



**City of Chipley**  
**Planning & Zoning Commission Meeting**  
March 27, 2025 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 Planning & Zoning Commission. This is not a question and answer period, it is not a political forum, nor is it a time for personal accusations and derogatory remarks to/or about city personnel. If you would like to address the Planning & Zoning Commission, please raise your hand to speak, state your name and address for the record and limit your comments to no more than three (3) minutes per Florida Statute 286.0114. To ask a question via phone; dial \*9 and wait to be recognized/unmuted. If you are attending via webinar, there will be an onscreen option to ask a question during the public comment portion of the meeting. Your participation is welcomed and appreciated

**E. PRESENTATION AND APPROVAL OF MINUTES**

1. Planning & Zoning Commission Meeting - January 2, 2025

**F. AGENDA ITEMS**

1. **Request for Land Use Map Amendment** - 735 Main Street - Lota Kay Braxton
2. **Request for Development Order and Certificate of Appropriateness** - 1680 Main Street - Waffle House, Inc.

**G. OTHER BUSINESS**

**H. ADJOURN**

**I. ZOOM**

1. ZOOM Information

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

## PLANNING & ZONING COMMISSION MEETING

**January 2, 2025**

**3:00 p.m.**

**Members Present:**

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

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

**Others Present:**

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

Mrs. Tamara Donjuan, Code Enforcement/Planning Officer

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

**A. Call To Order.** Mr. Lancaster called the meeting to order at 3:00 p.m.

**B. Prayer and Pledge.** Prayer was given by Mr. Morris. Mrs. Owens led the pledge to the American Flag.

**C. Approval of Agenda.**

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

**D. Citizens Request**

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There were no comments.

**E. Presentation and Approval of Minutes**

1. September 19, 2024

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

**F. Agenda Item.**

**1) Request for a Variance for a Development Order and Certificate of Appropriateness for Signage – 1238 Main Street – Summit Locations, LLC.**

Mrs. Donjuan explained this would approve a permitted permanent outdoor advertising sign (billboard) at 1238 Main Street, Parcel #00-2159-0002. The proposed development does not meet all design standards for Chapter 30 – Signs and 44 – Zoning due to the location of the sign being closer than 1,000 feet from another permanent outdoor advertising sign. A billboard is located at 1301 Main Street, approximately 765 feet from the proposed sign. Mr. Paul Bastien, Summit Locations, LLC stated he thinks the location is better closer to the red light which is on the opposite side of the street from the other billboard located just south of where this one will be placed. He stated it will be digital and the Police Department and City Hall could have free information placed on the sign. Mr. Morris stated he was against the sign due to the location, but after looking again he was in favor of the variance and would like for the City Council to update the code and allow a lesser distance between signs. Mr. Kent stated he was concerned about the brightness of the sign. Mr. Bastien stated the background could be adjusted to something everyone would be happy with. Mr. Lancaster stated he is concerned about the size of the sign and it being a distraction to drivers. He wanted to make sure it would be electronic once installed and not a static sign. Mr. Bastien stated it would be electronic. Discussion ensued.

**A motion was made by Mr. Morris and seconded by Mrs. Owens to approve the Variance for a Development Order and Certificate of Appropriateness at 1238 Main Street for Summit Locations, LLC to install an electronic sign. The motion passed unanimously.**

**Mr. Morris also asked that some of the Planning & Zoning Commission members come to a Council meeting to see if the ordinance could be changed to allow a lesser amount of footage between signs.**

**2) Request for Development Order and Certificate of Appropriateness for Signage – 1012 Main Street – First Federal Bank of Chipley.**

Mrs. Donjuan explained this request is for approval of a Development Order and Certificate of Appropriateness for signage located at 1012 Main Street, Parcel #00-1894-0000. The proposed sign meets all standards for Chapter 30 – Signs and Chapter 44 – Zoning. Ms. McCall stated the brightness was a concern for the sign. Tiffany Hitchcock, First Federal Bank of Chipley, stated the brightness could be monitored in their branch and could be changed as needed. Discussion ensued.

**A motion was made by Mrs. Owens and seconded by Mr. Morris to approve the Development Order and Certificate of Appropriateness at 1012 Main Street for First Federal Bank of Chipley. The motion passed unanimously.**

- F. Other Business.**
- G. Adjourn.** The meeting was adjourned at 3:27 p.m.

Presented by: \_\_\_\_\_  
Sherry Snell  
City Clerk

\_\_\_\_\_  
Mr. Thomas Lancaster  
Chairman

# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Land Use Map Amendment – 735 Main Street – Lota Kay Braxton

### MEETING DATE

Thursday, March 27, 2025,

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

Applicant Lota Kay Braxton request for a Small-Scale Amendment. Per City Ordinance Chapter 44, Zoning, Article XII- Amendment approval through Planning and Zoning and City Council is a requirement. The location for the small-scale amendment is at 735 Main Street. The applicant would like to rezone the property to allow business to be permitted for land use.

The property is located at 735 Main Street, parcel 000000000-00-1238-0000, 1.465 acreage is currently low density residential. Approval of the Small-Scale Future Land Use Map Amendment would change the property to neighborhood commercial which would provide a transitional use zone in which residential uses, institutional uses, professional uses and certain types of neighborhood convenience/shopping/retail sales and service uses can be intermixed. The proposed amendment is consistent to the area with no substantial changes to the district. Approval of the small-scale amendment would allow the ability to redevelop property for business use, which could generate income, create jobs and stimulate economic growth to the community.

Signage posted to the property on February 25, 2025, provided public notice of the hearing satisfactory to the 30 days required.

Public notices was sent certified to fifty-nine (59) property owners within five hundred (500) feet of said property. Forty-four (44) letters claimed, two (2) returned.

City Council will review the proposed request On April 8, 2025, at 5:00 pm.

### RECOMMENDATION

City Staff recommends approval of the Small-Scale Future Land Use Map Amendment for Lota Kay Braxton for property located at 735 Main Street, Parcel 000000000-00-1238-000 from low-density residential to neighborhood commercial to create redevelopment which could generate income, create jobs and stimulate economic growth to the community.

## ATTACHMENTS

1. Application, ownership documents and receipt.
2. Picture of signage posted.
3. Letter for the notice of hearing and list of owners mailed within 500 feet.
4. Aerial Map
5. NFWMD Report
6. Current FLUM

**ZONING CHANGE OR VARIANCE REQUEST**FEE: \$ 750

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 2-20-25 Applicant's Name Lota Kay Braxton  
 Phone 850-658-2215 Address 1353 Forrest Ave

Lota Kay Braxton  
 Signature of Applicant

2-20-25  
 Date

\*\*\*\*\*

ADDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED: \_\_\_\_\_

735 Main Street, Chipley

TYPE OF REQUEST: Zoning Change ☒ Variance ☐

REASON FOR REQUEST: property being sold. new owners desire  
to operate a business similar to medisp.  
Would like zoning to be changed to neighborhood commercial.

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

\*\*\*\*\*

**ZONING BOARD USE ONLY**

DECISION OF ZONING BOARD: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
 Signature of Board Chairman

\_\_\_\_\_  
 Date

PERSON TO BE NOTIFIED OF BOARD DECISION: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

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             | 00000000-00-1238-0000   |
| Location Address      | 735 MAIN ST<br>CHIPLEY 32428  |
| Brief Tax Description | 4 4 13 ORB 630 P 122 BEG. 439 2/3' S. OF INTER. OF 6TH.ST. & N.LINE OF SEC.4,RUN S. 210',E.306',N.210',W.306',TO BEG. PART OF BLK. 4. BLK 4<br>(Note: Not to be used on legal documents.) |
| Property Use Code     | SINGLE FAMILY (0100)  |
| Sec/Twp/Rng           | 4-4-13  |
| Tax District          | Chipley (2)   |
| Millage Rate          | 20.4678   |
| Acreage               | 1.465   |
| 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  
[BRAXTON LOTA KAY](#)  
1353 FORREST AVE  
CHIPLEY, FL 32428

Valuation

|                              | 2024 Final Values |
|------------------------------|-------------------|
| Building Value               | \$222,893         |
| Extra Features Value         | \$2,665           |
| Land Value                   | \$55,500          |
| Land Agricultural Value      | \$0               |
| Agricultural (Market) Value  | \$0               |
| Just (Market) Value          | \$281,058         |
| Assessed Value               | \$281,058         |
| Exempt Value                 | \$0               |
| Taxable Value                | \$281,058         |
| Save Our Homes or AGL Amount | \$0               |

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

Land Information

| Land Use             | Number of Units | Unit Type | Frontage | Depth |
|----------------------|-----------------|-----------|----------|-------|
| 000100 - SFR         | 140             | FF        | 0        | 0     |
| 000000 - RESIDENTIAL | 70              | FF        | 0        | 0     |
| 000000 - RESIDENTIAL | 160             | FF        | 0        | 0     |

Building Information

|                |            |                   |                   |
|----------------|------------|-------------------|-------------------|
| Type           | SFR        | Heat              | FORCED AIR DUCTED |
| Total Area     | 5,514      | Air Conditioning  | CENTRAL           |
| Heated Area    | 3,121      | Bathrooms         | 3                 |
| Exterior Walls | BRICK      | Bedrooms          | 4                 |
| Roof Cover     | ENAMEL MTL | Stories           |                   |
| Interior Walls | DRYWALL    | Actual Year Built | 1916              |
| Frame Type     |            |                   |                   |
| Floor Cover    | CARPET     |                   |                   |

Extra Features

| Code | Description         | Length x Width | Units |
|------|---------------------|----------------|-------|
| 1855 | CONCRETE PAVING RES | 36 x 8 x       | 288   |
| 1855 | CONCRETE PAVING RES | 20 x 3 x       | 60    |
| 1855 | CONCRETE PAVING RES | 111 x 10 x     | 1,110 |
| 1855 | CONCRETE PAVING RES | 93 x 9 x       | 837   |
| 1800 | DU/G-1              | 28 x 20 x      | 560   |

Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book/Page                 | Vacant/Improved | Grantor          | Grantee                  |
|--------------|-----------|------------|------------|---------------------------|-----------------|------------------|--------------------------|
| N            | 4/22/2005 | \$100      | WD         | <a href="#">0630/0122</a> | Improved        | BRAXTON LOTA KAY | BRAXTON LOTA KAY & WAYNE |

