

City of Chipley Planning & Zoning Commission Meeting

March 27, 2025 at 3:00 PM City Hall - 1442 Jackson Avenue, Chipley, FL 32428

AGENDA

- A. CALL TO ORDER
- B. PRAYER AND PLEDGE
- C. APPROVAL OF AGENDA
- D. CITIZENS REQUEST

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

E. PRESENTATION AND APPROVAL OF MINUTES

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

F. AGENDA ITEMS

- 1. Request for Land Use Map Amendment 735 Main Street Lota Kay Braxton
- 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. Jim Morris, Vice-Chairman
Mr. Holland Kent, Board Member

Mr. David Ridley, Board Member

Others Present:

Ms. Sherry Snell, City Clerk
Mrs. Tamara Donjuan, Code Enforcement/Planning Officer
Ms. Cheryl McCall, Council Liaison

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

- **A. Call To Order.** 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.
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G.	Aajourn.	The meeting	was adjourned	at 3:21 p.m.
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Presented by:	
Sherry Snell	Mr. Thomas Lancaster
City Clerk	Chairman

CITY OF CHIPLEY STAFF REPORT

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

MEETING DATE PREPARED BY

Thursday, March 27, 2025,

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 00000000-00-1238-0000, 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 00000000-00-1238-000 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. NWFWMD 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.

ate 2-20-25 Applicant's Name Lota Koy Broxton	
hone 850-658-2215 Address 353 Forces Ave	
Signature of Applicant Date	

DDRESS OR DESCRIPTION OF PROPERTY TO BE CONSIDERED:	
YPE OF REQUEST: Zoning Change (4) Variance ()	
EASON FOR REQUEST: property being sold new owners desire	
o operate a business similar to medispo.	
Would like zoning to be changed to neighborhood commerce UPPORTING DOCUMENT(S):	0ہ≟

ZONING BOARD USE ONLY	
ECISION OF ZONING BOARD:	
Signature of Board Chairman Date	
ERSON TO BE NOTIFIED OF BOARD DECISION:	
ddress: Phone #	

Section F. Item1.

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 Washing ton Signification of the control of the

Maps have been compiled from the most authentic information available and is to be used for <u>assessment purposes only.</u> 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

CHIPLEY 32428

Brief Tax Description 44 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

(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 Mad

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

[&]quot;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

Section F, Item1.

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
Total Area 5,514
Heated Area 3,121
Exterior Walls
Roof Cover ENAMEL MTL
Interior Walls
Frame Type
Floor Cover CARPET

Heat FORCED AIR DUCTED
Air Conditioning CENTRAL

Bathrooms 3
Bedrooms 4
Stories

Actual Year Built 1916

Extra Features

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

Sales

Multi Parce	Sale Date	Sale Price	Instrument	Book/Page	Vacant/Improved	Grantor	Grantee	
N	4/22/2005	\$100	WD	0630/0122	Improved	BRAXTON LOTA KAY	BRAXTON LOTA KAY & WAYNE	

Tax Collector Site

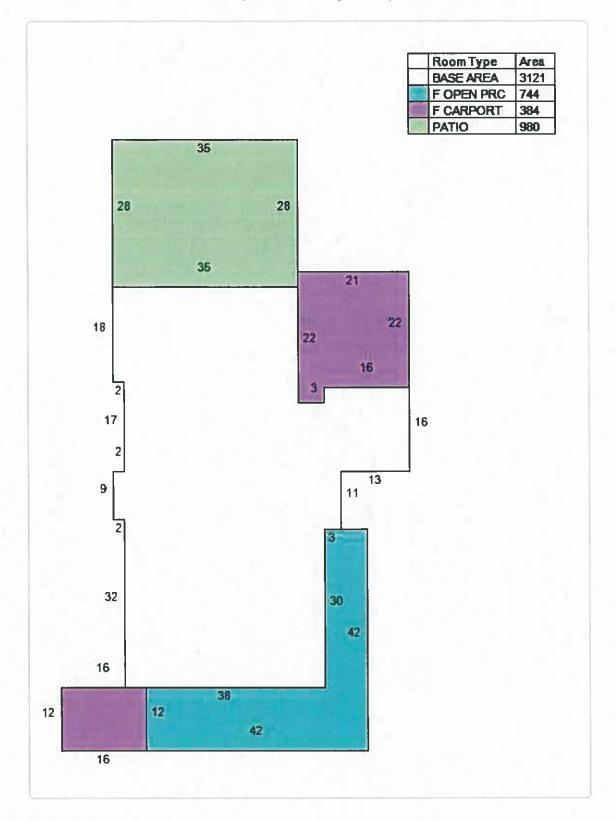
Click here to view the Tax Collector website.

Generate Owner List by Radius

Distance:	10		
100	Feet 💙		Show All Owners
Owner O	Property		Show All Owners Show Parcel ID on Label
Select export	file format:		Skip Labels 0
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Sketches

Section F, Item1.



Section F, Item1.

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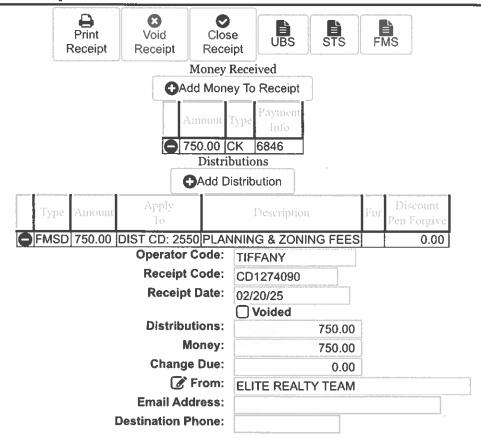


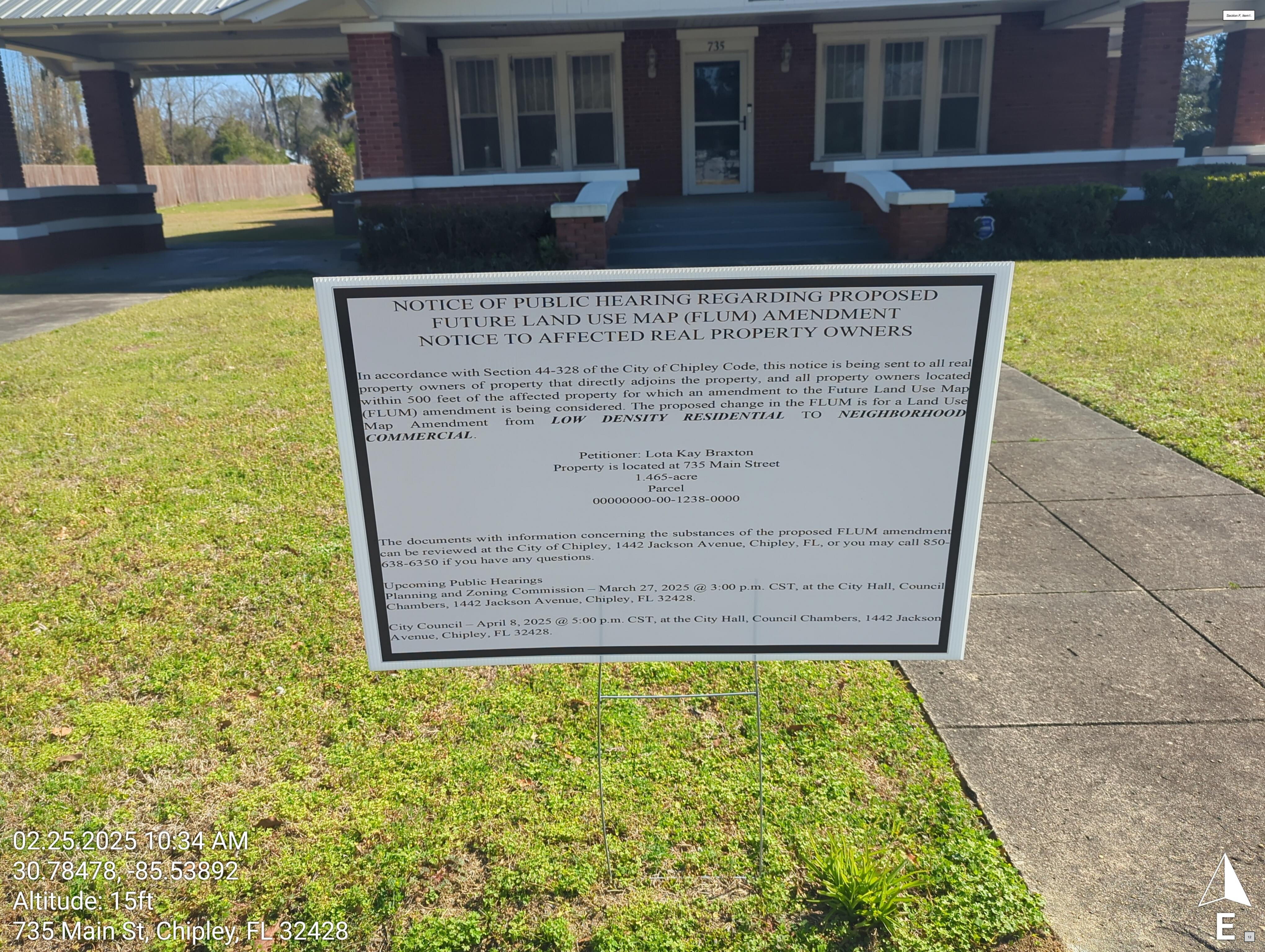
Washington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

