:00 p.m., City Hall Council Chambers.

If you have any questions or need additional information regarding this request, please contact City Hall prior to the public hearing at (850) 638-6350.

Sincerely,

Patrice A. Tanner  
City Administrator

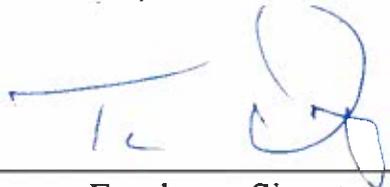
# CITY OF CHIPLEY AFFIDAVIT OF MAILING

January 20, 2026

Re: Notice of Public Hearing for the Planning and Zoning Commission, on January 29, 2026, at 3:00 pm., and Notice of Public Hearing for City Council on February 10, 2026, 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 public hearing to the following:

See Exhibit A,

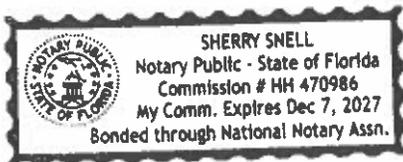
 <hr/> Employee Signature	 <hr/> Date
--	--

Sworn to and subscribed before me this 20<sup>th</sup> day of Jan, 2026, by Tamara Donjuan, who is personally known by me.


---

 Signature of Notary Public



CALVERLY JOHN, REHBERG MONICA C  
% MONICA REHBERG  
746 3RD ST  
CHIPLEY, FL 32428

CITY OF CHIPLEY  
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THOMPSON ANTHONY, THOMPSON A  
4731 WHITEWATER LN  
CRESTVIEW, FL 32539

TREADWELL ADAM, PIGGLY WIGGLY AT  
1140 MONTGOMERY HWY  
DOTHAN, AL 36305

TREADWELL ADAM  
1140 MONTGOMERY HWY  
DOTHAN, AL 36305

**SITE PLAN REVIEW REQUIREMENT CHECKLIST**

- 1. Legal description of subject parcel. -SEE PLANS – SHEET: 1A
- 2. Site location map. -SEE PLANS – SHEET: COVER
- 3. Topography map. -SEE MAPS – TOPO MAP ATTACHEMENT
- 4. Generalized soil types and map, if available. -SEE MAPS – SOIL MAP ATTACHEMENT
- 5. Type & location of existing vegetation & tree grouping. -SEE PLANS – SHEET: 4A
- 6. Location, names, widths of existing & proposed streets, driveways and dumpsters.  
-SEE PLANS – SHEETS: 1A AND 2A
- 7. Dimensions/location of all buildings/structures. -SEE PLANS – SHEET: 2A AND SEE GRAPHICS ATTACH
- 8. Gross floor area of all buildings. -SEE PLANS – SITE DATA SUMMARY ON SHEET 2A
- 9. Exact number of dwelling units by number of bedrooms. -N/A
- 10. Total number of residential units by acre. -N/A
- 11. Dimensions of all yard setbacks and open spaces.  
-SEE PLANS – SITE SUMMARY DATA SHEET ON SHEET 2A
- 12. Location of recreation areas, if any. -N/A
- 13. Drainage concept. -SEE PLANS – SHEET: 3A
- 14. Site percentage & square footage covered by building structures.  
-SEE PLANS – SITE SUMMARY DATA SHEET ON SHEET 2A
- 15. Site percentage & square footage covered by paving.  
-SEE PLANS – SITE SUMMARY DATA SHEET ON SHEET 2A
- 16. Site percentage & square footage covered by open space.  
-SEE PLANS – SITE SUMMARY DATA TABLE ON SHEET 2A
- 17. Sediment control measures. -SEE PLANS – SHEET: 1B
- 18. Fire flow calculations. -SEE CALCS – FIRE FLOW ATTACHEMENT
- 19. Preliminary site plan submittals must contain the following stormwater management information:
  - A. Graphic definition of the drainage areas with each area's:
    - 1. approximate surface area indicated  
-SEE PLANS – SITE SUMMARY DATA TABLE ON SHEET 2A
    - 2. approximate coefficient of imperviousness -SEE CALCS – SWMF CALCS ATTACH
    - 3. approximate points of water collection -SEE PLANS – SHEET 3A
  - B. Definition of the type of stormwater management system proposed, along with the location and approximate dimensions and/or size of the facilities. -SEE CALCS – SWMF CALCS ATTACH
  - C. Approximate stormwater management design calculations.  
-SEE CALCS – SWMF CALCS ATTACH
- 20. A grading & drainage plan; stormwater management analysis/design Calculations must be signed & sealed by a registered Florida engineer. – SEE CALCS: SWMF CALCS ATTACHEMENT & PLANS: SHEET 3A
- 21. A landscape plan. -SEE PLANS – SHEET: 4A
- 22. Exact location of all public easements. -SEE PLANS – SHEET 1A

**Development Statement on Public Easements**

**This project does not include any public easements. However, the adjacent rights-of-ways that abut the property are recognized as public access areas. These rights-of-ways will remain accessible.**

- 23. Utility services & connection points; fire hydrant locations.  
-SEE MAPS – EXIST UTILITIES MAP ATTACH & PLANS – SHEET: 3B
- 24. Architectural elevations of all buildings and structures. -SEE GRAPHICS – ARCH ELEVATIONS
- 25. Size, type and location of street graphics.  
-SEE GRAPHICS ATTACHEMENT AND PLANS – SHEET: 4A
- 26. Size, location and intensity of exterior lighting devices and a statement that lighting will meet City of Chipley codes. -SEE PLANS – SHEET: 4A

27. If phasing is planned, a development timetable is required. **PLEASE SEE BELOW.**

**Phasing Plan**

**(Each phase will commence within 60 days after the completion of the prior phase.)**

- A. Phase 1: Foundation Setup**
  - I. Install cooler and nano brewery containers**
  - II. Construct restrooms**
  - III. Build stage for events and entertainment**
- B. Phase 2: Main Serving & Bar Area**
  - I. Establish primary bar and serving station**
  - II. Ensure plumbing, electrical, and seating arrangements**
  - III. Develop customer flow and optimize layout**
- C. Phase 3: Lounge Areas & Landscaping**
  - I. Create relaxation lounges for guests**
  - II. Implement landscaping features for aesthetics and ambiance**
  - III. Final touch-ups and enhancements for seamless operation**

28. A sedimentation plan. -SEE PLAN – SHEETS: SWPPP(1), SWPPP(2) AND SHEET 1B











TRI-STATE Companies, Inc.
574 Island Road
Cherry, Florida 32626
Phone: 352-233-1122
Fax: 352-233-1122
E-Mail: tsc@tsc.com
Document No. T-12000002

STORMWATER POLLUTION PREVENTION PLAN
SERENE LIFE BEER GARDEN
CHIPLEY, WASHINGTON CO, FLORIDA

SWPPP
TCS
AGC
EAP
LP231002

STORMWATER POLLUTION PREVENTION PLAN:

1. SITE DESCRIPTION: COMMERCIAL DEVELOPMENT
CONSTRUCTION OF SITE IMPROVEMENTS INCLUDING INSTALLATION OF MAJOR UTILITIES AND STORMWATER FACILITIES.