Tax Collector Site

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

Generate Owner List by Radius

Distance:

100

Feet

▼

Use Address From:

☒ Owner

☐ Property

Select export file format:

Address labels (5160)

▼

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

Download

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

Sketches



| Room Type  | Area |
|------------|------|
| BASE AREA  | 3121 |
| F OPEN PRC | 744  |
| F CARPORT  | 384  |
| PATIO      | 980  |



## Map





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: 2/20/2025, 10:18:46 AM](#)

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

**Add/Change/Void Cash Receipt CD1274090**  
Print  
Receipt  
Void  
Receipt  
Close  
Receipt  
UBS  
STS  
FMS**Money Received** Add Money To Receipt

|   | Amount | Type | Payment<br>Info |
|---|--------|------|-----------------|
|  | 750.00 | CK   | 6846            |

**Distributions** Add Distribution

|   | Type | Amount | Apply<br>to   | Description            | For | Discount<br>Pen Forgive |
|---|------|--------|---------------|------------------------|-----|-------------------------|
|  | FMSD | 750.00 | DIST CD: 2550 | PLANNING & ZONING FEES |     | 0.00                    |

**Operator Code:** TIFFANY**Receipt Code:** CD1274090**Receipt Date:** 02/20/25☐ **Voided****Distributions:** 750.00**Money:** 750.00**Change Due:** 0.00 **From:** ELITE REALTY TEAM**Email Address:****Destination Phone:**



NOTICE OF PUBLIC HEARING REGARDING PROPOSED  
FUTURE LAND USE MAP (FLUM) AMENDMENT  
NOTICE TO AFFECTED REAL PROPERTY OWNERS

In accordance with Section 44-328 of the City of Chipley Code, this notice is being sent to all real property owners of property that directly adjoins the property, and all property owners located within 500 feet of the affected property for which an amendment to the Future Land Use Map (FLUM) amendment is being considered. The proposed change in the FLUM is for a Land Use Map Amendment from **LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL**.

Petitioner: Lota Kay Braxton  
Property is located at 735 Main Street  
1.465-acre  
Parcel  
000000000-00-1238-0000

The documents with information concerning the substances of the proposed FLUM amendment can be reviewed at the City of Chipley, 1442 Jackson Avenue, Chipley, FL, or you may call 850-638-6350 if you have any questions.

Upcoming Public Hearings  
Planning and Zoning Commission – March 27, 2025 @ 3:00 p.m. CST, at the City Hall, Council Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

City Council – April 8, 2025 @ 5:00 p.m. CST, at the City Hall, Council Chambers, 1442 Jackson Avenue, Chipley, FL 32428.

02.25.2025 10:34 AM  
30.78478, -85.53892  
Altitude: 15ft  
735 Main St, Chipley, FL 32428







# City of Chipley

1442 Jackson Avenue  
Post Office Box 1007  
Chipley, Florida 32428  
(850) 638-6350 Fax: (850) 638-6353



Section F, Item1.

## NOTICE OF PUBLIC HEARING

February 24, 2025

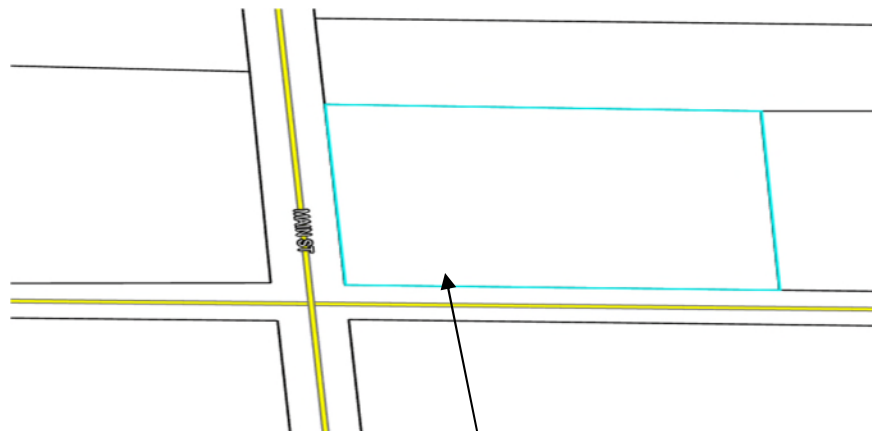
Dear Citizen:

The City of Chipley Planning & Zoning Commission will conduct a public hearing on March 27, 2025, at 3:00 pm, CST at the City Hall Council Chambers, located at 1442 Jackson Ave., Chipley, FL 32428. The purpose of this hearing is to review and consider the following request:

Location: 735 Main Street  
Parcel ID #: 00-1238-0000  
Acreage: 1.465  
Petitioner: Lota Kay Braxton

The proposed change in the FLUM is for a Land Use Map Amendment from LOW DENSITY RESIDENTIAL to NEIGHBORHOOD COMMERCIAL.

Property located at 735 Main Street, Parcel No. 000000000-00-1238-0000, Acreage 1.465



Subject Site  
735 Main Street, Parcel #000000000-00-1238-0000

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

Sincerely,

Tamara Donjuan  
Planning and Zoning Officer

A C F MCGLAMERY S N TRUST  
1444 BEECHER ST SW  
ATLANTA, GA 30310

ANDREWS DREXYL  
2234 E 3RD ST  
MONTGOMERY, AL 36106

ARGOLICA LLC  
% TIFFANY & BOSCO PA  
1201 S ORLANDO AVE  
STE 430  
WINTER PARK, FL 32789

BALCOM STACEY L  
645 5TH ST  
CHIPLEY, FL 32428

BEARD SIMONA W AKA WILLIAMS, WILL  
101 BROAD ST  
PORT ST JOE, FL 32456

BELCHER DELPHINE  
PO BOX 422  
CHIPLEY, FL 32428

BLOOMFIELD BRIAN W, BLOOMFIELD JI  
351 BLUE SAGE RD  
PANAMA CITY BEACH, FL 32413

BRAXTON LOTA KAY  
1353 FORREST AVE  
CHIPLEY, FL 32428

BROOKS MICHAEL C, BROOKS EMILY L  
697 MAIN ST  
CHIPLEY, FL 32428

CARTHON ARRIE  
637 BENNETT DR  
CHIPLEY, FL 32428

CAVENDER SHIRLEY FAY H  
635 5TH ST  
CHIPLEY, FL 32428

CHAMBERS RONNIE B, CHAMBERS PE  
2683 MUIR LN  
BONIFAY, FL 32425

CITY OF CHIPLEY  
PO BOX 1007  
CHIPLEY, FL 32428

COLLINS MARILYN J & ETAL, WARD LAT  
1253 OLD BONIFAY RD  
CHIPLEY, FL 32428

COLLINS MARILYN R  
PO BOX 159  
CHIPLEY, FL 32428

COOPER JIMMIE L  
PO BOX 66  
CHIPLEY, FL 32428

DAVID ROBERT  
583 MARTIN LUTHER KING DR  
CHIPLEY, FL 32428

DAVIS WILLIE HEIRS  
588 MARTIN LUTHER KING DR  
CHIPLEY, FL 32428

DEGE PATRICIA  
730 MAIN ST  
CHIPLEY, FL 32428

FARRAR BRYCE, ANDERSON EMILY B  
643 5TH ST  
CHIPLEY, FL 32428

FINNEY ALFRED, FINNEY-STEWART JU  
PO BOX 673  
CHIPLEY, FL 32428

FRESH LEGAL PERSPECTIVE PL TRS, M  
6930 W LINEBAUGH AVE  
TAMPA, FL 33625

GAGE THOMAS W TRUSTEE, GAGE SU  
626 5TH ST  
CHIPLEY, FL 32428

GILCHRIEST TIMOTHY W & ETAL, GILCH  
4802 WICKHAM DR  
TEMPLE HILLS, MD 20748

GOSHEN @ MAIN STREET LLC  
73 SCRIBNER AVE  
DEFUNIAK SPRINGS, FL 32435

GRANT TABERNACLE  
577 MARTIN LUTHER KING DR  
CHIPLEY, FL 32428

GRIFFIN LESLIE ALDIN CO-TRSTEE, GR  
L A & S R GRIFFIN REV TRUST  
PO BOX 52  
TITUSVILLE, FL 32781

GRIFFITH HERCULES  
1242 COGGIN AVE  
CHIPLEY, FL 32428

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

HARRELL RENA  
1660 COY DR  
CHIPLEY, FL 32428

HOGANS TARA  
1249 OLD BONIFAY RD  
CHIPLEY, FL 32428

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

JONES JENNIFER NANNETTE  
720 MAIN ST  
CHIPLEY, FL 32428

L & M DREAMS LLC  
3465 W MCLANE AVE  
BONIFAY, FL 32425

LERNER CARROLL, LERNER YVETTE  
1276 OLD BONIFAY RD  
CHIPLEY, FL 32428

LUCAS FLORA  
% ALFRED BELLAMY  
18880 46TH CT N  
LOXAHATCHEE, FL 33470

MC ALLISTER MAJOR, MC ALLISTER M/   
1238 COGGIN AVE  
CHIPLEY, FL 32428

MC CALL CHERYL G  
1261 COGGIN AVE  
PO BOX 537  
CHIPLEY, FL 32428

MC DONALD TOMMY R, MC DONALD TH  
729 MAIN ST  
CHIPLEY, FL 32428

MC GLAMERY MARIA D  
PO BOX 508  
COTTONDALE, FL 32431

MC INTYRE BRIAN  
584 MARTIN LUTHER KING DR  
CHIPLEY, FL 32428

MC INTYRE ELIZABETH HEIRS  
% VILETA M KENT  
PO BOX 10274  
PENSACOLA, FL 32524

MYERS JUANITA  
PO BOX 285  
CHIPLEY, FL 32428

MYRICK MICHAEL K, TOOLE ELSIE C  
621 5TH ST  
CHIPLEY, FL 32428

OSTROWSKI JOHN S, OSTROWSKI SAN  
1404 JACKSON AVE  
CHIPLEY, FL 32428

OTWELL LARRY O, OTWELL TINA LOUIS  
1271 OLD BONIFAY RD  
CHIPLEY, FL 32428

PATRICK WILLIE JAMES L  
% VERNITA PATRICK  
5027 E 13TH CT  
PANAMA CITY, FL 32404

POWELL ALMERA D  
126 CIRCLE DR  
PANAMA CITY BEACH, FL 32413

REED EFREM  
% JANE REED  
PO BOX 95  
CHIPLEY, FL 32428

REED JANE E  
PO BOX 95  
CHIPLEY, FL 32428

REED SARAH  
% MARILYN COLLINS  
PO BOX 159  
CHIPLEY, FL 32428

SAWYER MATTHEW L, SAWYER CHELS  
641 5TH ST  
CHIPLEY, FL 32428

SCHWARTZ MARY A TRUSTEE, SCHWA  
1280 OLD BONIFAY RD  
CHIPLEY, FL 32428

SHACKELFORD W ONEAL  
% MARTHA R BELL  
10095 WASHINGTON BLVD N  
APT #216  
LAUREL, MD 20723

SOILEAU KERMIT P, SOILEAU PAMELA P  
162 HIGH ST  
GEORGETOWN, GA 39854

TANNER LASHUANDA, BOSTON GERRY  
PO BOX 525  
CHIPLEY, FL 32428

TAYLOR CAROLYN, TAYLOR CARL HUGI  
1252 OLD BONIFAY RD  
CHIPLEY, FL 32428

WILLIAMS WILLIAM R JR, WILLIAMS LAV  
2 HWY 77  
CHIPLEY, FL 32428

WOMENS CLUB  
PO BOX 2  
CHIPLEY, FL 32428

WYNN ANNIE B  
% MAURICE WYNN JR  
1118 WYNN DR  
CHIPLEY, FL 32428





# NWFWMD Report

Section F, Item1.