User Privacy Policy | GDPR Privacy Notice Last Data Upload: 2/20/2025, 10:18:46 AM Contact Us



Add/Change/Void Cash Receipt CD1274090







City of Chipley

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



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:

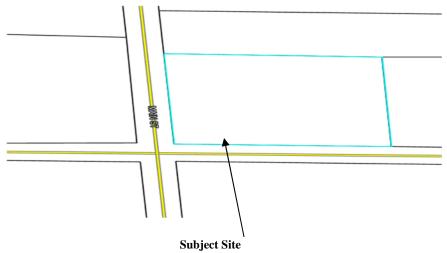
Location: 735 Main Street Parcel ID #: 00-1238-0000

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. 00000000-00-1238-0000, Acreage 1.465



735 Main Street, Parcel #00000000-00-1238-0000

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

Section F, Item1.

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

BALKCOM STACEY L 645 5TH ST

CHIPLEY, FL 32428

BEARD SIMONA W AKA WILLIAMS, WILL BELCHER DELPHINE

101 BROAD ST PORT ST JOE, FL 32456

PO BOX 422

CHIPLEY, FL 32428

BLOOMFIELD BRIAN W, BLOOMFIELD JI BRAXTON LOTA KAY

351 BLUE SAGE RD

PANAMA CITY BEACH, FL 32413

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 COLLINS MARILYN R

1253 OLD BONIFAY RD

CHIPLEY, FL 32428

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

DEDGE PATRICIA

730 MAIN ST CHIPLEY, FL 32428 643 5TH ST

CHIPLEY, FL 32428

FINNEY ALFRED, FINNEY-STEWART JU!

PO BOX 673

CHIPLEY, FL 32428

6930 W LINEBAUGH AVE

TAMPA, FL 33625

FRESH LEGAL PERSPECTIVE PL TRS, N. GAGE THOMAS W TRUSTEE, GAGE SUZ. GILCHRIEST TIMOTHY W & ETAL, GILCH

FARRAR BRYCE, ANDERSON EMILY B

626 5TH ST

CHIPLEY, FL 32428

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

LA&SRGRIFFIN REV TRUST

PO BOX 52

TITUSVILLE, FL 32781

GRIFFITH HERCULES 1242 COGGIN AVE

CHIPLEY, FL 32428

HARRELL DONALD R, HARRELL SHARC HARRELL RENA 1660 COY DR

CHIPLEY, FL 32428

1660 COY DR CHIPLEY, FL 32428 HOGANS TARA 1249 OLD BONIFAY RD CHIPLEY, FL 32428

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

720 MAIN ST CHIPLEY, FL 32428

LUCAS FLORA

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

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

% ALFRED BELLAMY 18880 46TH CT N

LOXAHATCHEE, FL 33470

MC ALLISTER MAJOR, MC ALLISTER MA

1238 COGGIN AVE CHIPLEY, FL 32428 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 SCHWARTZ MARY A TRUSTEE, SCHWA

641 5TH ST

CHIPLEY, FL 32428

1280 OLD BONIFAY RD

CHIPLEY, FL 32428

SHACKELFORD W ONEAL % MARTHA R BELL

10095 WASHINGTON BLVD N

APT #216

LAUREL, MD 20723

162 HIGH ST

GEORGETOWN, GA 39854

SOILEAU KERMIT P. SOILEAU PAMELA F TANNER LASHUANDA, BOSTON GERRY TAYLOR CAROLYN, TAYLOR CARL HUGI

PO BOX 525

CHIPLEY, FL 32428

1252 OLD BONIFAY RD CHIPLEY, FL 32428

WILLIAMS WILLIAM R JR, WILLIAMS LAV WOMENS CLUB

2 HWY 77

CHIPLEY, FL 32428

PO BOX 2 CHIPLEY, FL 32428

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



Section F, Item1.