2. TOTAL PROJECT AREA: 0.28 ACRES
TOTAL SOIL AREA TO BE DISTURBED: SEE SW MANAGEMENT REPORT FOR SPECIFICS RELATED TO AREA OF DISTURBANCE, COEFFICIENTS,

3. RUNOFF COEFFICIENTS BEFORE AND AFTER CONSTRUCTION; SEE SW MANAGEMENT REPORT
DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE; SEE SW MANAGEMENT REPORT

4. FOR LOCATIONS OF DRAINAGE AREAS AND OUTFALLS: SEE SW MANAGEMENT REPORT

5. NAME OF RECEIVING WATERS: N/A
WETLAND AREA: NO DISTURBANCE TO WETLANDS ARE ANTICIPATED

6. NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS
THE SOIL DISTURBING ACTIVITIES FOR THIS PROJECT ARE AS FOLLOWS: ONLY UPON PROPER PLACEMENT OF ALL EROSION CONTROLS CAN SOIL DISTURBING ACTIVITIES TAKE PLACE. HAY BALES AND SILT FENCE WILL BE USED LATERALLY AT SPECIFIED INTERVALS. HAY BALES SHALL BE USED TO PREVENT SEDIMENTATION FROM ESCAPING PROJECT LIMITS.

- 2A. EROSION AND SEDIMENT CONTROLS:
(1) STABILIZATION PRACTICES:
X SAND BAGGING
X SILT FENCES
X HAY BALES
X BERMS
X DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
X FLUMES
X ROCK BEDDING AT CONSTRUCTION EXIT
X TIMBER BEDDING AT CONSTRUCTION EXIT
X DITCH LINER
X SEDIMENT TRAPS
X SEDIMENT BASINS
X STORM INLET SEDIMENT TRAP (ROCK BAGS)
X STONE OUTLET STRUCTURES
X CURBS AND GUTTERS
X STORM SEWERS
X VELOCITY CONTROL DEVICES
X TURBIDITY BARRIER
X RIP RAP

- 2B. STRUCTURAL PRACTICES:
X SAND BAGGING
X SILT FENCES
X HAY BALES
X BERMS
X DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
X FLUMES
X ROCK BEDDING AT CONSTRUCTION EXIT
X TIMBER BEDDING AT CONSTRUCTION EXIT
X DITCH LINER

2C. DESCRIPTION OF STORMWATER MANAGEMENT: SEE SW MANAGEMENT REPORT

- 2D. OTHER CONTROLS:
(1) WASTE DISPOSAL: NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE
(2) OFF-SITE VEHICLE TRACKING:
X HAIL ROADS DAMPENED FOR DUST CONTROL
X LOADED HAIL TRUCKS TO BE COVERED WITH TARP/AULIN
X EXCESS DIRT ON ROAD REMOVED DAILY
(3) SANITARY WASTE: N/A
(4) FERTILIZERS AND PESTICIDES: FERTILIZERS AND/OR PESTICIDES SHALL BE APPLIED ACCORDING TO MANUFACTURERS RECOMMENDATIONS BY A LICENSED OR CERTIFIED APPLICATOR AS DIRECTED BY THE PROJECT ENGINEER.
(5) NON-STORMWATER DISCHARGE (INCLUDING SPILL REPORTING): NO NON-STORMWATER DISCHARGES ARE ANTICIPATED.

2E. APPROVED STATE, LOCAL PLANS, OR STORMWATER PERMITS:

3. MAINTENANCE:
ALL OF THE CONTROLS SHALL BE MAINTAINED AT ALL TIMES. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE BUT NO LATER THAN (7) CALENDAR DAYS AFTER THE SURROUNDING EXPOSED AREA HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT.

4. INSPECTION:
ALL CONTROLS SHALL BE INSPECTED WEEKLY BY THE CONTRACTOR AS WELL AS AFTER 0.25" OR MORE OF RAIN. AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER EACH INSPECTION. BASED ON INSPECTION RESULTS THE CONTROLS SHALL BE REVISED PER THE INSPECTION REPORTS.

A. THE CONTRACTOR SHALL INITIATE REPAIRS WITHIN 24 HOURS OF INSPECTION THAT INDICATE ITEMS ARE NOT IN GOOD WORKING ORDER. TO COMPLY, THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAGES AND DAILY RAINFALL RECORDS. WHERE SITES HAVE BEEN PERMANENTLY STABILIZED, INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH. THE CONTRACTOR SHALL ALSO INSPECT AND CERTIFY THAT CONTROLS INSTALLED IN THE FIELD AGREE WITH THE LATEST STORMWATER POLLUTION PREVENTION PLAN.

B. IF INSPECTIONS INDICATE THAT THE INSTALLED STABILIZATION AND STRUCTURAL PRACTICES ARE NOT SUFFICIENT TO MINIMIZE EROSION, RETAIN SEDIMENT, AND PREVENT DISCHARGING POLLUTANTS, THE CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES, AS NEEDED.

C. RECORDS OF THE INSPECTION AND THE CONSTRUCTION PERMIT MUST BE MAINTAINED AT THE CONSTRUCTION SITE AND BE READILY AVAILABLE FOR INSPECTION.