## Geographical Information

Latitude/Longitude: 30.78476,-85.53864  
 Address: 735 Main St, Chipley, FL, 32428, USA  
 Parcel ID: **000000000012380000**  
 Firm Panel (Preliminary): **N/A**  
 Firm Panel (Effective): 12133C0070D

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



## Flood Information

### Flood Zone Information

#### Preliminary Flood Zone

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

#### Effective Flood Zone

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

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

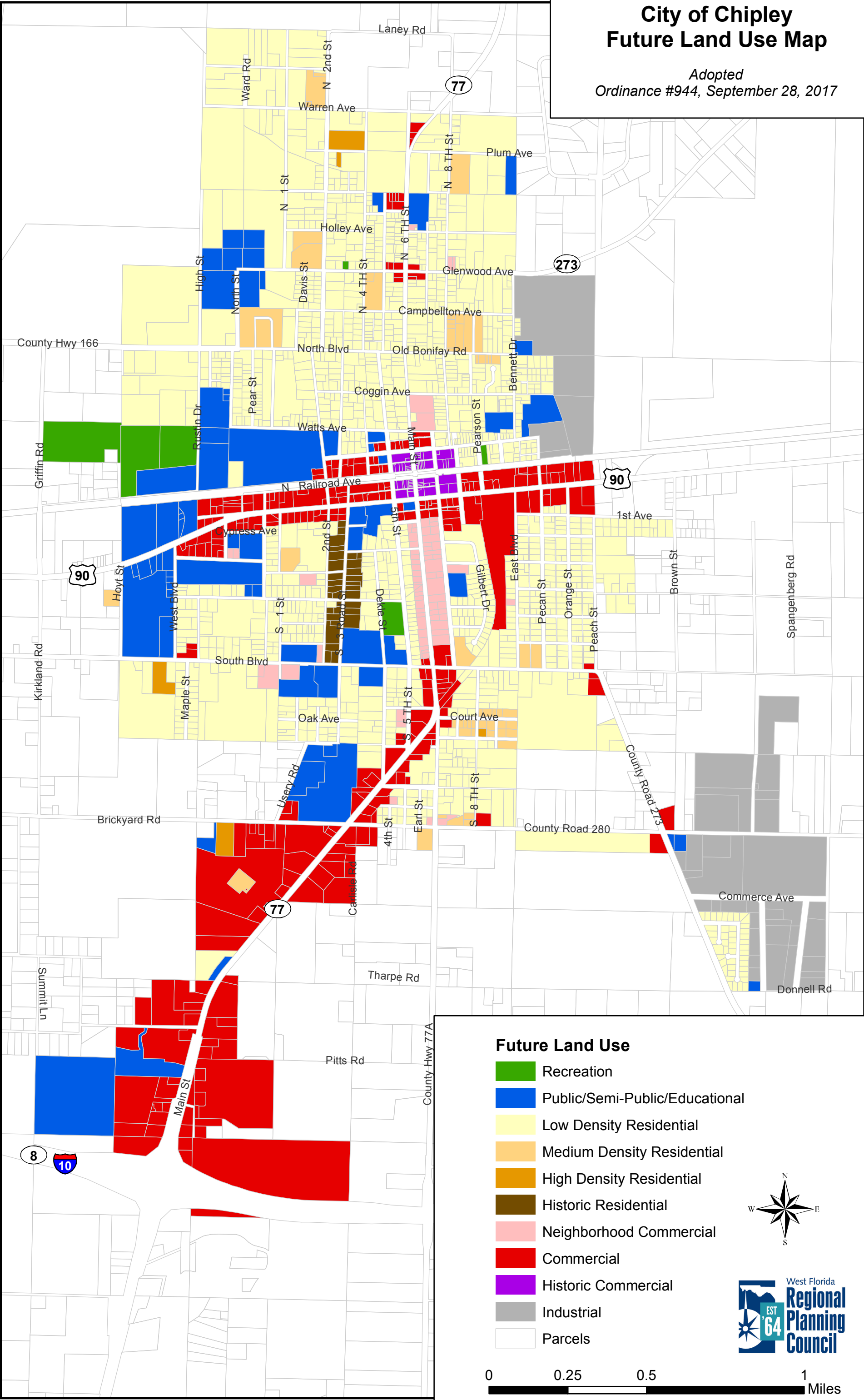
**Zone VE:** A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. **Zone AE:** An area inundated by 100-year flooding, for which BFEs have been determined. **Zone AO/AH:** An area inundated by 100-year flooding: (AO) Sheet flow,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

#### Disclaimer:

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

City of Chipley  
Future Land Use Map

Adopted  
Ordinance #944, September 28, 2017



# CITY OF CHIPLEY

## STAFF REPORT

**SUBJECT:** Request for Development Order and Certificate of Appropriateness for renovations for external and internal – 1680 Main Street – Waffle House Inc.

### MEETING DATE

Thursday, March 27, 2025,

### PREPARED BY

Tamara Donjuan, Planning & Zoning Officer

### SUMMARY

Waffle House Inc request approval of a Development Order and Certificate of Appropriateness. The property is located at 1680 Main Street, Parcel ID:000000000-00-2341-0007, .602 acreage for renovations for the exterior and interior. This property is zoned Commercial with an overlay of the Corridor Development District which requires Planning and Zoning and City Council approval.

The proposed redevelopment 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. The purpose of and intent of the corridor development district is to provide higher standards for redevelopment of deterioration and/or unattractive structures and signs.

According to Northwest Florida Water Management District data maps approximately 100% of the property is in Flood Zone "X", which is an area of minimal flood hazard.

Renovations will allow the property to continue to maintain higher standards required for properties located in the corridor development district. It will enhance and aesthetically blend with the community.

The City Council review date is April 8, 2025, at 5:00 pm.

### RECOMMENDATION

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

### ATTACHMENTS

1. Development Order Packet
2. Civil Plans
3. NFWFMD Report

## City of Chipley Development Order

File No. \_\_\_\_\_

Fees Paid \$ 100.00Name of Owner: Waffle House, Inc. c/o Lannie GreenePhone #: 678-780-9221Address: 5986 Financial Drive, Norcross, GA 30071Name of Developer/Contractor: Waffle House, Inc.Address: 5986 Financial Drive, Norcross, GA 30071Phone #: 770-529-5700Type of Development: Existing Waffle House restaurantParcel Size: 0.68 acresLocation of Development: 1680 Main Street, Chipley, FL 32428Land Use Designation: Corridor Development District Commercial Sq. Ft. of Building 1704Site Plan Required? Yes \_\_\_\_\_ No ☒Stormwater Permit Required? Yes \_\_\_\_\_ No ☒

City Utilities Needed? Potable Water \_\_\_\_\_ Waste Water \_\_\_\_\_ Natural Gas \_\_\_\_\_ Garbage \_\_\_\_\_

Attachments to Order:

1. Land use2. COA3. Flood info4. Miscellaneous

Date of Planning &amp; 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 plan(s) as approved by the City.

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

SEAL

Owner/Developer/Contractor: \_\_\_\_\_



# City of Chipley

## Land Use Compliance Certificate

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



Verification provided for (Owner's Name): Waffle House, Inc.

Project Site Address: 1680 Main Street

Phone Number: 678-780-9221

Contractor Name/Address Waffle House, Inc. 5986 Financial Drive, Norcross, GA 30071

Contractor Phone #: 770-729-5700 Parcel I.D. Number: \_\_\_\_\_

### City of Chipley Future Land Use Designation

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

Flood Zone: ☐ Yes ☒ No Zone Type \_\_\_\_\_

Scope of work (Please provide details of all work): • Remove and replace 4-man booth seating with new ADA compliant seating

• Remove 2-man booths along window. • Replace existing counter tops and replace with new low counter with ADA compliant seating

• Install new ADA compliant cash stand • Center globe lighting over new seating

• Install new 24" X 48" lay-in lights over cash stand, at long glass, at back bar end, and back of restaurant

• Replace existing flooring at back of restaurant, under dish table and in walk-in cooler/freezer with Silikal flooring.

• Paint building exterior Old Redwood with gray accent stripe

• Relocate existing roof access ladder

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.

*Laurie Greene*

Applicant

*02-21-25*

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.