NWFWMD Report

Geographical Information

Latitude/Longitude: 30.78476,-85.53864

Address: 735 Main St, Chipley, FL, 32428, USA

Parcel ID: **0000000012380000**

Firm Panel (Preliminary): N/A

Firm Panel (Effective): 12133C0070D

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

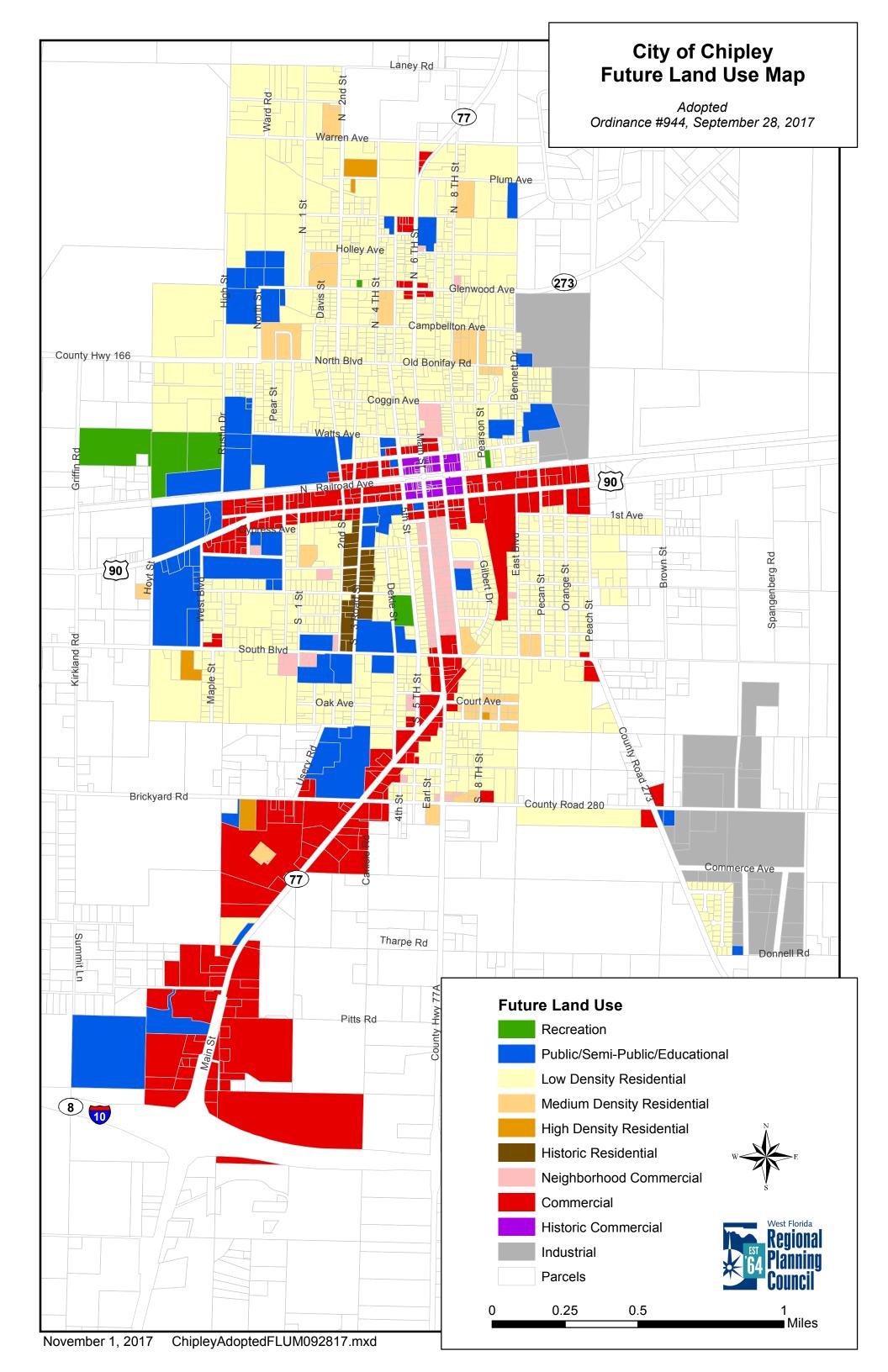
*The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The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

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



Zone VE: A coastal area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding, for which BFEs have been determined. Zone AO/AH: An area inundated by 100-year flooding, for which BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area

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

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 PREPARED BY

Thursday, March 27, 2025,

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:00000000-00-2341-0007, .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. NWFWMD Report

City of Chipley Development Order

File No.	Fees Paid \$_\(\frac{1}{2}\)
Name of Owner: Waffle House, Inc. c/o Lannie Greene	Phone #: 678-780-9221
Address: 5986 Financial Drive, Norcross, GA 30071	
Name of Developer/Contractor: Waffle House, Inc.	
Address: 5986 Financial Drive, Norcross, GA 30071	Phone #: 770-529-5700
Type of Development: Existing Waffle House restaurant	Parcel Size: 0.68 acres
Location of Development: 1680 Main Street, Chipley, FL 32428	
Land Use Designation: Corridor Development District	Sq. Ft. of Building 1704
Site Plan Required? YesNo✓ Stormw	vater Permit Required? Yes No ✓
City Utilities Needed? Potable Water Waste Water_	Natural Gas Garbage
Attachments to Order: 1. Land use	2. COA
3. Floor info	4. mscellanous
Date of Planning & Zoning Commission Approval:	
Date of City Council Approval:	
Contingencies/Conditions of Approval:	
The City Council hereby authorizes the development of land specified herein. Any development undertaken pursuant to this the application for development approval and site plan(s) as approximately approval and site plan(s) as approximately a	order shall be in strict conformance with
Signature – City Administrator Date Attest	/ Date
	SEAL
Owner/Developer/Contractor:	



City of Chipley

Land Use Compliance Certificate

Fee Amount \$____

nce Certificate	TOD WE TUST
e House, Inc.	

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, In	c. 59	86 Financial Drive, Norcross, GA 30	071	
Contractor Phone #:	_Parc	cel I.D. Number:		
City of Chipley Future Land Use Designa	tion			
Low Density Residential	0	Neighborhood Commercial	0	
Medium Density Residential	0	Historic Commercial	0	
High Density Residential	0	Industrial	0	
Historic	0	Recreational	0	
Commercial	•	Public/Semi Public/Educational	0	
Scope of work (Please provide details of all Remove 2-man booths along window. Replace existing cour Install new ADA compliant cash stand. Center globe lighting over	nter top	s and replace with new low counter with ADA compl ating		
Install new 24" X 48" lay-in lights over cash stand, at long glass, at I				
Replace existing flooring at back of restaurant, under dish table a	no in wa	ik-in coder/ireezer with Silikai flooring.		
Paint building exterior Old Redwood with gray accent stripe				
A site inspection has been performed on the Florida. It is hereby verified that all site detand comprehensive planning requirements. Applicant			ise, zoning	
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

TI.

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. I look forward to hearing from you soon.

Lannie Greene

"incerely

Permitting Project Manager

Waffle House, Inc.

Customer:		_	(S)
Job:	Date:	- 3	SH
Color:	Finish:		WAAA
Color Approved By:		_	



SHERWIN-WILLIAMS 702656 06/15/23 776-271-9600 Order# 0287201 EXTERIOR LATITUDE SATIN ARCHITECTURAL 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 ULTRADEEP K62T00654 651201690

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CRUPTION: To ansure consistent color, always order enough paint to complete the job and intermix all containers of the came color bufore application. Mixed colors may vory slightly from color strip or color chip.

23
0287201-001



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Name: vvalue nouse, inc. c/o Latinie Greene	<u> </u>
Address: 5986 Financial Drive	Phone #: 678-780-9221
Norcross, GA 30071	
Address of property to be improved: 1680 Main	Street, Chipley, FL 32428
List of improvements including materials to be a current appearance of the structure or property.	used, paint colors, and other details which will alter the
Building to be painted Old Redwood (see attach	ed) with a gray accent stripe
•	proposed construction if the improvement is not on
the existing structure.	
City of Chipley. I acknowledge that penalties casubmitted and approved	certify that the information submitted truly reflects operty. Should any changes be desired, I will notify the an be the result of varying from the plans or description Date: 02-21-25
Signed: Mulliporter	Date: 02-21-25

Action: Approved	Not Approved
Comments:	
Sigr	nature/Title/Authority
- · · · ·	

CHECKED BY: MDP

DRAWN BY: BD/SKC

WAFFLE HOUSE MOD SHEET



ΥS REVISIONS **BTAQ**

)	5986 Financial Drve, Norciosa, GA 20071
	AND PLACE TO EAT, AMERICA'S PLACE TO WORK
	HONZE
	MAFFLE
-)	. ионатонены музициму эпони у.
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١.	0178-627 (017)
П	5986 Financial Drive, Norcross, GA 30071
Ш	NCA'S PLACE TO EAT, AMENICA'S PLACE TO WORK
	HONZE°
	WAFFLE
,	"НОИЗМОКЕНА ИЧЭНЦЯМУ ВПОМИТ У.

REMOVE EXISTING SEATING AND INSTALL MEV! 3-1-2 PERSON LOW COUNTER. NEV! SEATING SHALL BE A.D.A. COMPLIANT.

REMOVE EXISTING BOOTH AND CASH STAND, INSTALL NEW 3-0" A.D.A. ACCESSIBLE CASH STAND.

CENTER GLOBE LIGHTS OVER SEATING, INSTALL NEW 72" x 48" LAY-IN LIGHTS OVER CASH STAND, AT LONG GLASS, AT BACK BAR END. AND IN BACK OF RESTAURANT.