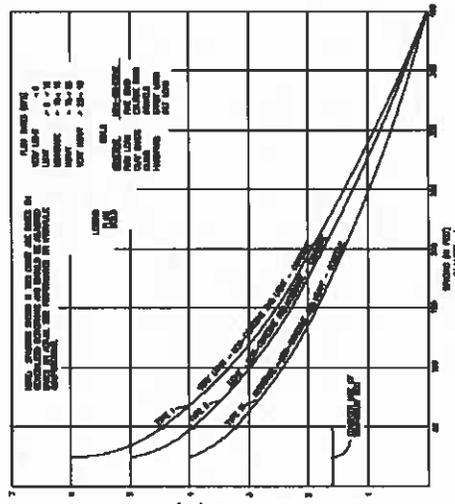
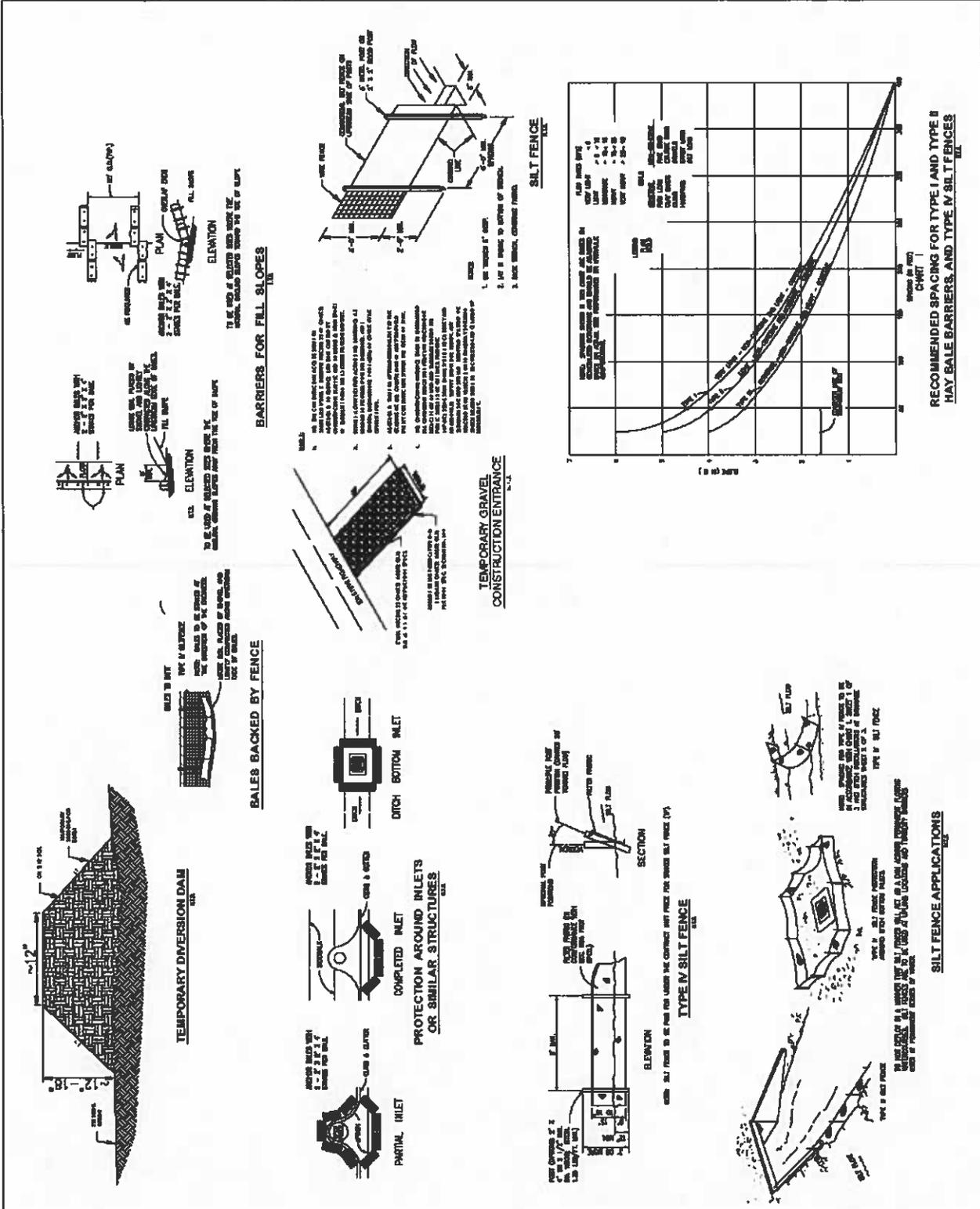
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COVERAGE UNDER THE GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION OR ANY DISTURBANCE OF LAND GREATER THAN ONE ACRE. THE CONTRACTOR WILL FORWARD A COPY OF THE PERMIT AND WILL PROVIDE 24 HOUR NOTIFICATION TO THE CITY AT 860-233-5100 PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED ELEMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN MUST BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO COMPLY COULD RESULT IN CODE ENFORCEMENT ACTION AND FINES.



**TRI-STATE Companies, Inc.**  
 614 Lazard Road  
 Ocala, Florida 32068  
 Phone 352-350-9732  
 A Equal Opportunity Employer  
 U.S. Patent # 4,129,000

**STORMWATER POLLUTION PREVENTION PLAN**  
**SERENE LIFE BEER GARDEN**  
 CHIPLEY, WASHINGTON CO., FLORIDA

Project No.	LP23002
Drawn By	ALGC
Checked By	EAP
Approved By	TCS
Scale	
Date	









**TRUSTATE Companies, Inc.**  
 234 Westwood Circle, Suite 200  
 West Palm Beach, Florida 33411  
 Phone: 561-833-2000  
 Fax: 561-833-2001  
 Email: info@trustate.com

**PROPOSED SITE PLAN**  
 SERPENTINE BEER GARDEN  
 CHIPLEY, WASHINGTON CO., FLORIDA

Scale: 1" = 20'  
 Project No: LP24002  
 Date: 08/20/24  
 Author: AGC  
 Designer: EAP  
 Approver: TCS  
 Title: 2A

**SITE DATA SUMMARY**

**FLOOR AREA RATIO:**  
 PROVIDED = 1,580 SF / (0.46 AC x [1 AC/43,560 SF]) = 0.10

**BUILDING LOI/AL:**  
 BATH: 232 SF  
 BAR: 9283 SF  
 OFFICE: 200 SF  
 STORAGE: 200 SF

**IMPERVIOUS SURFACE RATIO:**  
 ALLOWED = 85%  
 PROVIDED = 45%  
 8,018 IMP SURFACE / 23,758 SF PROJECT AREA = 0.337  
 OR 34%