"GOOD FOOD FAST"

P.O. BOX 6450 - NORCROSS, GEORGIA 30091-6450  
5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071(770) 729-5700

February 21, 2025

City of Chipley  
Attn: Ms. Tamara Donjuan  
Code Enforcement / Planning and Zoning Officer  
1442 Jackson Ave.  
Chipley, FL 32428

Re: Waffle House #1338 Remodel – 1680 Main Street – Letter of Intent

Dear Ms. Donjuan,

Waffle House, Inc. is requesting a permit for a remodeling project at our existing location at 1680 Main Street in Chipley. The project includes both interior and exterior work that includes the following:

- Remove and replace 4-man booth seating with new ADA compliant seating.
- Remove 2-man booths along window.
- Replace existing counter tops and replace with new low counter with ADA compliant seating
- Install new ADA compliant cash stand.
- Center globe lighting over new seating.
- Install new 24" X 48" lay-in lights over cash stand, at long glass, at back bar end, and back of restaurant.
- Replace existing flooring at back of restaurant, under dish table and in walk-in cooler/freezer with Silikal flooring.
- Paint building exterior Old Redwood with gray accent stripe
- Relocate existing roof access ladder

The work listed above is also depicted in the building drawings submitted with this application. Please let me know if there are any questions or comments regarding this project. I can be reached at (678) 780-9221 or by email at [lanniegreene@wafflehouse.com](mailto:lanniegreene@wafflehouse.com). I look forward to hearing from you soon.

Sincerely,

Lannie Greene  
Permitting Project Manager  
Waffle House, Inc.



Customer: \_\_\_\_\_

Job: \_\_\_\_\_ Date: \_\_\_\_\_

Color: \_\_\_\_\_ Finish: \_\_\_\_\_

Color Approved By: \_\_\_\_\_



**SHERWIN-WILLIAMS®**

Section F, Item2.

SHERWIN-WILLIAMS 702656 06/15/23  
770-271-9600 Order# 0287201

EXTERIOR ARCHITECTURAL  
LATITUDE ACRYLIC LATEX  
SATIN STANDALONE

OLD REDWOOD  
CUSTOM MANUAL MATCH

|              |    |    |    |     |
|--------------|----|----|----|-----|
| CCE#COLORANT | OZ | 32 | 64 | 128 |
| B1-Black     | 2  | 36 | 1  | -   |
| R2-Maroon    | 6  | 9  | 1  | -   |
| R4-New Red   | -  | 13 | 1  | 1   |

ONE GALLON  
K6200654

ULTRADEEP  
651201600

**NOT RECOMMENDED FOR USE ON VINYL**

**Non Returnable Tinted Color**

CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0287201-001

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: Waffle House, Inc. c/o Lannie Greene

Address: 5986 Financial Drive  
Norcross, GA 30071

Phone #: 678-780-9221

Address of property to be improved: 1680 Main Street, Chipley, FL 32428

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

Building to be painted Old Redwood (see attached) with a gray accent stripe

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

I (name of applicant) Lannie Greene 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: 02-21-25

\*\*\*\*\*

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

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

\_\_\_\_\_  
Signature/Title/Authority



W A F F L E S  
H O U S E<sup>®</sup>

| UTILITY REQUIREMENTS |   |
|----------------------|---|
| UTILITY              | DESCRIPTION   |
| WATER                | 900-1,100 GALLONS PER DAY<br>WATER PRESSURE: 60 P.S.I. MINIMUM  |
| FUEL GAS             | NATURAL GAS; 324.1 CUBIC FEET PER HOUR<br>(7 INCH WATER COLUMN)   |
| ELECTRICITY          | 120/208 VOLT, 3 PHASE, 4 WIRE PREFERRED<br>400 AMP SERVICE, TOTAL CONNECTED LOAD: 103.3 KVA<br>MAXIMUM DEMAND: 270.4 AMPS |
| SEWER                | 900-1,100 GALLONS PER DAY   |

|                               |  |   |
|-------------------------------|--|---|
| <h1>BUILDING INFORMATION</h1> | <b>CODES:</b>                                | 2023 FLORIDA BUILDING CODE, BUILDING, 8th EDITION<br>2023 FLORIDA EXISTING BUILDING CODE, BUILDING, 8th EDITION<br>2023 FLORIDA BUILDING CODE, MECHANICAL, 8th EDITION<br>2023 FLORIDA BUILDING CODE, PLUMBING, 8th EDITION<br>2023 FLORIDA BUILDING CODE, ELECTRICAL, 8th EDITION<br>2023 FLORIDA BUILDING CODE, FUEL GAS, 8th EDITION<br>2023 FLORIDA FIRE PREVENTION CODE, 8th EDITION<br>2023 FLORIDA BUILDING CODE, ENERGY CONSERVATION, 8th EDITION<br>2023 FLORIDA BUILDING CODE, ACCESSIBILITY, 8th EDITION |
|                               | <b>OCCUPANCY TYPE:</b>                       | MERCANTILE CLASS "C" (PER NFPA 101)<br>GROUP "B" BUSINESS (PER 303.1.1, 1.B.C.)<br>V-B, UNSPRINKLERED   |
|                               | <b>CONSTRUCTION TYPE:</b>                    | 1704 ± 5 F (NOT INCLUDING WALK-IN)  |
|                               | <b>BUILDING FOOTPRINT:</b>                   | 40'-0" x TWO STORY  |
|                               | <b>BUILDING HEIGHT (EXISTING)</b>            | 14'-2" - ONE STORY  |
|                               | <b>MAXIMUM TRAVEL DISTANCE (PERMISSIBLE)</b> | 200'-0"   |
|                               | <b>MAXIMUM TRAVEL DISTANCE (AS SHOWN)</b>    | 50'-7"  |

N.F.P.A.101-2021, TABLE 7.3.1.2 OCCUPANT LOAD FACTORS

| AREA          | OCC. LOAD FACTOR        | CALCULATION        | NUMBER OF OCC.   |
|---------------|-------------------------|--------------------|------------------|
| BENCH SEATING | 1 PERSON PER 18"        | 2 PER BENCH x 12 = | 24 PERSONS       |
| SEATING       | 1 PERSON PER SEAT       | 12 SEATS x 1 =     | 12 PERSONS       |
| KITCHEN       | 1 PERSON PER 100 G.S.F. | 573 G.S.F. / 100 = | 6 PERSONS        |
| COMMISSARY    | 1 PERSON PER 300 G.S.F. | 114 G.S.F. / 300 = | 1 PERSON         |
|               |                         |                    | 43 PERSONS TOTAL |

**NOTE: SEATING CAPACITY HAS BEEN REDUCED BY 8 PERSONS**

| APPROVED PRODUCTS LIST |                          |                    |                                      |                                  |
|------------------------|--------------------------|--------------------|--------------------------------------|----------------------------------|
| PRODUCT CATEGORY       | SUB CATEGORY             | MANUFACTURER       | PRODUCT DESCRIPTION                  | STATE OF FLORIDA APPROVAL NUMBER |
| EXTERIOR DOORS         | EXTERIOR DOOR COMPONENTS | CECO DOOR PRODUCTS | HOLLOW METAL DOOR & FRAME, BACK DOOR | FL#773-28                        |

[illegible]

SCOPE OF WORK ALTERATION LEVEL 3 PER 2015 I.E.B.C.

1. PAINT BUILDING EXTERIOR OLD REDWOOD AND ADD GRAY ACCENT STRIPE.
2. RELOCATE EXISTING O.S.H.A. APPROVED ROOF ACCESS LADDER.
3. REMOVE EXISTING SEATING AND INSTALL NEW 3-1/2 PERSON LOW COUNTER, NEW SEATING SHALL BE A O.A. COMPLIANT.
4. REMOVE EXISTING BOOTH AND CASH STAND, INSTALL NEW 3'-0" A.D.A. ACCESSIBLE CASH STAND.
5. CENTER CLOBE LIGHTS OVER SEATING, INSTALL NEW 21" x 48" LAY-IN LIGHTS OVER CASH STAND, AT LONG GLASS, AT BACK BAR END, AND IN BACK OF RESTAURANT.
6. REMOVE EXISTING FLOORING AS REQUIRED TO INSTALL NEW SILKFLA FLOORING IN BACK OF RESTAURANT UNDER DISH TABLE, AND IN WALK-IN COOLER / FREEZER.
7. OTHER ADDITIONAL NECESSARY REPAIRS REQUIRED, DISCOVERED OR UNCOVERED DURING SCOPE OF WORK, DEMOLITION AND REPLACEMENT, WITH OWNER AND LOCAL AIRSOCIETY APPROVAL.

## RIGHT HAND RECTANGULAR

# BUILDING

1680 MAIN STREET

CHIPELY, FLORIDA 32428

# REMODEL

WAFFLE HOUSE MOD  
JOB NO:  
73004  
DATE  
01/13/2025  
SHEET  
T-1  
OF  
SHEETS

CHECKED BY: MDP  
DRAWN BY: BD/SKC

TITLE SHEET

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36 SEAT / 18 STATION / MOD

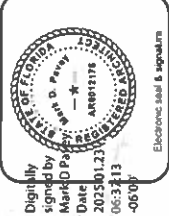
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LOCATION: UNIT 1338  
1680 MAIN STREET  
CHIPLEY, FLORIDA 32428

A UNIQUE AMERICAN PHENOMENON  
 WAFFLE HOUSE®  
 AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK  
 5906 Financial Drive, Norcross, GA 30071  
 (770) 773-5700

[illegible]

MARK D. PAVEY, AIA - ARCHITECT  
P.O. BOX 1365  
GULF SHORES, AL 36547  
(334) 546-3624 (206) 358-0593 (FAX)