OTHER ADDITIONAL MECESSARY REPAIRS REQUIRED, DISCOVERED OR UNCOVERED OF UDIVISION SCOPE OF WORK. DEMOUTTION AND REPLACEMENT, WITH OWNER AND LOCAL AIM SOCITION APPROVAL. REMOVE EXISTING FLOORING AS REDUINED TO INSTALL NEW SHIKAL FLOORING IN BACK OF RESTAURANT UNDER DISH TABLE, AND IN WALK-IN COOLER /FREEZER,

RIGHT HAND RECTANGULAR

1680 MAIN STREET TERORIDA 32428

36 SEAT / 18 STATION / MOD

TEE SHEET

LOCATION: UNIT 1338

BUILDING

1680 MAIN STREET

CHIPLEY, FLORIDA 32428

REMODE

73004 T-1
DATE: OF OF OF SHEETS

JOB NO: 73004

T-1 DWG. INDEX, BUILDING INFORMATION & UTILITY REQUIREMENTS 01/13/2025 01/13/2025 01/13/2025 01/13/2025 01/13/2025 01/13/2025 01/13/2025 POWER & SYSTEMS PLAN, ELEVATIONS, SCHEDULES & DETAILS ELECTRICAL CONNECTION PLAN, AND ROOF ACCESS LADDER DETAILS EXISTING/DEMO AND PROPOSED FLOOR PLANS, FURNITURE DETAILS LIGHTING/POWER PLAN, SCHEDULES AND DETAILS SILIKAL AND REFLECTED CEILING PLANS INDEX OF DRAWINGS **ELECTRICAL SPECIFICATIONS** SHEET DESCRIPTION A-1 <u>F-1</u> E-2 A-2 4 <u>7</u> ARCHITECTURAL ARCHITECTURAL KITCHEN EQUIP TITLE SHEET ELECTRICAL ELECTRICAL ELECTRICAL DIVISION

P.O. 60× 1365 CULF SHORES, AL. 36547 (334) 546-3624 (206) 350-0593 (FAX)

VARK D. PAVEY, AIA - ARCHITECT

REVISION REVISION |

REVISION DATE

ISSUE DATE

UTIL	UTILITY REQUIREMENTS
UTILITY	DESCRIPTION
WATER	900-1:100 GALLONS PER DAY WATER PRESSURE: 50 P.S.I. MINBAUM
FUEL GAS	MATURAL GAS: 524.1 CUBIC FEET PER HOUR (7 INCH WATER COLUMN)
ELECTRICITY	120/208 VOLT 3 PHASE - 4 WIRE PREFERRED 409 AAP SERVICE - TOTAL CONNECTED LOAD: 103.3 KVA MAXINUM DEMAND, 270.4 AAPS
SEWER	900-1,100 GALLONS PER DAY

BUILDING	BUILDING INFORMATION
CODES. 2023 FLORE 2023	2023 FLORIDA RULDING CODE, BULDING, BIR EDITION 2023 FLORIDA RUSIS INC. BULDING, CODE, BULDING, BIR EDITION 2023 FLORIDA BULDING CODE, MECHANICAL, BIR EDITION 2023 FLORIDA BULDING CODE, PLUMBING, BIR EDITION 2023 FLORIDA BULDING CODE, PLUMBING, BIR EDITION 2023 FLORIDA BURDING CODE, FLEIL CAS, BIR ÉDITION 2023 FLORIDA BURDING CODE, EVERGAY CONSERVATION, BIR EDITION 2023 FLORIDA BURDING CODE, EVERGAY CONSERVATION, BIR EDITION 2023 FLORIDA BULDING CODE, EVERGAY CONSERVATION, BIR EDITION
OCCUPANCY TYPE:	MERCANTILE, CLASS C" (PER N.F.P.A. 101) GROUP 19" QUSINESS (PER 303.1.1, 1.B.C.)
CONSTRUCTION TYPE	V-B, UNSPRINKLERED
BUILDING FOOTPRINT:	1.704 ± S.F. (NOT INCLUDING WALK-IN)
BUILDING HEIGHT (ALLOWED): BUILDING HEIGHT (EXISTING)	40-0" - TWO STORY
MAXIMUM TRAVEL DISTANCE (PERMISTIBLE) MAXIMUM TRAVEL DISTANCE (AS SMOWN)	200'-0"

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

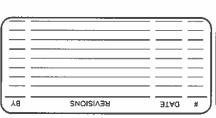
NOTE: SEATING CAPACITY HAS BEEN REDUCED BY 8 PERSONS

	4 α	
	STATE OF FLORIDA APPROVAL NUMBER	FL 140 723-R8
ST	PRODUCT	HOLLOW METAL DOOR &
APPROVED PRODUCTS LIST	MANUFACTURER	CECO DOOR PRODUCTS
AP	SUB CATEGORY	EXTERIOR DOOR COMPONENTS
	PRODUCT	EXTERIOR DOORS

TOTALE D. PAVEY. A ALCHITECT

P.C. 800 7 1050

TOTALE SHORT SHORT SHOW THE SHOW THE



M A F F L E

See Financial Diving, Moreovas, GA 20077

(700) ASS Financial Diving, Moreovas, GA 20077

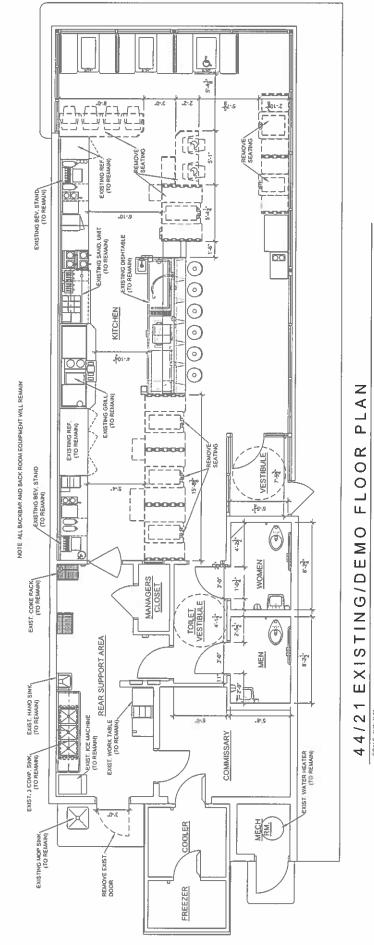
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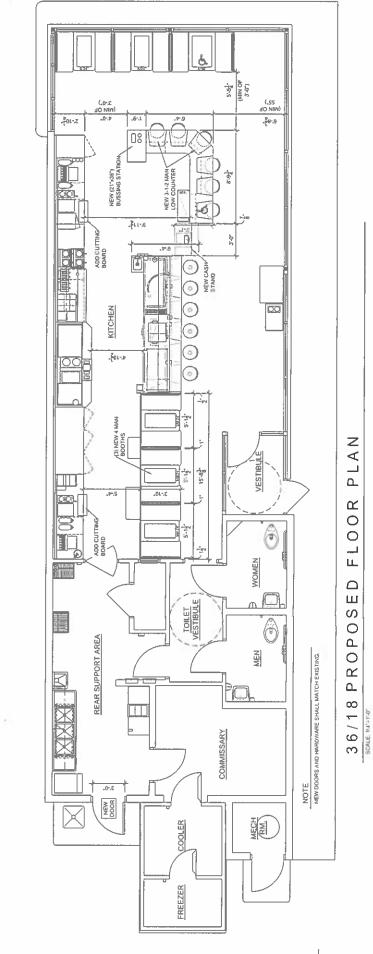
CHIPLEY, FORIDA 32428

ORAWN BY:

CHIPLEY, FORIDA 32428

CHIPLEY, FORIDA 32428





PLAN

CEILING

GLOBE LIGHT RELOCATE FIXTURE REPLACE FIXTURE NEW FIXTURE

⋈ ਵੱਛੇ ≥

P.O. 80X 13647 CULF SHORES, AL, 36547 (334) S46-3624 (EAX) MARK D, PAVEY, AIA - ARCHITECT YS REVISIONS 3TA0 #

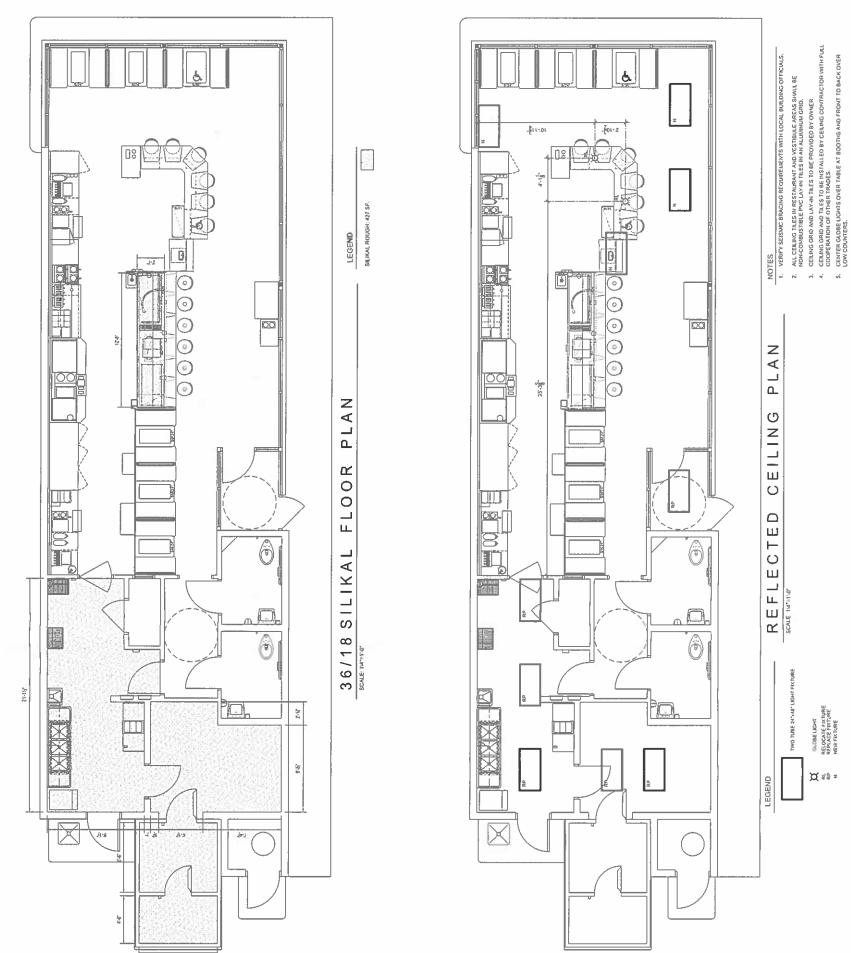
5986 Financial Drive, Norcioss, GA 20071 (710) 729-5700 CAS PLACE TO EAT, AMERICA'S PLACE TO HONZE° Mylefe

LOCATION UNIT 1338 1660 MAIN STREET CHIPLEY, FORIDA 32428 36 SEAT / 18 STATION / MOD

SILIKAL AND REFLECTED CEILING PLANS

CHECKED BY: MDP DRAWN BY: BD/SKC 2 HT 2 HT 2

A-SHEE	DATE: 01/13/2025
¥	73004
SHE	JOB NO:
OUSE M	WAFFLE HOUSE M



LOCATION: UNIT 1338 1680 MAIN ST CHIPLEY, FL 32428

CHECKED BY: VWE

DRAWN BY: LWC

ELECTRICAL

SHEET JOB NO: 73004

P. SHEETS

GOM | NOITATS ST | TA32 BE

SCHEDULES AND DETAILS

NAJ9 BNITHBIJ

DATE: 01/13/2025

C25051 Point One Design, Ltd.

THE SEAL APPEARING ON THEI DOCLAREN WAS AUTHORIZED BY VINCE, W. BLIETT P. COOSMATION 1-27-2025.

2025.01.27

Date:

7

15:22:46 -05'00'

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(4)

(8)

LOCATED ON 5 SHE

PULL CAMERA AND MOMTON CARLES THR THE WALL CONDUST TO RAIM FROM THE LIC WALL DOYN TO PULL BOX 40" AFF, LEAVE AT PULL BOX, LASEL CARLES ACCORDING

Virgil Digitally signed by Virgil Ellett

۲a REVISIONS ∃TAŒ #

INSTALL BOX AND EXTENSION RING DOWN TO FINISHED CELLING

SUSPENDED GRID CEILING SYSTEM

STEEL OCTAGON LIGHT BOX

STEEL OCTAGON EXTENSION (INSTALL AFTER CENLING THE INSTALLED)

(*) 14" ALL THREAD ROD

ROOF DECK

NOTE REFER TO ARCHITECTURAL REFLECTED CELING PLAN ON SHEET A-2 FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.

E-1 SOME IN * 1.0"
E-1 NOTE AS SEATCAPACTY

(2) 1/4" LOCKAUTS.
(1) INSIDE (1) OUTSIDE BOX(*)

1/2" EMT CONDUIT OR 3/3" TYPE / OR INC CABLE TO NEXT FIXTURE (TYPICAL) SUPPORT PER N.E.C.

CADDY 4-THB ANGLE BRACKET SCREWED TO ROOF DECK (*)

MONTH, MONTHUR (110) 729-6700 HONSE

MEGICY, SELVCE TO EAT, AMERICA'S PLACE TO WAFFL

ALL LIGHTING FIXTURES (INCLUDING LAMPS) UNLESS NOTED OTHERWISE

NOTE:

1. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS NOT SPECIFICALLY NOTED ABOVE WITH THE REQUIRED FOR A COMPLETE AND FULLY OPERATIONAL ELECTRICALS YSTER, COLONDITR RUNS IN CELLING CANTIY WITH OTHER DICTING CANTIV WITH OTHER DUCTWORK ETG.

2 TYPE "A" FIXTURE INSTALLATION DETAIL

VE'E

NOTE: NULEU OF ITEMS SO MONCATED PROVIDE CADDN 6312PD TG/PD BOX HANGER ACROSS: ENEMS 6210- PROVIDE TIE-WIRE SUPPORT AT BOX TO 5712/LTMS AROVE.

* TYPE 'A' UGAGT FIXTURE

OWNER

INSTALLED FURNIS

E.C. E.C. E.C.

SPECIAL "SHATTERPROOF" GLOBE WITH CHROME TRIAL 2700K

90.0 0.20 0.20 92.0 0,5

Ξ

2-LED 1100 LUMEN EA.

A TERON LIGHTING

TYPE MANUFACTURERICAT, NO.

¥

FIXTURE LOAD DESCRIPTION/REMARKS WATTS AMPS

CHEDULE

LIGHTING FIXTURE S

ZXFLAY-IN LED WITH ACRYLIC PRISMATIC DIFFUSER AND 6" Rex

SAME AS TYPE "B".

. WIRING IN RICED STEEL ON IN...
OR UNDERGROUND

SERVICE MAST AND 44-DEE WEATH-RENEAD ON ROOF CLEARANCE 17-0" MBN.

SERVICE MAST AND 44-DEE WEATH-RENEAD ON ROOF CLEARANCE 17-0" MBN.

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SERVICE MAST AND 44-DEE WEATH-RENEAD ON ROOF CLEARANCE 17-0" MBN.