**OPEN SPACE (PERMEABLE AREA):**  
 15,741 SF OPEN SPACE / 23,758 SF PROJECT AREA = 0.66  
 OR 66%

**SITE INTENSITY:**  
 ALLOWED = 30%  
 PROVIDED = 34%

**PARKING SPACES:**  
 REQUIRED - 1 SPACE PER 4 SEATS = 60 SEATS - 15 SPACES  
 PROVIDED = 15 SPACES

**SEAT TOTAL:**  
 BAR: 18 SEATS  
 LOUNGE #1: 2 SEATS  
 LOUNGE #2: 4 SEATS  
 STAGE: 20 SEATS  
 PICNIC: 16 SEATS

**PARCEL ID:** 30000000-00-132B-0001

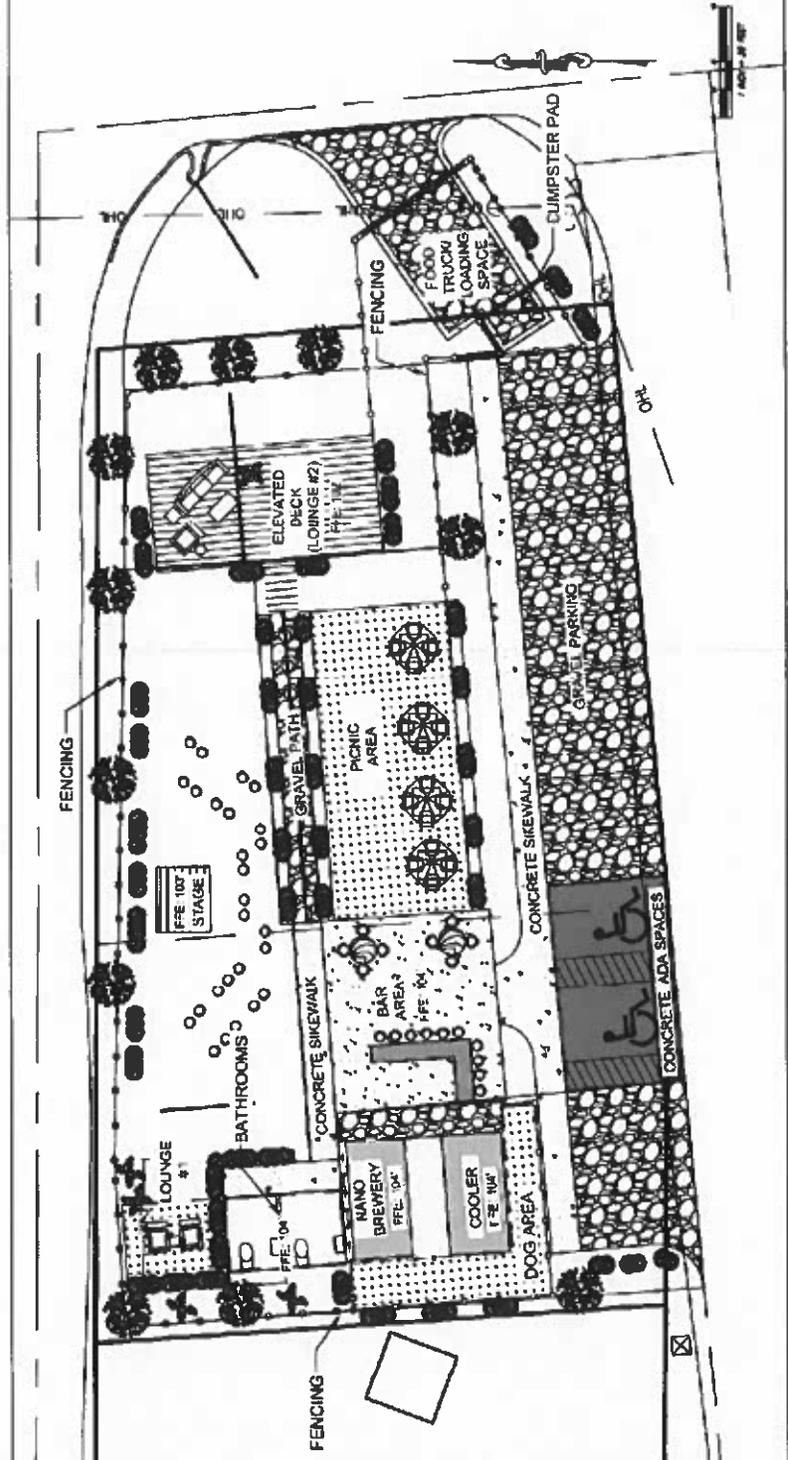
**PROJECT AREA:** 0.36 AC / 15,778.5 SF  
 (INCLUDING 0.185 AC / 8,058 SF OFFSITE)

**FUTURE LAND USE:** COMMERCIAL

**FLOOD ZONE:** ZONE X

**BUILDING SETBACKS/BUFFERS:**

FRONT	REAR	W/SIDE	E/SIDE	REQUIRED	PROVIDED
25'	5'	10'	7.5'	25'	27'
				5'	5'
				10'	10'
				7.5'	7.8'



**T&E**

**TRU-STATE Companies, Inc.**  
 114 West 10th Street, Suite 200  
 Tampa, Florida 33603  
 Phone: 813.251.1111  
 Fax: 813.251.1112