MARK D. PAVEY, AIA - ARCHITECT  
P.O. BOX 1365  
GULF SHORES, AL 36547  
(254) 546-3824 (204) 350-0593 (FAA)  
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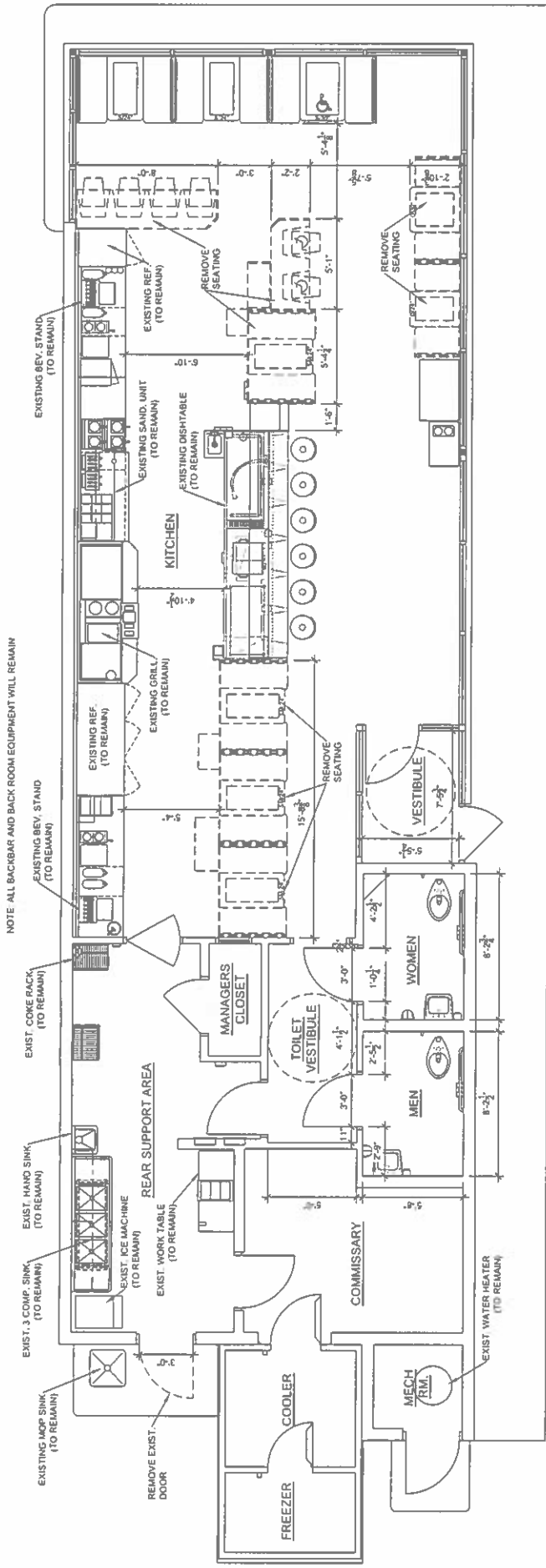
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WAFLE HOUSE  
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK  
5966 Financial Drive, Norcross, GA 30071  
(770) 729-5700

EXISTING/DEMO AND PROPOSED FLOOR PLANS, FURNITURE DETAILS  
36 SEAT / 18 STATION / MOD  
LOCATION: UNIT 138  
1880 MAIN STREET  
CHIPLEY, FLORIDA 32428  
CHECKED BY: MDP  
DRAWN BY: BD/SKC

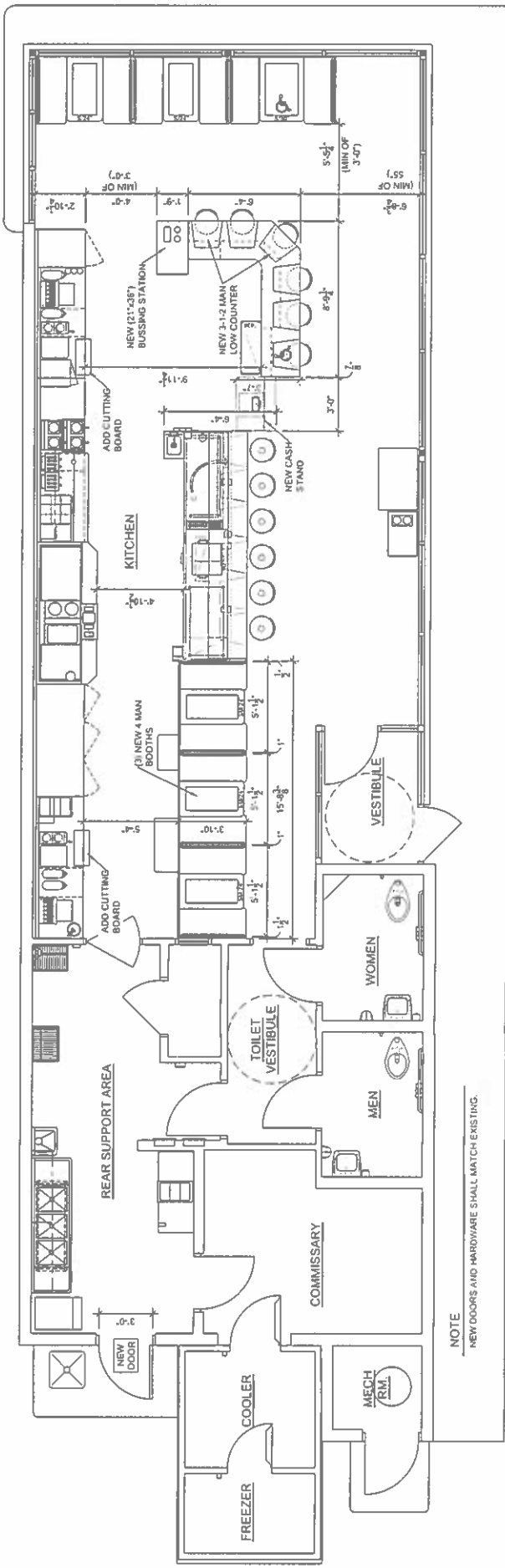
WAFFLE HOUSE MOD  
JOB NO: 73004  
SHEET A-1  
DATE: 01/13/2025  
OF SHEETS

20 YR REMODEL



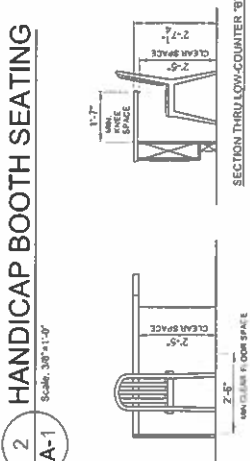
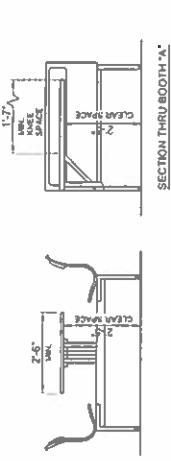
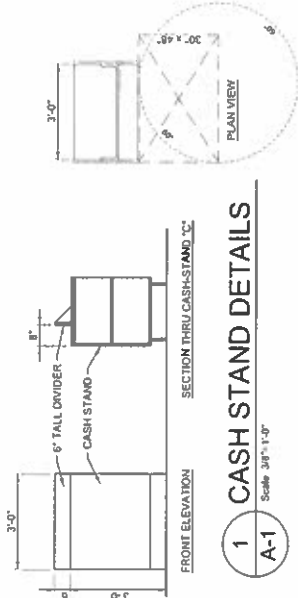
44/21 EXISTING/DEMO FLOOR PLAN

SCALE 1/4"=1'-0"



36/18 PROPOSED FLOOR PLAN

SCALE 1/4"=1'-0"



1 CASH STAND DETAILS  
2 HANDICAP BOOTH SEATING  
3 HANDICAP SEATING AT LOW COUNTER

20 YR REMODEL



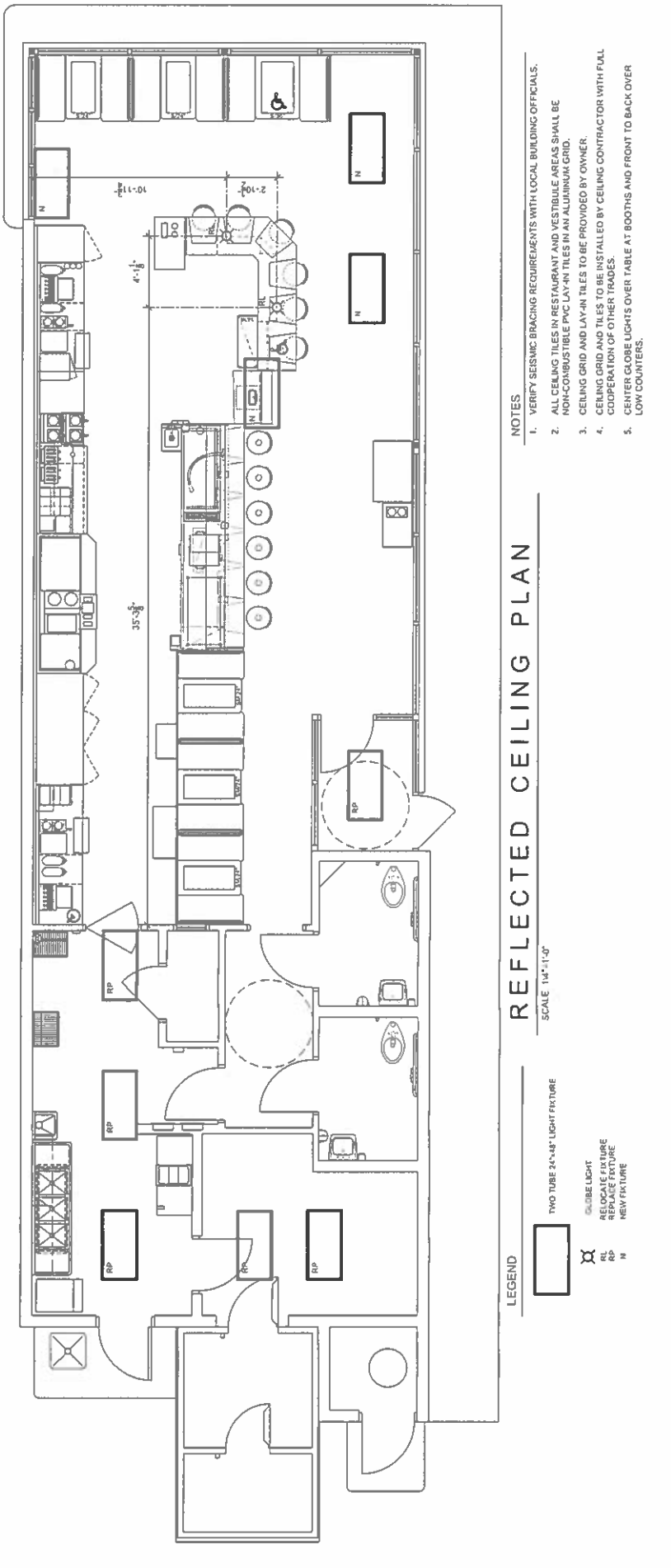
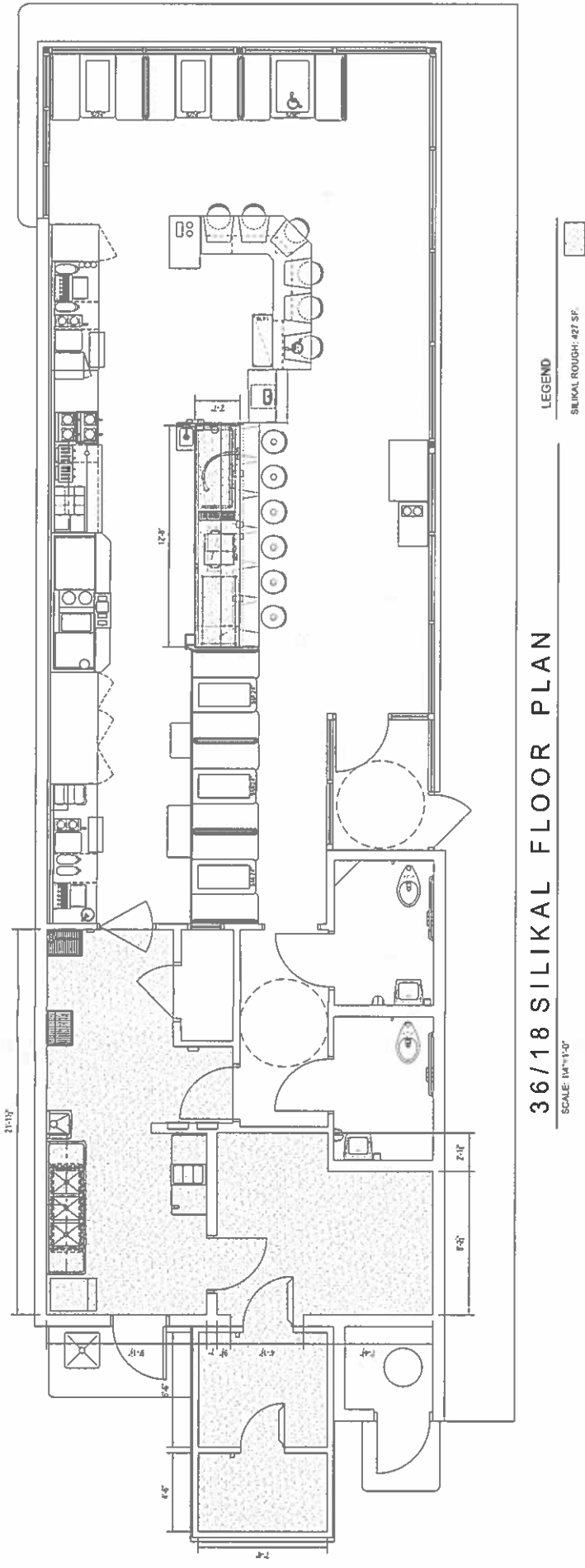
MARK D. PAVEY, AIA - ARCHITECT  
P.O. BOX 1065  
GULF SHORES, AL 36547  
(334) 546-3624 (206) 350-0593 (FAX)  
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| # | DATE | REVISIONS | BY |
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**WAFLE HOUSE**  
"A URBAN AMERICAN PHENOMENON"  
AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO DRINK  
5588 Financial Drive, Norcross, GA 30071  
(770) 729-5700