SERVICE MAST AND 44-DEE WEATH-

TELEPHONE DUTLET FLUSH MOUNTED AT HEIGHT INDICATED WITH RJ45 JACK OUTLET BOX USED AS JUNCTION BOX, FLUSH IN WALL AT HEKOHT INDICATED. PHOTOELECTRIC SWITCH ON ROOF TO OPERATE CONTACTOR, SEE RISER DIAGRAM AND DETAILS.

TWO (2) DUPLEX GROUNDING TYPE RECEPTACLES, UNDER CON 18" A.F.F. UNLESS OTHERWISE NOTED. HUBBELL #5252, OR EQUAL

DUPLEX GROUNDING TYPE RECEPTACLE. FLUSH MOUNTED 18" AFF. UNICES OTHERWISE MOTE, UNBELLESSE, OR FLUMH. UNICES OTHERWISE TYPE RECEPTACLE, FLUSH MOUNTED ABOVE COUNTERTOP, AT HEIGHT INDICATED; HUBBELLESSE, OR EQUAL.

##

CEILING OR PENDANT MOUNTED LIGHTING FIXTURE AND OUTLET

- FLUORESCENT FIXTURE AND OUTLET, RECESSED IN CENLING.

SYMBOLS

ELECTRICAL

OWNER

E.C. Ü

LED EXIT AND EMERGENCY - CELLING MOUNTED, SINGLE FACE EMERGENCY BATTERY PACK, RED LETTERS.

E.C. OWNER'S SIGNAGE

FURNISHED AND INSTALLED BY SIGN VENDOR ON STORES WITH REVERSE SLOPE FASCIA ONLY

1.76 **@** 208V. 14.5

LUMARK #MPWR-655-320-MT-LL

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J KEYLESSÆLHIP

18/FT

L TOW-PROFILE EXTERIOR
RELOMESCENT LIGHT FIXTURE
RECALISE
RECALISE
N SURE-LIFES
N SURE-LIFES

FLUORESCENT WALL-PACK, MOUNTED 1'4" ABOVE REAR DOOR SEE SHEET E-3 (ROOF PLAN) FOR LOCATION.

E.C. E.C.

> INCANDESCENT-PORCELAN SOCKET LANP HOLDERKEYLESS TYPE) CONTRACTOR SHALL PROVIDE HEAT LANP FOR EXTURE IN AREAS WHERE THE TEMPERATURE REGULARLY FALLS BELOW 25"F. METAL MALIDE - SITE LIGHTING FIXTURE PROVIDED WITH THE FOLLOWING AS REQUIRED:

> > 9 385

25 4

24ED 5057 LUMEN EA. 24ED 4133 LUMEN EA. 2-LED 4133 LUMEN EA

D COLUMBIA LIGHTING LJT24-35MLG

COLUMBIA LIGHTING LJT24:35LWG COLUMBIA LIGHTING LJT24-35LWG

SAUE AS TYPE '8" EXCEPT MEDIUM LUMEN

JUPICE GROUMENG ABOVE CELLING.
 JUPICES GROUMENG TYPE RECEPTACLE, WITH ISOLATED GROUMD.
 HUBBELLE SKRAD. OR EQUAL
 COMBINATION EXIT SIGN PATTURE AND EMERGENCY EGRESS LIGHT,
 CELLING MOUNTED.

- TWO (2) GUPLEX GROUNDING TYPE RECEPTACLES, WITH ISOLATED GROUND. LIDURER COMMON PETA. FLUSH MONITED 18 A.F.F. ORLOWNES STHERWISE MOTED: MUBBELL 18282-4G, OR EDUAL. · PUDICATES SEPARATE GROUND CONDUCTOR

SINGLE POLE SWITCH, FLUSH AT 4-0" A.F.F., HUBBELL #1221, OR EQUAL., LOWER CASELETTER \$LUBSCRIPT (a. b.c., a) DENOTES CONTROL OF LIGHTING FITURE(s) WITH CORRESPONDING OESIGNATION

MOTOR, SIZE AS NOTED, WITH TERMINAL CONNECTION DENDTES RAINTIGHT ENCLOSURE, NEWA-3R.

PROVIDED BY LES.

HISTALLED BY ELECTRICAN.

CAT-SCARLE
SAMESE CABLE "RC-59 WI
18-2 POWIER WIRE (FOR
CAMENAS & MONITOR")

TWIST-LOCK RECEPTACLE
20A BREAKER IN PANEL
LOCK-OFF DEVICE FOR BREAKER

COTY EQUIPMENT IN COUNISSARY CEILING GROMMET (@ MONITOR)

PROVIDED AND INSTALLED
BY CCTV CONTRACTOR
CCTV CAMERAS
CCTV MONITOR

PROVIDED AND
INSTALLED BY ELECTRICAN
ZOA DUPLEK RECEPTACLE
ALL CONDUIT
PULL BOX
TELEPHONE JACK

ONLY USE RG-59 PORTION OF SIAMESE CABLE FOR MONITOR RO

AS FOLLOWS:

ALL CCTV ITEMS TO BE PROVIDED AND INSTALLED

2. ALL LIGHTING FIXTURES, EXCEPT FIXTURE TYPE IS IN MECHANICAL ROOM, SHALL BE FURNISHED WITH ACRYLIC LAMP GUARDS.

1. ALL DIFFUSERS FOR ALL LAY-IN TYPE FLUDRESCENT LIGHTING FIXTURES SWALL BE INSTALLED WITH THE SMOOTH SIDE DOWN.

LIGHTING FIXTURE NOTES: E.C. = ELECTRICAL CONTRACTOR G.C. * GENERAL CONTRACTOR

SAFETY SWITCH, SIZE AS NOTED

TOGGLE SWITCH, MOTOR RATED, WITH OVERLOADS, SPST, 20A

. (SEE PANEL SCHEDULE).

SINGLE GROUNDING TYPE RECEPTACLE, TYPE AS NOTED

() THERMOSTAT, (BY OTHERS).

ф°

AFF - ABOVE FINISHED FLOOR GFI - GROUND FAULT INTERRUPTER WP - DEMOTES WEATHER PROOF

LOCATION: UNIT 1338 1680 MAIN ST CHIPLEY, FL 32428

36 SEAT / 18 STATION / MOD

8012HOM , MVHCI No. 0012-651 (011)

HOORE

WAFFLE

MEDICA'S PLACE TO EAL, AMERICA'S PLACE TO

ELEVATIONS, SCHEDULES & DETAILS POWER & SYSTEMS PLAN,

CHECKED BY: VWE DRAWN BY: LWC

E-2
SHEETS ELECTRICAL DATE: 01/13/2025 JOB NO. 73004

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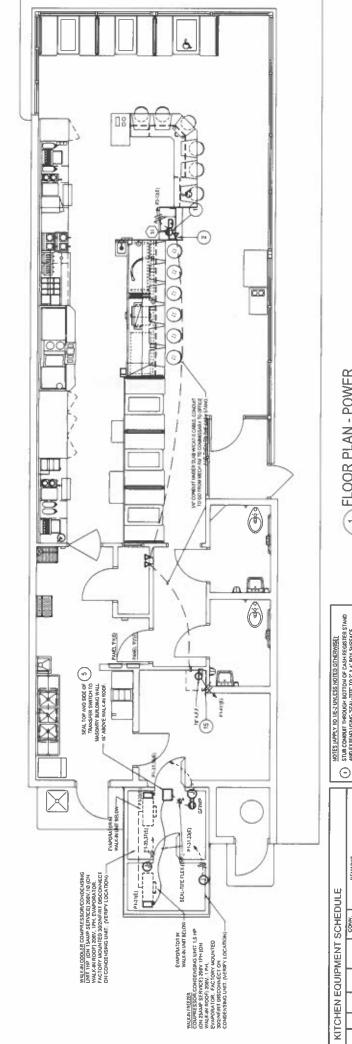
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Digitally	signed by Virgil	Ellett	Date:	2025.01.27	15:24:22 -05'00'
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WALLA-HIGHEST