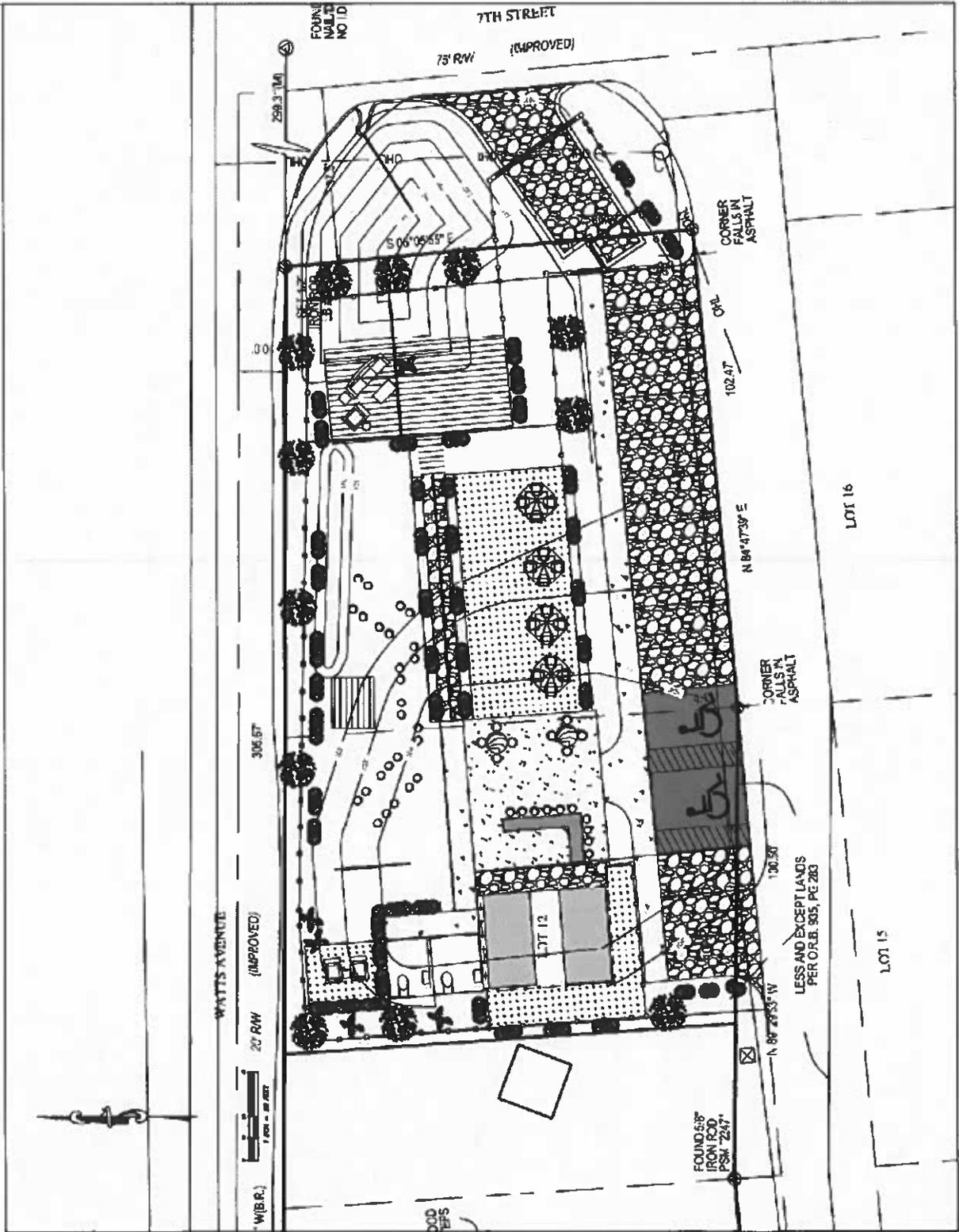
**DRAINAGE PLAN**  
**SERENE LIFE BEER GARDEN SERENE**  
**LIFE BEER GARDEN**  
 CHIPLEY, WASHINGTON CO., FLORIDA

Section E, Item 2.

Notes

Scale: 1" = 20'  
 Drawing No: LP25008  
 Date: 08/11/11  
 Author: AGC  
 Checker: EAP  
 Title: TCS

3A





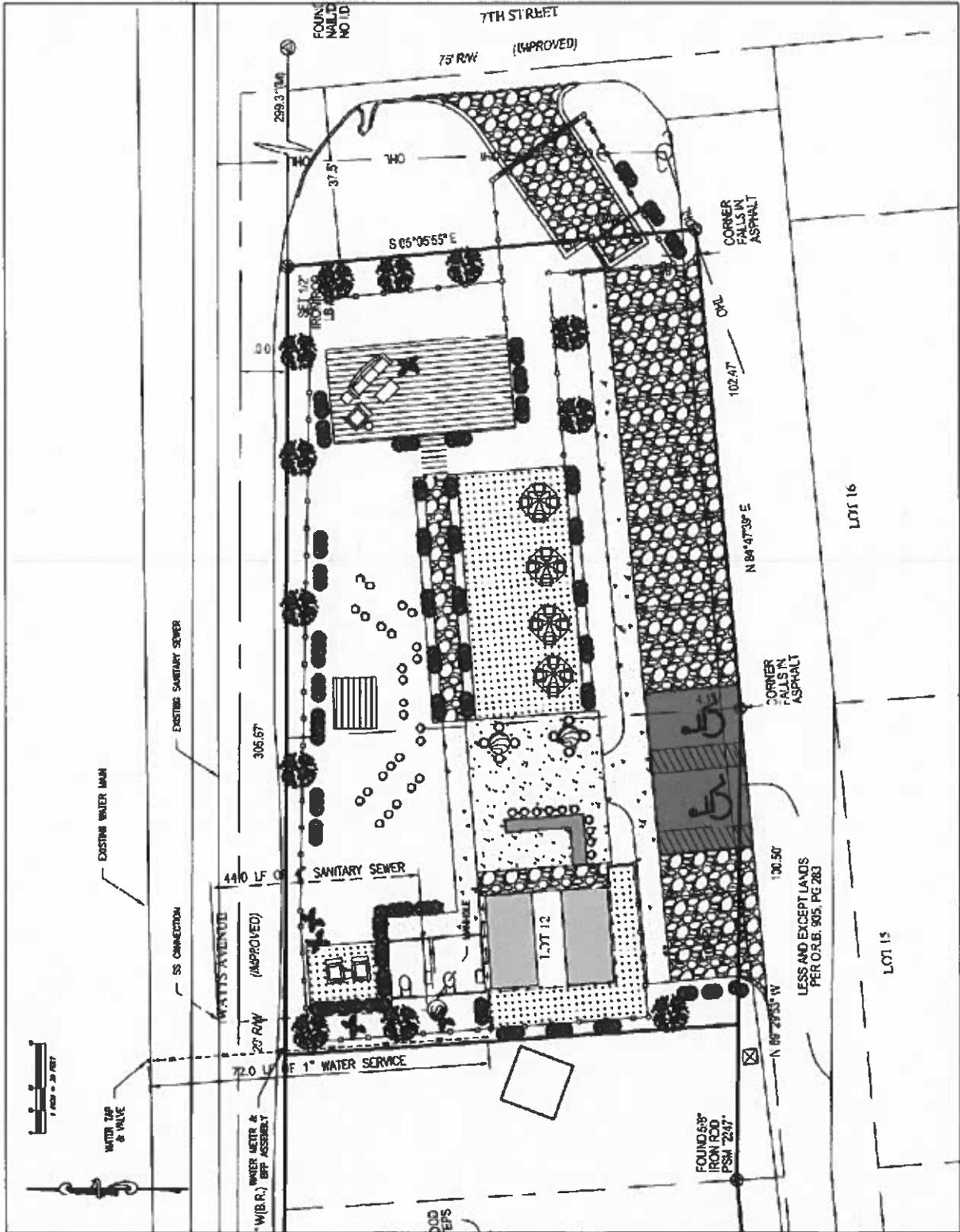
**TRI-STATE Companies, Inc.**  
 134 White Road  
 Chipley, Florida 32423  
 Phone: 904.237.2000  
 Fax: 904.237.2002  
 Website: www.tri-state.com