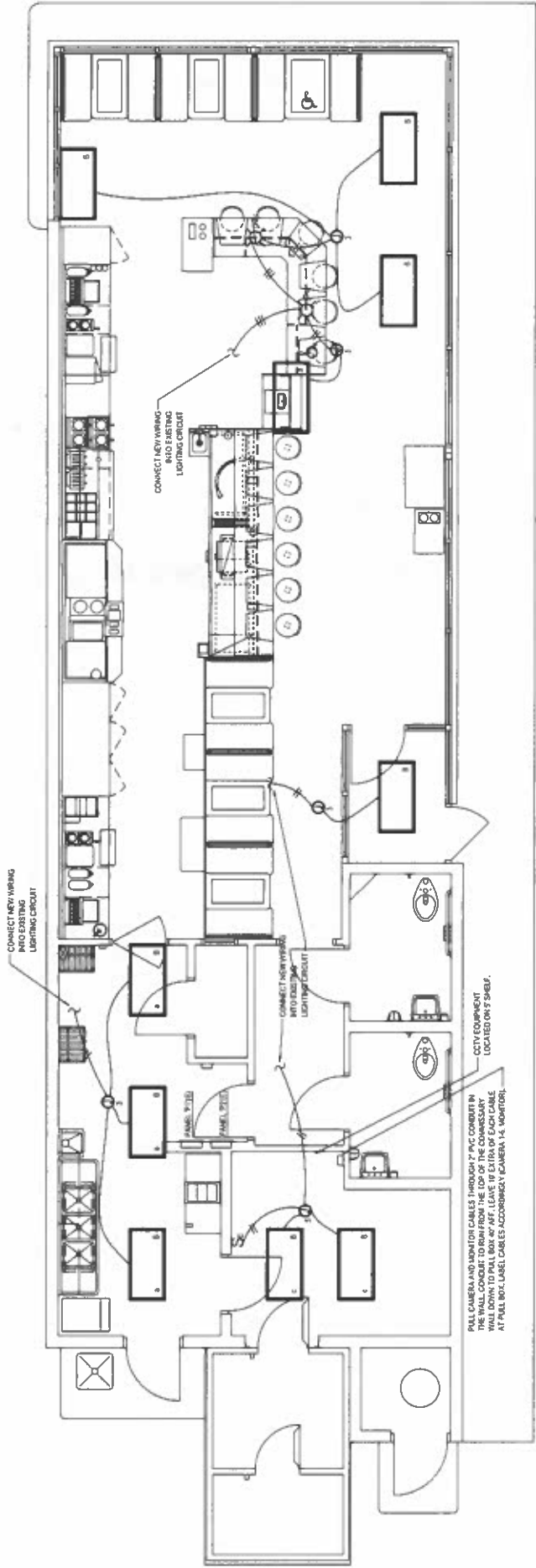
SILKAL AND REFLECTED CEILING PLANS  
36 SEAT / 18 STATION / MOD  
LOCATION: UNIT 1338  
1660 MAIN STREET  
CHIPLEY, FLORIDA 32428  
CHECKED BY: MDP  
DRAWN BY: BDISKC

WAFFLE HOUSE MOD  
JOB NO: 73004  
SHEET A-2 of 2  
DATE: 01/13/2025  
SHEETS



Virgil Ellett

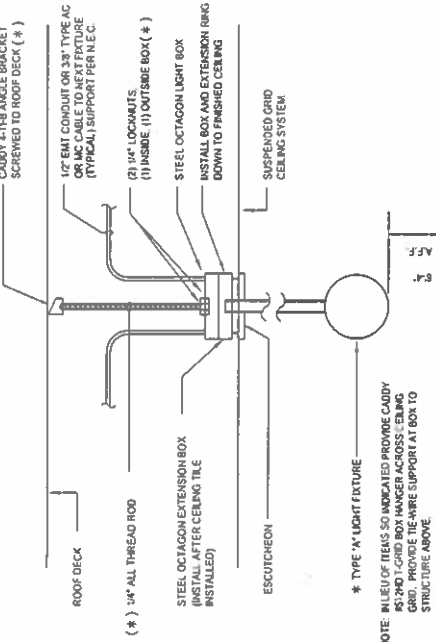
Digitally signed  
by Virgil Ellett  
Date: 2025.01.27  
15:22:46 -05'00'



1 FLOOR PLAN - LIGHTING

SCALE 1/4" = 1'-0"

NOTE: SEAT CAPACITY



2 TYPE "A" FIXTURE INSTALLATION DETAIL

SCALE: NO SCALE

| LIGHTING FIXTURE SCHEDULE |  |  |                              |                     |  |   |       |
|---------------------------|--|--|------------------------------|---------------------|--|---|-------|
| TYPE                      | MANUFACTURER/CAT. NO.  | LAMPS  | FIXTURE LOAD<br>WATTS / AMPS | DESCRIPTION/REMARKS | INSTALLED BY:  | FURNISHED BY:                           |       |
| A                         | TERON LIGHTING   | 2-LED<br>1100 LUMEN EA.                                | 14                           | 0.06                | SPECIAL "3-WATT PROOF" GLOBE WITH CHROME TRIM, 2700K.  | E.C.                                    | OWNER |
| B                         | COLUMBIA LIGHTING<br>LJ724-35LWG                               | 2-LED<br>4133 LUMEN EA.                                | 41                           | 0.20                | 2'x4' LAY-FL LED WITH ACRYLIC PRESIATIC DIFFUSER AND F<br>FLX  | E.C.                                    | OWNER |
| C                         | COLUMBIA LIGHTING<br>LJ724-35LWG                               | 2-LED<br>4133 LUMEN EA.                                | 41                           | 0.20                | SAME AS TYPE "B", WITH DRY WALL FRAMING KIT  | E.C.                                    | OWNER |
| D                         | COLUMBIA LIGHTING<br>LJ724-35MLG                               | 2-LED<br>5657 LUMEN EA.                                | 52                           | 0.26                | SAME AS TYPE "B" EXCEPT MEDIUM LUMEN   | E.C.                                    | OWNER |
| J                         | KEYLESS LAMP<br>140W IF<br>OR<br>HEAT LAMP                     | 140W IF<br>OR<br>HEAT LAMP                             | 69                           | 0.5                 | INCANDESCENT PORCELAIN SOCKET LAMP HOLDER (KEYLESS TYPE)<br>CONTRACTOR SHALL PROVIDE HEAT LAMP FOR FIXTURE IN AREAS<br>WHERE THE TEMPERATURE REGULARLY FALLS BELOW 24°F. | E.C.                                    | OWNER |
| K                         | LUMARK<br>RUPWR-655-394-4T-LL                                  | 1-320W<br>METAL HALIDE                                 | 365                          | 1.76 @<br>200V.     | METAL HALIDE - SITE LIGHTING FIXTURE PROVIDED WITH<br>THE FOLLOWING AS REQUIRED:   | E.C.                                    | OWNER |
| L                         | "LOW-PROFILE" EXTERIOR<br>FLUORESCENT LIGHT FIXTURE<br>RCA1130 | HQ-T12 CW<br>(807)                                     | 180FT                        | 14.5                | FURNISHED AND INSTALLED BY SIGN VENDOR ON STORES<br>WITH REVERSE SLOPE FASCIA ONLY   | OWNER'S<br>SIGNAGE<br>VENDOR/CONTRACTOR | OWNER |
| M                         | TERON LIGHTING<br>RCA1130                                      | 1-113 WATT<br>QUAD PL                                  | 17                           | 0.14                | FLUORESCENT WALL-PACK, MOUNTED 1'-0" ABOVE REAR<br>DOOR SEE SHEET E-3 (ROOF PLAN) FOR LOCATION.  | E.C.                                    | OWNER |
| N                         | SURE-LITES<br>RUP-KH09WH0H                                     | LED (EXIT)<br>2-54W (5)<br>100 LUMEN (E-3)<br>(EMERG.) | 12                           | 0.1                 | COMBINATION LED EXIT AND EMERGENCY<br>SINGLE FACE LIGHTING UNIT - CEILING MOUNTED, SINGLE FACE<br>120V SUPPLY, EMERGENCY BATTERY PACK, RED LETTERS.                      | E.C.                                    | OWNER |
|                           |  |  |                              |                     |  |   |       |

E.C. = ELECTRICAL CONTRACTOR  
G.C. = GENERAL CONTRACTOR

LIGHTING FIXTURE NOTES:

- ALL DIFFUSERS FOR ALL LAY-IN TYPE FLUORESCENT LIGHTING FIXTURES SHALL BE INSTALLED WITH THE SMOOTH SIDE DOWN.
- ALL LIGHTING FIXTURES, EXCEPT FIXTURE TYPE 'J' IN MECHANICAL ROOM, SHALL BE FURNISHED WITH ACRYLIC LAMP GUARDS.