COUNTRIESSON CONDUCTOR ONT 1.5 FP

COUNTRIESSON CONDUCTOR ONT 1.5 FP

COUNTRIESSON CONDUCTOR ONT 1.5 FP

COUNTRIESSON CONDUCTOR

WALLA-BURGO, RECUTOR

WORLSHOP

COUNTRIESSON CONDUCTOR

COUNTRIES

EVAPORATOR IN WALK-N UNIT BELOW-

FLOOR PLAN - POWER

COUNTERTOP WARNES (3 UNITS)

(2)

OWELET MIXER

<u>_</u>

COKE DISPENSER (TWO UNITS) CARBONATOR

<u>@</u>

M3Th TAG

<a>

(9) DISHMASHER
(20) BOOSTEA HEATER
(21) SANDWOH UNIT

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	- 1	() STUBLOGNOUT THOUGH BOTTON OF CASH REUSERER STAND AND EXTEND USING SEQ.TITE TO 27 x x BOX SURFACE MOUNTED FOR RECEPT BOOLATED GROUND RECEPTAGE FOR	CASH RECASTER, SEAL AROUND CONDUIT WHERE IT PREFIT IN THE OWNER IN SEAL HIEF TO X"Y SHEAKER HOUNTED BY ON TO RECEIVE THE PASH HATE SOUTHOUS CASH AROUND CONDUIT WHERE IT ELEPHOME JACK, SEAL AROUND CONDUIT WHERE IT ELEPHOME JACK, SEAL AROUND CONDUIT WHERE IT ELEPHOME JACK, SEAL AROUND CONDUIT WHERE IT PASH THE THE PROPERTY OF CASH JECKSHER STAND		(a) Z x F CHENHAUGHER JANCHAUGH SON LANGHAUGH STAFFOR THE STAFFOR STAFFOR THE	H. VADOP COLORDYREZER LI LI FURNES HAND USTALL. HARBELL 7115, 304. 137524W RECEPTALE IN HOTTOM MANCK OUT WITH SPRINK LIQUADED WEATHER PRIOSE COVER. WIT USED. YOTH USED. YOTH USED. SIRPORTED LAND TO HE WITH THE PROPER TO HE WITH HOOD FREE SIRPORTED LAND TO HE WITH THE PART IT OF A TIVEL SIRPORT.		(e) NOT USED. (ii) ALL RECEPTACLES IN THIS AREA SHALL BE FLUSH MOUNTED IN		152 PARALLE BLUCE. RIBBELL BITSZ OR EGUAL. PLUSH IN WILL OF ATAL. (3) BYSTALL OWNER FURNISHED NEUR 15-200 SPIGLE BEELEFINGE. (4) BYSTALL OWNER FURNISHED NEUR 15-200 SPIGLE BEELEFINGE. (5) RATTUL OWNER FOR BAUNSS DE MEMAL 5-400 SPIGLE BEELEFINGE.		(1) SWALE INVESTAGO RECEPTAGE, 184 173V (DEBICATE) CROCAT, AT A F. PROWINE Y PVC COMOUT IN THE WALL NECT TO THE CROCAIT RUNNING UP TO THE PLEMALL SEE E. 1 FOR MORE INFO.	n.os	 BRANCH CRICIUS SÉRVINOS THE EQUIPALEST NI NE BACIENAS SANLA ELE COMPRISED OS AN UNFROUNDED PRA-SÉ; COMOUCTOR. A SEPARATE HEUTRAL CONDUCTOR AND SEPARATE GROUMANIG CORDUCTOR FOR EACH MODIFIQUA, BIALMEY CRICUIT SO AS 10 OPERATE PER 	GFG CAPACAT REALRER AS REQUEBLO WAST 1904B. THIS WHIND SYMLE BE COMBINED BY COMPUTS AND INCLUDE WORSTON DAY. 2. OTHER REWAYL CRECUTS VAY BE TYPOZY, OF THREED, POCE ENGURS EXTENCED TROM ETTINGS. THERE TO POCE FROM A ETTINGS AS ADDICATED ON THE PLAN BRANBACS.	MACE MAINT-FOR CHAPTE, LINEAT LIDEAGE IF WELL UNAUTUALDED VURBUILD FOR PACE MAINT-FOR STATE OF SELECT MAINT-FOR MACE AND REAL MAINT-A MANIBAMA DE SEL (6) TOTAL PHASE AND KENTEL CHAPACTERS IN PET SEAS MAINT-PROBE MAY REFERENCED PET THE PARELDARD FORDERD INK-T THE ALLOWABLE AMANCHES, AND THE BURK DE SER THE THE MAINT-M	4. ALL CONDUIT AND WINNERS UNDWITTED BY LIDERALE BE CONDUITED WINNERS UNDWITTED BY CONDUITING THROUGH	MOTE	REFER TO DETERMINE ENGLY ROUGHY LOCATONS. STUB-UPS, TO DETERMINE ENGLY ROUGHY LOCATONS.	
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	SCHEE	CONN.	CORD & PLUG	CORD & PLUG [EACH]	CORD & PLUG	CORD & PLUG	SOUIO	SCNID	CORD & PLUG	CORD & PLVG		CORD & PLUG	CORD & PLUG	CORD & PLUG	CORD & PLUG REMED &	COND A PLUG		CORD 4	CORD & PLUG	CORD & PLUG
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(2) REFRIGERATION

COFFEE WARKER REFRIGERATOR

8 93

MUSIC MACHINE (51) слянисаята 52) FAMCONTROL SMITCH

(65) KE WCHINE

3

(8)

(26) WAFTE BAKER

(25) REFRECENTOR

[34] TOASTER (3.UNBTS)

16010 GENERAL PROVISIONS
16010 CODES AND STANDARDS
16000 ELECTRICAL SYSTEMS SCHEDALE
16000 TESTS
16100 BASIC UETHODS AND MATERIALS

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16612 CODES AND STANDARDS

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6500 LICHTING - INTERIOR

.01 PROVIDE FEEDERS AS INDICATED DY THE DRAWINGS AND A SCHEDULES.

6443 FEEDER CIRCUITS

16465 BRANCH CIRCUITS

16519 INTERIOR LIGHTING FIXTURES

16609 SPECIAL SYSTEMS

A ALL STRICHES, RANDE GENEROLATION.

A ALL STRICHES, RANDE GES, CONTROLERS, CONTROL

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16740 TELEPHONE

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AND FRANKER OW WITH CALL SHALL COORDINATE ALL WIRNIG WITH THESE RAYMONGS AND
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ROAMONGSTERMANY BETWEEN SYSTEM ELECTRICAL
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REPRESENTANCE OF BETSOND.