**UTILITY PLAN**  
**SERENE LIFE BEER GARDEN**  
 CHIPLEY, WASHINGTON CO., FLORIDA

Section E, Item 2.

Scale: 1" = 20'  
 Project No: LP23072  
 Date: 08/20/2023  
 Author: AGC  
 Checker: EAP  
 Approver: TCS  
 Date: 08/20/23

3B





**TRAFFIC ANALYSIS  
SERENE LIFE BEER GARDEN  
CITY OF CHIPLEY DEVELOPMENT ORDER**

**INTRODUCTION**

The following is a traffic concurrency analysis of the proposed construction of a new nano brewery/beer garden development located on the south side of Watts Avenue, just SW of the Watts Avenue and 7<sup>th</sup> Street intersection in Chipley, Washington County, Florida. The property is currently undeveloped. The proposed development of the site will consist of 1,580 SF of brewery, seating and associated improvements.

**TRIPS GENERATED**

For the proposed use, the projected number of PM peak hour trips generated is determined using the Institute of Transportation Engineers publication *Trip Generation*, 11<sup>th</sup> Edition. The total number of PM Peak Hour trips generated is calculated using the average rate for the peak hour of adjacent street traffic (one hour between 4:00 and 6:00 PM), as shown in the table below.

ITE TRIP CODE	PROPOSED DEVELOPMENT	PROPOSED IMPACT (X) per 1,000 SF GFA	TRIP GENERATION EQN / AVG RATE	PM PEAK HOUR TRIPS (T)	ENTERING (66%)	EXITING (34%)
271	Brewery Tap Room	$X = 1580/1000 = 1.58$	$T = 9.83X$	15.53	11	5

Total PM Peak Hour Trips (T) =  $9.83(1.58) = 15.53 = 16$

**PROJECT TRAFFIC DISTRIBUTION**

The entering and exiting ratios shown for the Brewery Tap Room ITE code #271 are 66% and 34%, respectively. There is a total of approximately 11 trips which will enter the development during the PM peak hour, and 5 trips that will exit the development.

**CONCLUSION**

The proposed development will generate 16 new PM peak hour trips. Based on the trip distribution, it is not anticipated that segments of roadways will be impacted prior to all Washington County concurrency requirements being met.

SERENE LIFE BEER GARDEN  
ERP STORM WATER CALCULATIONS  
TSC PROJECT #24002  
PREPARED FOR: ANTHONY THOMPSON

This spreadsheet is intended to be used in conjunction with the Environmental Resources Permit Applicant's Handbook Volume 2 published by the Department of Environmental Protection and the Northwest Florida Water Management District. All referenced figures and equations can be found within Chapter 13 of this handbook.

**Step 1 - Determine Vr**

Project Area = 0.46 acres  
(0.36 AC Site / 0.10 AC Offsite) 19,854 ft<sup>2</sup>

Seasonal High GWTElevation (ft) = 96.50

Hydrologic Soil Group (HSG): B  
Soil Type: Loamy Sand

**PRE-CONDITION**

Description	Area (ft <sup>2</sup> )	Curve Number (CN)
Impervious	0	98
Semi-impervious	0	76
Stormwater Pond	0	98
PerVIOUS	19,854	45
Sum =	19,854	

Pre-Condition Weighted Composite Curve Number (CN) = 45

**POST-CONDITION**

Calculate the Composite Runoff Coefficient (C), Required Treatment Depth and Composite Curve Number (CN)

Description	Area (ft <sup>2</sup> )	C value	Weighted Avg. (ft <sup>2</sup> )	Curve Number (CN)
Impervious	3,771	0.95	3,582	98
Semi-impervious	3,765	0.7	2,635	76
Stormwater Pond	1,838	0.3	551	100
PerVIOUS	10,481	0.3	3,144	30
Sum =	19,854		9,913	

Weighted Runoff Coefficient (C) = 0.5  
Therefore, required depth of treatment (inches) per ERP = 0.5  
Required depth of treatment (inches) per County = 1.0  
Weighted Composite Curve Number (CN) = 58

Vr = Treatment Volume Required by ERP or County (whichever is greater)  
Vr = 827 ft<sup>3</sup>

SERENE LIFE BEER GARDEN  
ERP STORMWATER CALCULATIONS  
TSC PROJECT #24002  
PREPARED FOR: ANTHONY THOMPSON

**Step 2 - Determine Vp and Check for Lateral Analysis**

Pond Data:	Elevation (ft)	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Cumulative Volume (ft <sup>3</sup> )	Description
	97.00	65	0.00	0.00	Bottom of Pond
	98.00	320	192.50	192.50	-
	99.00	705	512.50	705.00	-
	99.25	480	148.09	853.09	Approximate Treatment Elevation
	100.00	1,214	959.50	1664.50	-
	101.00	1,838	1,526.00	3,190.50	Top of Pond

Total Volume provided is 3,190.5 ft<sup>3</sup>. The required volume 827 ft<sup>3</sup> is achieved between the 99.0' and 100.0' contour, therefore interpolating to find height of treatment:

$$h_t = \frac{(ELEV_A - ELEV_B) \times (V_r - V_B)}{(V_A - V_B)} + ELEV_B$$

ELEV <sub>A</sub> =	100.00	ft
ELEV <sub>B</sub> =	99.00	ft
V <sub>r</sub> =	827.25	ft <sup>3</sup>
V <sub>A</sub> =	1,664.50	ft <sup>3</sup>
V <sub>B</sub> =	705.00	ft <sup>3</sup>
h <sub>r</sub> =	99.13	ft

\*ELEV<sub>A</sub> is the upper boundary of the contour range in which treatment volume is achieved and ELEV<sub>B</sub> is the lower boundary. V<sub>A</sub> and V<sub>B</sub> are the respective cumulative volumes provided at those elevations.