ALL CCTV ITEMS TO BE PROVIDED AND INSTALLED AS FOLLOWS:

| PROVIDED AND<br>INSTALLED BY ELECTRICIAN | PROVIDED AND INSTALLED<br>BY CCTV CONTRACTOR                   | PROVIDED BY LES   |
|--|--|---|
| 20A DUPLEX RECEPTACLE                    | CCTV CAMERAS   | INSTALLED BY ELECTRICIAN  |
| PULL BOX                                 | CCTV MONITOR   | CAT-5 CABLE   |
| TELEPHONE JACK                           | CCTV EQUIPMENT IN COMMISSARY<br>CEILING GROMMET 1 ( @ MONITOR) | SHAMESE CABLE - RG-59 W/<br>18-7 POWER WIRE (FOR<br>CAMERAS & MONITOR)" |
|  |  | 20A BREAKER IN PANEL  |
|  |  | LOCK-OFF DEVICE FOR BREAKER   |

\*\*\*ONLY USE RG-59 PORTION OF SHAMESE CABLE FOR MONITOR ROUGH-IN

ELECTRICAL SYMBOLS

- FLUORESCENT FIXTURE AND OUTLET, RECESSED IN CEILING.
- CEILING OR PENDANT MOUNTED LIGHTING FIXTURE AND OUTLET
- DUPLEX GROUNDING TYPE RECEPTACLE, FLUSH MOUNTED 18" A.F.F.
- DUPLEX GROUNDING TYPE RECEPTACLE, FLUSH MOUNTED ABOVE COUNTER TOP, AT HEIGHT INDICATED; HUBBELL # 5252, OR EQUAL
- TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, UNDER COMMON PLATE, 18" A.F.F., UNLESS OTHERWISE NOTED; HUBBELL # 5252, OR EQUAL
- TELEPHONE OUTLET, FLUSH MOUNTED AT HEIGHT INDICATED WITH RJ45 JACK
- OUTLET BOX USED AS JUNCTION BOX, FLUSH IN WALL AT HEIGHT INDICATED.
- PHOTOELECTRIC SWITCH ON ROOF, TO OPERATE CONTACTOR, SEE RISER DIAGRAM AND DETAILS.
- MOTOR, SIZE AS NOTED, WITH TERMINAL CONNECTION.
- SAFETY SWITCH, SIZE AS NOTED
- DENOTES RAIN/TIGHT ENCLOSURE, NEWA-JR.
- SINGLE POLE SWITCH, FLUSH AT 4'-0" A.F.F., HUBBELL # 1221, OR EQUAL. LOWER CASE LETTER SUBSCRIPT (a, b, c, @) DENOTES CONTROL OF LIGHTING FIXTURE(S) WITH CORRESPONDING DESIGNATION
- TOGGLE SWITCH, MOTOR RATED, WITH OVERLOADS, SPST, 20A
- PANEL, (SEE PANEL SCHEDULE).
- SINGLE GROUNDING TYPE RECEPTACLE, TYPE AS NOTED.

- WIRING IN EMT CONCEALED ABOVE FINISHED CEILING OR IN WALL.
- OR UNDERGROUND
- BRANCH CIRCUIT BREAKER IN TO PANEL INDICATED.
- FLEXIBLE CONDUIT
- SERVICE MAST AND 4-HOLE WEATHERHEAD ON ROOF, CLEARANCE 12'-0" MIN.
- HAND DRYER CONNECTION BOX, 120V, 10, BY OWNER, LOCATE BOX FLUSH IN WALL AT HEIGHT INDICATED
- JUNCTION BOX, ABOVE CEILING.
- DUPLEX GROUNDING TYPE RECEPTACLE, WITH ISOLATED GROUND, HUBBELL # 5262-4G, OR EQUAL
- COMBINATION EXIT SIGN FIXTURE AND EMERGENCY EGRESS LIGHT, CEILING MOUNTED.
- INDICATES SEPARATE GROUND CONDUCTOR.
- TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, WITH ISOLATED GROUND, UNDER COMMON PLATE, FLUSH MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED; HUBBELL # 5262-4G, OR EQUAL
- THERMOSTAT, (BY OTHERS).
- ABOVE FINISHED FLOOR
- GFI - GROUND FAULT INTERRUPTER
- WP - DENOTES WEATHERPROOF

WIRING IN EMT CONCEALED ABOVE FINISHED CEILING OR IN WALL.

OR UNDERGROUND

BRANCH CIRCUIT BREAKER IN TO PANEL INDICATED.

FLEXIBLE CONDUIT

SERVICE MAST AND 4-HOLE WEATHERHEAD ON ROOF, CLEARANCE 12'-0" MIN.

HAND DRYER CONNECTION BOX, 120V, 10, BY OWNER, LOCATE BOX FLUSH IN WALL AT HEIGHT INDICATED

JUNCTION BOX, ABOVE CEILING.

DUPLEX GROUNDING TYPE RECEPTACLE, WITH ISOLATED GROUND, HUBBELL # 5262-4G, OR EQUAL

COMBINATION EXIT SIGN FIXTURE AND EMERGENCY EGRESS LIGHT, CEILING MOUNTED.

INDICATES SEPARATE GROUND CONDUCTOR.

TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, WITH ISOLATED GROUND, UNDER COMMON PLATE, FLUSH MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED; HUBBELL # 5262-4G, OR EQUAL

THERMOSTAT, (BY OTHERS).

ABOVE FINISHED FLOOR

GFI - GROUND FAULT INTERRUPTER

WP - DENOTES WEATHERPROOF



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VIRGIL W. ELLETT P.E.

**Point One Design, Ltd.**  
Consulting Engineers  
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Fax: (916) 450-2201  
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C25061

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"A UNIQUE AMERICAN PHENOMENON"

**WAFLE HOUSE**

"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"

5886 Financial Drive, Norcross, GA 30071  
(770) 729-6700

**LIGHTING PLAN**  
SCHEDULES AND DETAILS

36 SEAT / 18 STATION / MOD

LOCATION: UNIT 1338  
1680 MAIN ST  
CHIPLEY, FL 32428

CHECKED BY:  
YWE

DRAWN BY:  
LWC

**ELECTRICAL**

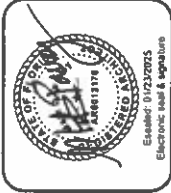
JOB NO: 73004

SHEET **E-1** OF SHEETS

DATE: 01/13/2025







MARK D. PAVEY, AIA - ARCHITECT  
P.O. BOX 1363  
GULF SHORES, AL 36547  
(251) 548-0624 (205) 350-0593 (FAX)  
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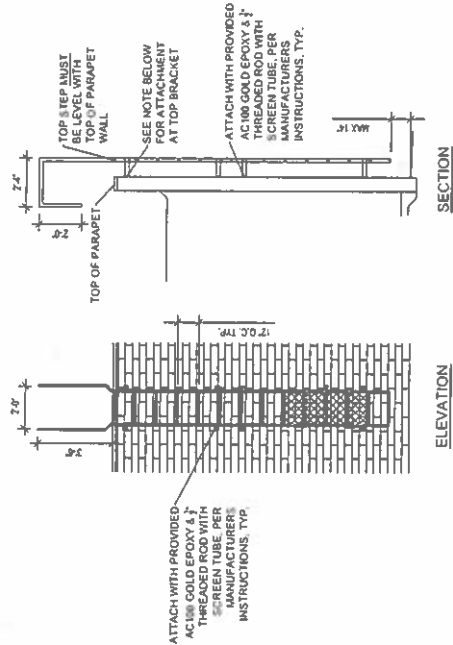
Waffle House  
America's Place to Eat, America's Place to Work  
5966 Fairchild Drive, Norcross, GA 30071  
(770) 729-5700

ELECTRICAL CONNECTION PLAN, AND  
ROOF ACCESS LADDER DETAILS  
36 SEAT / 18 STATION / MOD  
LOCATION: UNIT 1338  
1680 MAIN STREET  
CHIPLEY, FLORIDA 32428  
CHECKED BY: MDP  
DRAWN BY: BD/SKC

WAFFLE HOUSE MOD  
JOB NO: 73004  
SHEET K-1  
DATE: 01/13/2025  
OF SHEETS

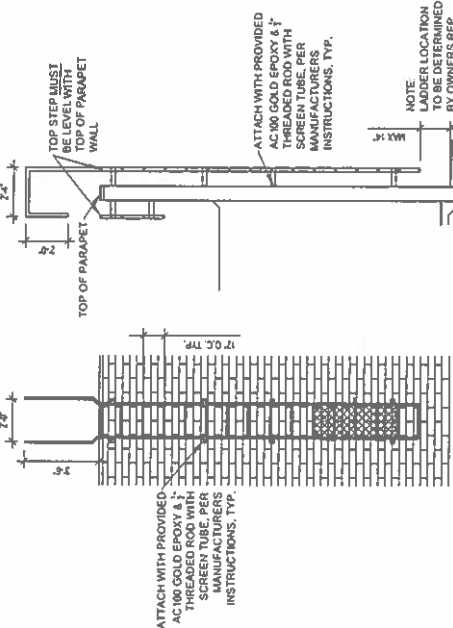
NOTE: IF PARAPET IS 30" OR  
LESS IN HEIGHT USE THIS DETAIL