BTAO

THE BEAL APPEARAGE ON THIS COCCUME WAS AUTH-DRIEZED BY VIOLA W. ELLETT DODALEY ON 127-2025. Point One Design, Ltd. ۲a REVISIONS VIFOII Digitally signed by Virgil Ellett 15:24:47 -05'00' 2025.01.27 A INSTALL AS INDICATED ON LIGHTNICA AND REPLECTED CELLING.
PLANS, INDICATED ON LIGHTNICA AND REPLECTION.
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AND PROVINCE SHOWS OF WAITHANGS CALLED FOR BY SECTION 19 100. Date:

16700 SOUND SYSTEMS

61 WIRE TO AND CONNECT ALL ELECTRICALLY OPERATED EQUIPMENT. 92 VERIFY PROPER ROTATION OF ALL ROTATING EQUIPMENT.

6190 SUPPORTING DEVICES

66150 MOTORS AND CONTROLS

6909 CONTROLS AND INSTRUMENTATION

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NEWICK'S PLACE TO EAT, AMERICA'S PLACE TO SNOH E MAFF 37

LOCATION: UNIT 1338 1680 MAIN ST CHIPLEY, FL 32428 GOM / NOITATS 81 / TABS 85 ELECTRICAL SPECIFICATIONS

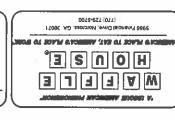
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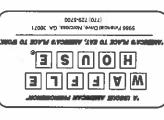
20 YR REMODEL E-4 SHEET ELECTRICAL DRAWN BY JOB NO: 73004

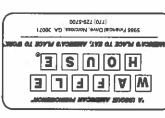
SHEETS DATE: 01/13/2025

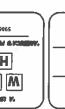
(xx4) 5880-886 (805) *586-8*8 O, PAVEY, AIA - ARCHITECT P.O. BOX 1363 GULF SHORES, AL 36547

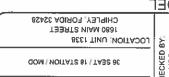






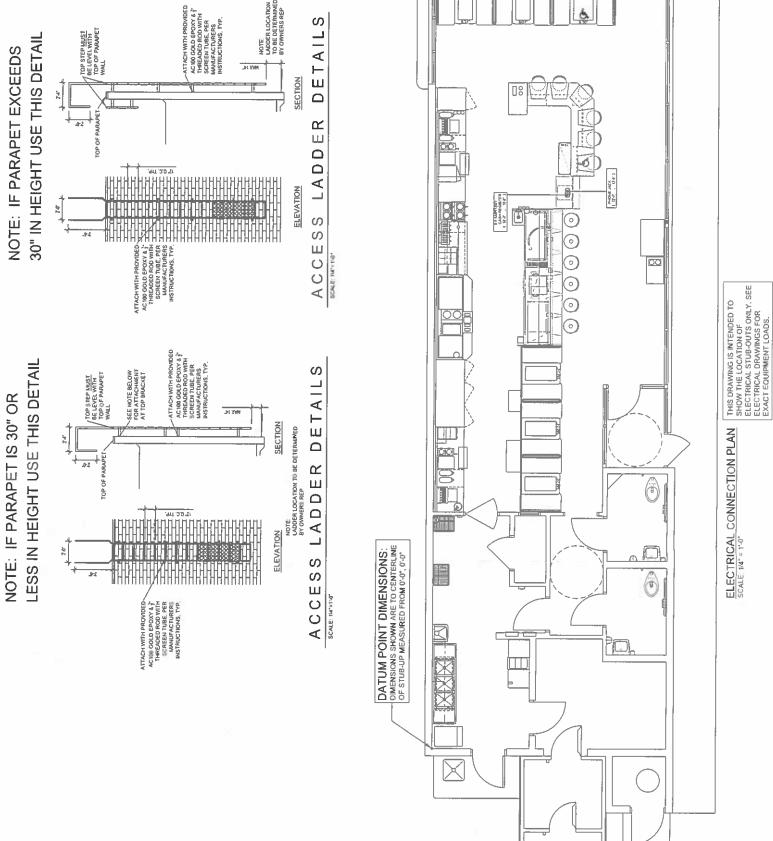






OUSE MOD	SHEET Not SHEETS	
WAFFLE HOUSE MOD	JOB NO: 73004 DATE: 01/13/2025	
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MARK D, F	88	BENBIONS	3TAQ #] 3	MAFFL HOUSE	ELECTRICAL CONNECTION PLAN, AND ROOF ACCESS LADDER DETRILS 36 SEAT 18 STATION I MOD	CHECKED B MDP DRAWN BY BD/SKC	WAFFLE HOUSE	JOB NO: S 73004 K	50
EEDS DETAIL	TOP STEP HUST TOP OF PARAPET WALL	ATTACH WITH PROVIDED AC 80 GOLD SPOXY & F THREACED ROD WITH SCREEN TUBE, DER MANUEAC DARERS INSTRUCTAONS, TYP.	MOTE LADOR LOCATION TO BE DEFERMINED TO SHOWRERS REP	TAILS						



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Northwest Florida Water Management District Report

02/26/2025

NWFWMD Report

Geographical Information

30.75268,-85.55096 Latitude/Longitude: Waffle House, 1680 Main St, Chipley, FL, 32428, USA Address:

000000000003410007 Parcel ID:

12133C0070D Firm Panel (Preliminary): Firm Panel (Effective):

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

Flood Information

Flood Zone Information

Preliminary Flood Zone

₹ Z Location of Interest:

Base Flood Information*: Parcel:

Effective Flood Zone

Location of Interest:

X:100%; Base Flood Information*: N/A

Flood). Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood The relationship between the BFE and a structure's elevation determines the flood insurance premium. *The computed elevation to which floodwater is anticipated to rise during the base flood (100 Year profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. 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 A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone A: An area inundated by 100-year flooding, for which no BFEs have been determined. Zone O.2PCT (R.2 PCT ANNUAL CHANCE FLOOD MAZARDX500); An area inundated by 500-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 desired from the control of the consulted of the consulted Aso, all elevation of the activities of the consulted Aso, all elevation data submitted in support of a LOMC application must be certified by a licensed land surveyor, engineer, or architect. The INWFWIND, FEMA, its agents, and partners shall not be held responsible from 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 <u>assessment purposes only.</u> 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
Location Address

00000000-00-2341-0007

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 Tax District

17-4-13 Chipley (2) 20.4678

Millage Rate Acreage Homestead

20.4678 0.602 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

[&]quot;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

qrubilc.net - washington County, rt. - rarcel information: 00000000-00-2341-000

Building Information

Type FAST FOOD Total Area 1,788 Heated Area 1,692

Exterior Walls
Roof Cover
Interior Walls
Frame Type
Floor Cover

Exterior Walls
BUILT-UP
PLASTER; CERAMIC TL
MASONRY
CORK/VTILE

Heat FORCED AIR DUCTED

Air Conditioning CENTRAL
Bathrooms 0
Bedrooms 0
Stories
Actual Year Built 1999

Extra Features

Code Description 1851 A5PHALT PAVING COMM		Length x Width	Units
		185 x 65 x	12,025
1857	CONCRETE PAVING COM	78×6×	468
1857	CONCRETE PAVING COM	12 x 12 x	144
1857	CONCRETE PAVING COM	27×6×	162
1857	CONCRETE PAVING COM	36×3×	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	0337/0613	Vacant	APPLEAIR LMTD TO WAFFLE HOUSE	

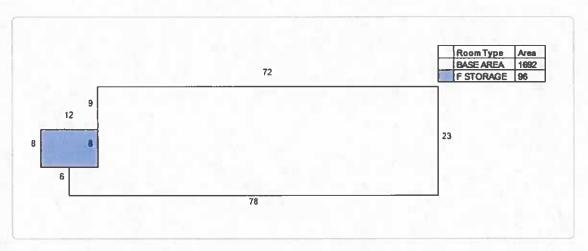
Tax Collector Site

Click here to view the Tax Collector website.

Generate Owner List by Radius



Sketches



Map

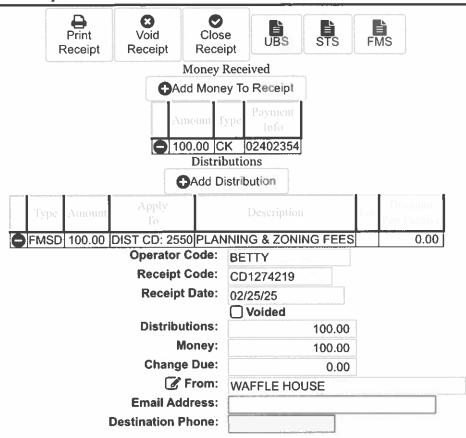


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