Height of treatment is 16.00', therefore solving for the treatment depth, h<sub>v</sub>:

h<sub>v</sub> = Height of Treatment - Pond Bottom  
 h<sub>v</sub> = 1.13 ft

Height of water required to saturate the soil, h<sub>u</sub> (from Eq 13-4):

$$h_u = \left( \frac{f}{h_b} \right) (h_b)$$

f = fillable porosity (0.20 for Silty/Slightly Silty Sands and 0.30 for Fine Sands)  
 = 0.2

h<sub>b</sub> = height of basin above bottom of SHGWT =  
 h<sub>u</sub> = 0.3 ft

1.50 ft.

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Section 13.3.3 of the handbook (Volume 2) states that there are two conditions under which recovery of the treatment volume will occur entirely through vertical flow conditions. Checking these conditions:

**Condition 1:** Height of treatment volume,  $h_v \leq h_u$  Condition met?

Total volume of water required to saturate the soil below the basin,  $V_u$  (Eq. 13-3):

$$V_u = (A_b)(h_b)(f)$$

$A_b$  = pond bottom area =  ft<sup>2</sup>

$V_u$  =  ft<sup>3</sup>

**Condition 2:** Treatment volume,  $V_r \leq V_u$  Condition met?

If either of these conditions are met, then only vertical analysis is required. However, if both conditional checks result in "No", then lateral analysis will be required.

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**Step 3- Infiltration and Recovery Time**

Since the infiltration rate was obtained through a DRI, the resulting rate is considered an unsaturated infiltration rate.

So  $K_{v,u} =$  12 ft/day

The design infiltration rate is the unsaturated rate with an applied factor of safety (Eq. 13-1).

So  $I_d = \frac{K_{v,u}}{FS}$   
 $I_d =$  2 / 6 ft/day

The time to saturate the soil mass below the basin,  $T_{SAT}$  (Eq. 13-2):

So  $T_{SAT} = \frac{(r)(h_b)}{I_d}$   
 $r =$  0.2  
 $h_b =$  1.50 ft.  
 $T_{SAT} =$  0.05 days

The required lateral treatment volume,  $V_{lateral}$  is the remaining volume after the soil below the basin has become saturated.

So  $V_{lateral} = V_T - V_U$   
 $V_{lateral} =$  731.25 ft<sup>3</sup>

Interpolating between the 99' and 100' contour to determine the lateral treatment elevation,  $h_{lateral}$ :

$h_{lateral} = (ELEV_A - ELEV_B) \times \frac{(V_{lateral} - V_B)}{(V_A - V_B)} + ELEV_B$

\*ELEV<sub>A</sub> is the upper boundary of the contour range in which lateral treatment volume is achieved and ELEV<sub>B</sub> is the lower boundary. V<sub>A</sub> and V<sub>B</sub> are the respective cumulative volumes provided at those elevations.

ELEV <sub>A</sub> =	100.00 ft
ELEV <sub>B</sub> =	99.00 ft
V <sub>lateral</sub> =	731.25 ft <sup>3</sup>
V <sub>A</sub> =	1,664.50 ft <sup>3</sup>
V <sub>B</sub> =	705.00 ft <sup>3</sup>
$h_{lateral} =$	<b>99.03</b> ft

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**Step 4- Determination of  $F_y$  and  $F_x$ :**

At time  $t = t_{\text{later}}$ ,  $h_c$  (height of water in basin above the initial groundwater level) is equal to  $h_b$

So  $h_c =$   F

The height of water in the basin at the start of saturated lateral flow,  $h_2$  is found by:

$h_2 = h_{\text{lateral}} - \text{bottom of basin}$   
 $h_2 =$

According to Equation 13-8, the height of water in the basin above the initial groundwater level at the start of saturated lateral flow,  $H_1$  is found by:

$H_1 = h_2 + h_b$   
 $H_1 =$

According to Eqn. 13-6,  $F_y$  (dimensionless parameter representing percent of water level decline below a maximum level) is found by:

$F_y = h_c/H_1$   
 $F_y =$

Calculating  $F_x$  (dimensionless parameter representing physical and hydraulic characteristics of the retention basin and effective aquifer system) from Figure 13-7:

Pond Dimensions:  
 Length (L) =   
 Width (W) =   
 So  $L/W =$

\*Consulting Figure 13-5, 13-6, 13-7, or 13-8,  $F_x =$   \*depending on fillable porosity,  $f$

As there is no confining layer near the bottom of the basin, it can be assume .

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So the average saturated thickness, D, is given by: (Eq. 13-7)

$$D = H + (h_d/2)$$

$$D = \boxed{50.75} \text{ ft.}$$

The time to recover the remaining treatment volume under lateral saturated flow conditions, t is found using Eq. 13-9:

$$t = \frac{W^2}{(4)(K_H)(D)(F_x)}$$

*K <sub>H</sub> =	<b>12</b> ft/day
W =	<b>36</b> ft.
D =	<b>50.75</b> ft.
F <sub>x</sub> =	<b>1.2</b>

\*K<sub>H</sub> is to be provided by Geotechnical Engineer. If this value is not available, K<sub>VI</sub> should be used to remain conservative.