NOTE: IF PARAPET EXCEEDS  
30" IN HEIGHT USE THIS DETAIL



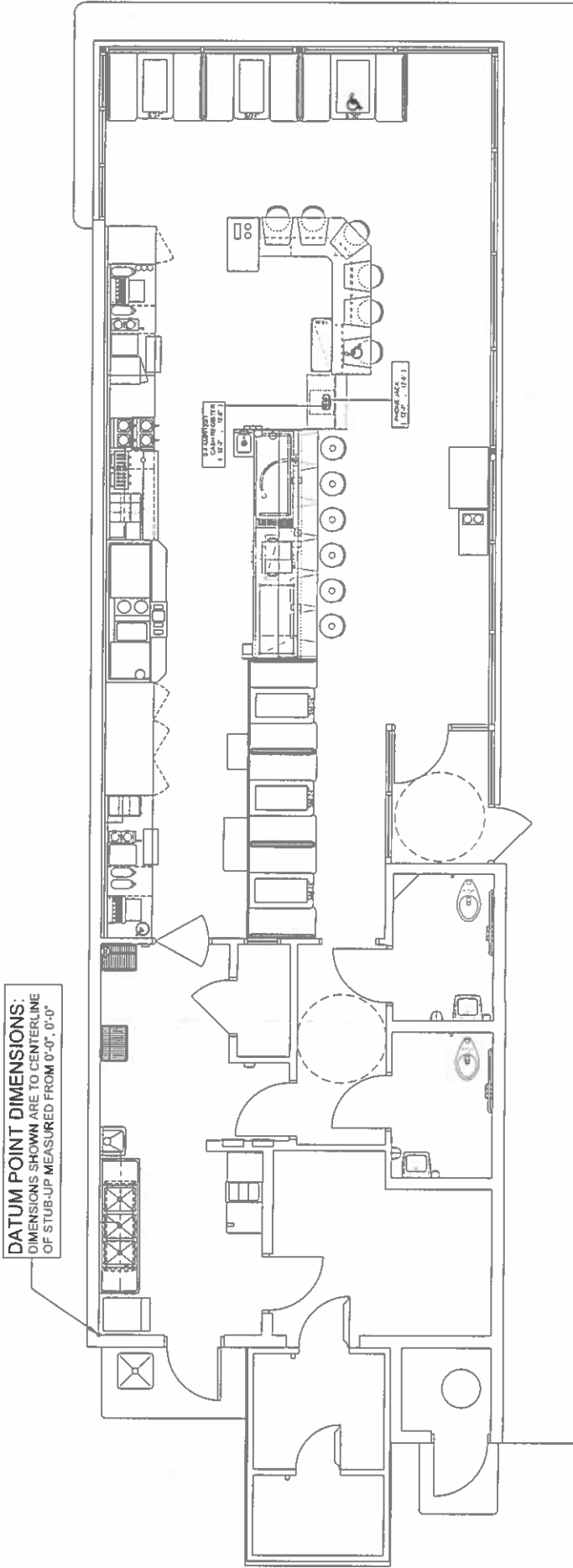
### ACCESS LADDER DETAILS

SCALE: 1/4" = 1'-0"



### ACCESS LADDER DETAILS

SCALE: 1/4" = 1'-0"



### ELECTRICAL CONNECTION PLAN

SCALE: 1/4" = 1'-0"

THIS DRAWING IS INTENDED TO  
SHOW THE LOCATION OF  
ELECTRICAL STUB-OUTS ONLY. SEE  
ELECTRICAL DRAWINGS FOR  
EXACT EQUIPMENT LOADS.



# NWFWMD Report

## Geographical Information

Latitude/Longitude: 30.75268,-85.55096  
Address: Waffle House, 1680 Main St, Chipley, FL, 32428, USA  
Parcel ID: 000000000023410007  
Firm Panel (Preliminary): N/A  
Firm Panel (Effective): 12133C0070D

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



## Flood Information

### Flood Zone Information

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

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

Zone VE: A coastal area inundated by 100-year flooding and subject to a velocity hazard (wave action) where BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding; (AO) Sheet flow, ponding, or shallow flooding where Base Flood Depths are provided; (AH) Shallow flooding base floodplain where BFEs have been determined. Zone A: An area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile or an area protected by levees from 100-year flooding. Zone X: An area of minimal flood hazard.

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



## 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 00000000-00-2341-0007  
Location Address 1680 MAIN ST  
CHIPLEY 32428  
Brief Tax Description 17 4 13 .60 OR 337 P 613 PRCL DESC IN OR 337 P 613 "DIE"  
(Note: Not to be used on legal documents.)  
Property Use Code RESTAURANT/CAFE (2100)  
Sec/Twp/Rng 17-4-13  
Tax District Chipley (2)  
Millage Rate 20.4678  
Acreage 0.602  
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  
WAFFLE HOUSE INC  
PO BOX 6450  
NORCROSS, GA 30091

### Valuation

|                              | 2024 Final Values |
|------------------------------|-------------------|
| Building Value               | \$116,754         |
| Extra Features Value         | \$17,627          |
| Land Value                   | \$132,500         |
| Land Agricultural Value      | \$0               |
| Agricultural (Market) Value  | \$0               |
| Just (Market) Value          | \$266,881         |
| Assessed Value               | \$266,881         |
| Exempt Value                 | \$0               |
| Taxable Value                | \$266,881         |
| Save Our Homes or AGL Amount | \$0               |

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

### Land Information

| Land Use            | Number of Units | Unit Type | Frontage | Depth |
|---------------------|-----------------|-----------|----------|-------|
| 001000 - COMMERCIAL | 125             | FF        | 125      | 210   |

## Building Information

Type FAST FOOD  
 Total Area 1,788  
 Heated Area 1,692  
 Exterior Walls CONC BLK; GLASS THRM  
 Roof Cover BUILT-UP  
 Interior Walls PLASTER; CERAMIC TL  
 Frame Type MASONRY  
 Floor Cover CORK/TILE

Heat FORCED AIR DUCTED  
 Air Conditioning CENTRAL  
 Bathrooms 0  
 Bedrooms 0  
 Stories  
 Actual Year Built 1999

## Extra Features

| Code | Description         | Length x Width | Units  |
|------|---------------------|----------------|--------|
| 1851 | ASPHALT PAVING COMM | 185 x 65 x     | 12,025 |
| 1857 | CONCRETE PAVING COM | 78 x 6 x       | 468    |
| 1857 | CONCRETE PAVING COM | 12 x 12 x      | 144    |
| 1857 | CONCRETE PAVING COM | 27 x 6 x       | 162    |
| 1857 | CONCRETE PAVING COM | 36 x 3 x       | 108    |
| 1857 | CONCRETE PAVING COM | 18 x 15 x      | 270    |

## Sales

| Multi Parcel | Sale Date | Sale Price | Instrument | Book/Page                 | Vacant/Improved | Grantor                       | Grantee |
|--------------|-----------|------------|------------|---------------------------|-----------------|-------------------------------|---------|
| N            | 2/1/1999  | \$140,000  | WD         | <a href="#">0337/0613</a> | Vacant          | APPLEAIR LMTD TO WAFFLE HOUSE |         |

## Tax Collector Site

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

## Generate Owner List by Radius

Distance:

100

Feet

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160)

☒ Show All Owners

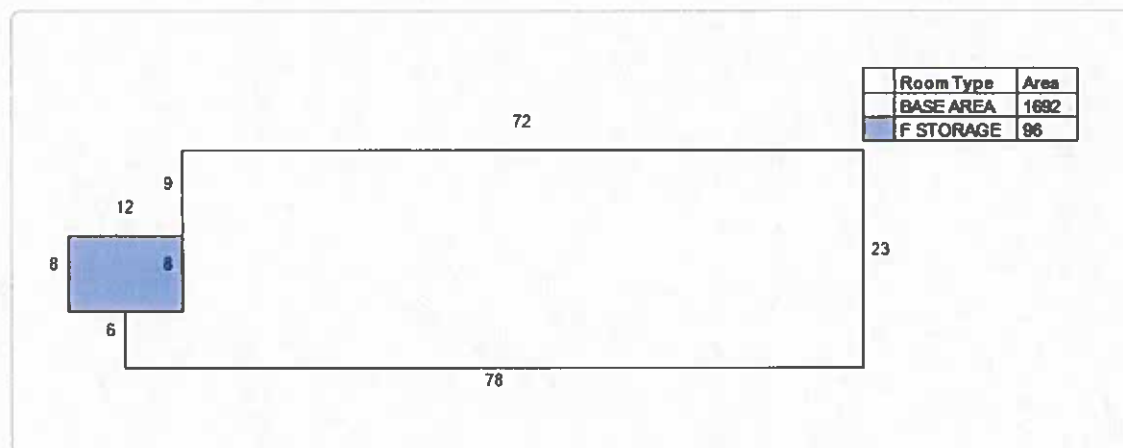
☐ Show Parcel ID on Label

Skip Labels 0

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

Download

## Sketches



## Map



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: 2/25/2025, 10:55:14 AM

[Contact Us](#)

Developed by  
 **SCHNEIDER**  
GEOSPATIAL

Add/Change/Void Cash Receipt CD1274219



Print Receipt

Void Receipt

Close Receipt

UBS

STS

FMS

Money Received

Add Money To Receipt

|  | Amount | Type | Payment Info |
|--|--------|------|--------------|
|  | 100.00 | CK   | 02402354     |

Distributions

Add Distribution

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

Operator Code: BETTY

Receipt Code: CD1274219

Receipt Date: 02/25/25

☐ Voided

Distributions: 100.00

Money: 100.00

Change Due: 0.00

From: WAFFLE HOUSE

Email Address:

Destination Phone:

You are invited to a Zoom webinar.

When: **April 24, 2025 10:00 AM** Central Time (US and Canada)

Topic: **Code Enforcement Meeting**

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81274567984>

Phone one-tap:

+13052241968,,81274567984# US

+13092053325,,81274567984# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 301 715 8592 US (Washington DC)

+1 564 217 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

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 812 7456 7984