So  $t = \boxed{0.369458128} \text{ days}$

The total time of recovery in the basin is calculated as follows:

$$T_{\text{Total}} = T_{\text{SAT}} + t$$

T <sub>SAT</sub> =	<b>0.05</b> days
t =	<b>0.369458128</b> days
So T <sub>total</sub> =	<b>0.419458128</b> days
	= <b>10.06699507</b> hours

Therefore, the time required to recover the treatment volume is less than the required 72 hours and the design is sufficient.



SERENE LIFE BEER GARDEN  
FIRE FLOW CALCULATIONS

Building Foot Print Length = 24 Width = 24 Sq. Ft. = 576

Total Sq. Ft. = 576

\*Add height for each floor Ceiling Height = 12 Cu. Ft. = 6,912

\*Note: take 1/2 of pitched roof height Attic Height = Cu. Ft. = -

Additional space (porch, etc.) Length Width Height Cu. Ft. = -

Total Cu. Ft. = 6,912

Total Cu. Ft. = 6,912 OHC = 3 Gallons = 2,304

\*Note\* Occupancy Hazard Classification number is 7 for dwellings, small office complexes and similar constructed facilities. Refer to NFPA 1142 for other types of structures.

Gallons = 2,304 CCN = 1 Gallons = 2,304

\*Note\* Type II Construction .75. Ex: Cinderblock, approved non-combustible material.  
Type III Construction 1.0. Ex: Brick veneer, approved non-combustible material etc.  
Type V Construction 1.5. \*Dwellings max 1.0 CCN per NFPA 1142\*\*

Gallons = 2,304 Exp = 1 Gallons = 2,304.00

\*Note\* Any structure within 50' of burn structure is considered an exposure and requires total gallons to be multiplied by 1.5. **DO NOT** add .5 for each additional exposures.

Total Gallons Required	GPM
Up to 2,499 Gallons	250 GPM
2,500 to 9,999 Gallons	500 GPM
10,000 to 19,999 Gallons	750 GPM
20,000 or more	1000 GPM

Total GPM for NFPA 1142 250

\*\*In accordance with NFPA 1403, an additional water supply in the amount of 50% of total required fire flow must be available to handle unforeseen situations.\*\*

Gallons = 2,304 at 250 GPM for about 9 Minutes

2,304 Gallons x 1.5 = 3,456  
NFPA 1403 requirement

711 St

- Legend**
- EXISTING SANITARY SEWER
  - EXISTING WATER MAIN

EXISTING WATER MAIN

EXISTING SANITARY SEWER

EXISTING FIRE HYDRANT

**SERENE LIFE BEER GARDEN**  
EXISTING UTILITIES MAP

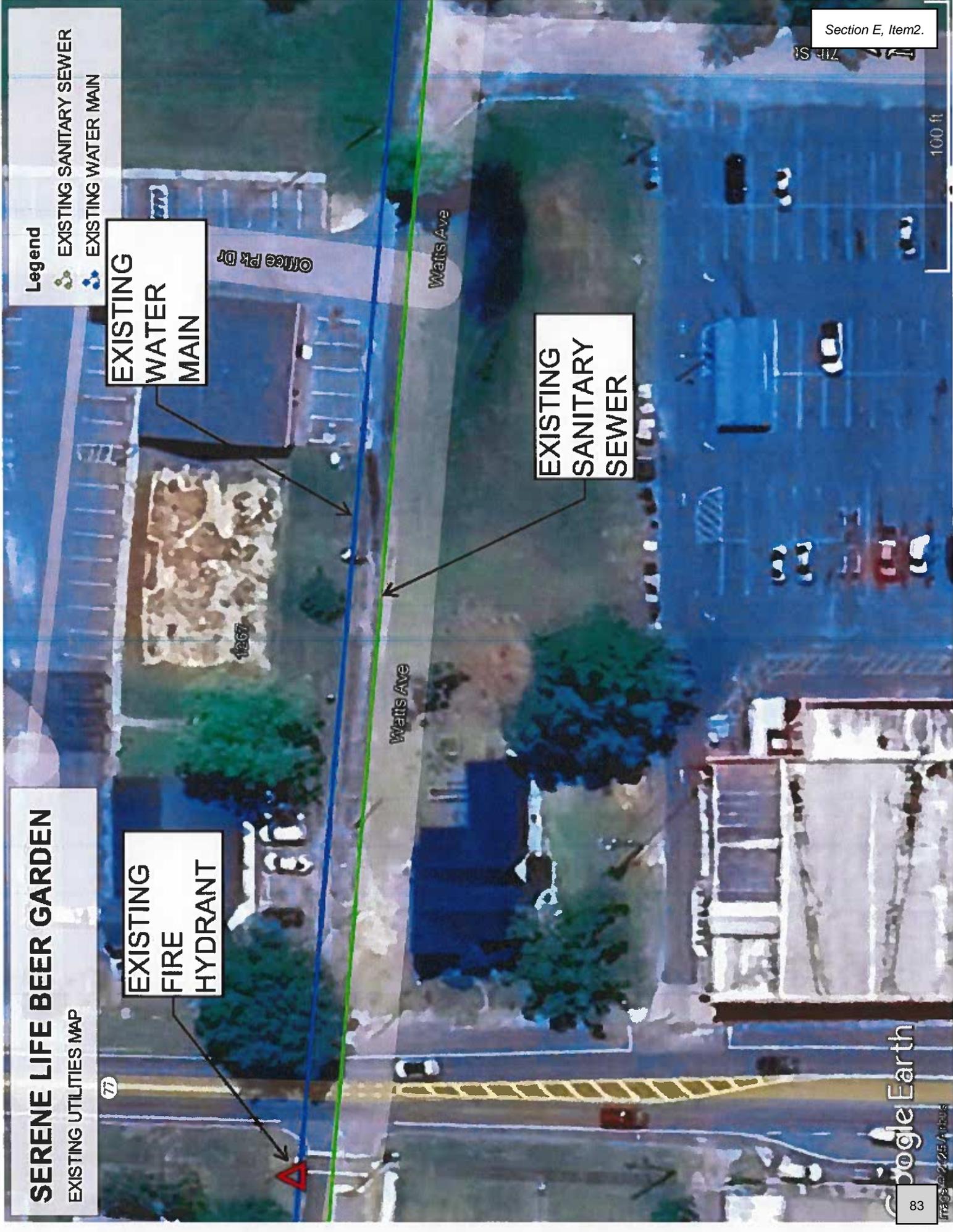
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